

# ***Public Private Partnerships for Transportation Infrastructure***

## **Purpose and Background**

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Public agencies throughout the country are struggling with meeting rapidly expanding transportation needs while revenues continue to decline. An ever increasing number of agencies are seeking alternative project delivery options that include some level of private sector financing to help meet these needs. Public Private Partnerships ("P3") are long-term project agreements between public and private partners that allow a private sector partner to design, build, finance, maintain, and operate (or variations of these elements) a project over a specified period of time within parameters outlined by the owner in the contract documents.

P3s can reduce upfront public investments through faster project delivery, innovative approaches, and/or more efficient overall project delivery. While P3s are an important project delivery option for key projects, they do require a set revenue source, such as tolls, to ensure the private sector partner makes a return on their investment.

It is increasingly important that those involved in developing key infrastructure projects have an understanding of P3 concepts, applicability, pros and cons, and many of the other elements that are part of these complex long-term performance based contracts.

There are a variety of procurement models that have their own technical, legal, and financial distinctions. Risk evaluation and assignment, performance requirements, legislative contracting allowances and requirements, and other contract considerations are all key elements of the development of these projects.

This seminar will provide insight into the various P3 models, revenue risk approaches, project applicability parameters, key contract provisions, public policy considerations and a variety of other key elements of this project delivery approach.

Case studies from past and current P3 projects will be utilized by the instructor to ensure understanding and applicability of these various approaches as well as illustrate implementation. The following P3 approaches will be covered:

- Design, Build, Finance (DBF)
- Design, Build, Finance + Operate & Maintain (essentially a DBF with a long-term O&M contract)
- Design, Build, Finance, Operate, and Maintain (DBFOM) with Availability Payments
- Design, Build, Finance, Operate, and Maintain (DBFOM) with Revenue Risk

## **Seminar Instructor**

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**Steven D. DeWitt, PE**, Senior Vice President for Business Development, ACS Infrastructure Development, Inc., has a wide background in the transportation industry. He has worked as a state transportation agency representative, an engineering consultant, and now is charged with representing ACS across the United States in the pursuit and development of major Public Private Partnership projects. Mr. DeWitt provides a wealth of expertise as it relates to the entire project delivery cycle - from the early planning and programming stages, guiding environmental efforts, developing risk mitigation processes, developing and implementing alternative procurement methods, project construction, operations and maintenance. He additionally has experience in alternative financing efforts of major transportation projects with involvement in financings for both publicly financed toll projects as well as Public Private Partnerships. He brings a unique experience level having had a hands-on role in each of these steps of project development and delivery with both a public and private sector view. In his career, he has worked closely with many transportation partners including the Federal Highway Administration (FHWA), AASHTO, ARTBA, AGC, the highway construction and private engineering communities, citizens and citizens groups, local elected officials, and legislative leaders. He has also served as a guest lecturer at a variety of higher education and industry venues.

- For group training, contact **John Wyrick** ([JWyrick@asce.org](mailto:JWyrick@asce.org)) or **Stephanie Tomlinson** ([STomlinson@asce.org](mailto:STomlinson@asce.org))

## Seminar Benefits

- Participants will have a level of understanding of the various P3 project delivery approaches.
- Participants will have a level of understanding of the various risk profiles, legal authorities, and other key elements.
- Participants will be able to select a P3 project delivery method that best suits the characteristics of a given project.
- Participants will learn how to assemble a project team to either procure a P3 project or pursue one on the Developer side.
- Participants will learn the key contract elements of a P3 project contract.
- Participants will understand the pitfalls of P3-based project delivery and when not to use it.
- Participants will understand the mechanics of the long-term performance requirements of a P3 agreement.
- Learn the key elements of long-term P3 contracts.
- Learn to select projects that will potentially benefit from P3 delivery.
- Understand the complex relationships between design, construction, finance, operations, and maintenance in each of the P3 approaches.
- Learn how a P3 approach can provide a more economical project than through traditional delivery methods.

## Summary Outline

### DAY ONE

- Introduction to Public Private Partnerships
- P3 Procurement Approaches
- General Project Finance
- Project Applicability
- Value for Money
- P3 Risks

### DAY TWO

- The Procurement Documents
- The Procurement Process
- Concessionaire Considerations & Selection
- Project Implementation
- Operations & Maintenance
- Summary and Wrap-up

## Who Should Attend?

- Infrastructure project owners
- Design consultants
- Construction contractors
- Attorneys
- Procurement advisors
- Financial advisors

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