


Community-Based Public-Private Partnerships (CBP3)

Faster-Cheaper-Greener –
SMARTER!



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The Challenge of Stormwater

- ▶ Impervious cover impacts to our environment
- ▶ Currently 100 million acres of developed land in U.S.
 - ▶ Most of that occurred prior to stormwater regulations
- ▶ Currently 27.5 million acres of impervious cover in U.S. = about the size of Ohio
- ▶ Retrofit costs have averaged \$250K per impervious acres treated or more under status quo approach
- ▶ Less than 5% of Clean Water State Revolving Funds have been invested in addressing MS4/Stormwater Infrastructure needs

The Rising Costs of Stormwater

Across the United States, stormwater and wet weather needs are projected to cost

\$5B annually over the next

20 years



of developed land in the continental US – MOST of which was developed BEFORE 1990 when stormwater regulations took effect.

In the US, there are now

27.5M acres

of impervious cover – approximately the size of Ohio.




To capture and control stormwater for just

20%

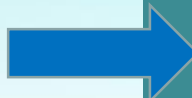
of these 27.5 million impervious acres would cost more than

\$800B

What is a CBP3?



**Community-
Based
Public-
Private-
Partnership
(CBP3) =
A High-
Performance
Partnership**



A Performance-Based, Community Economic Development Program and hybrid P3 approach, designed to :

- Design, Finance, Build and Operate **large-scale green stormwater infrastructure(GSI)** through aggregated, integrated development.
- **Drive down costs of GSI**, while providing multiple community benefits, including small business and jobs growth.
- **Accelerate** the pace of GSI implementation.
- Provide for **high-value investments and smart, resilient infrastructure.**
- Create long-term Performance Partnership that expands local capacity to **improve the community and its water resources.**

HOW CBP3'S WORK

Cost Savings and Project Acceleration

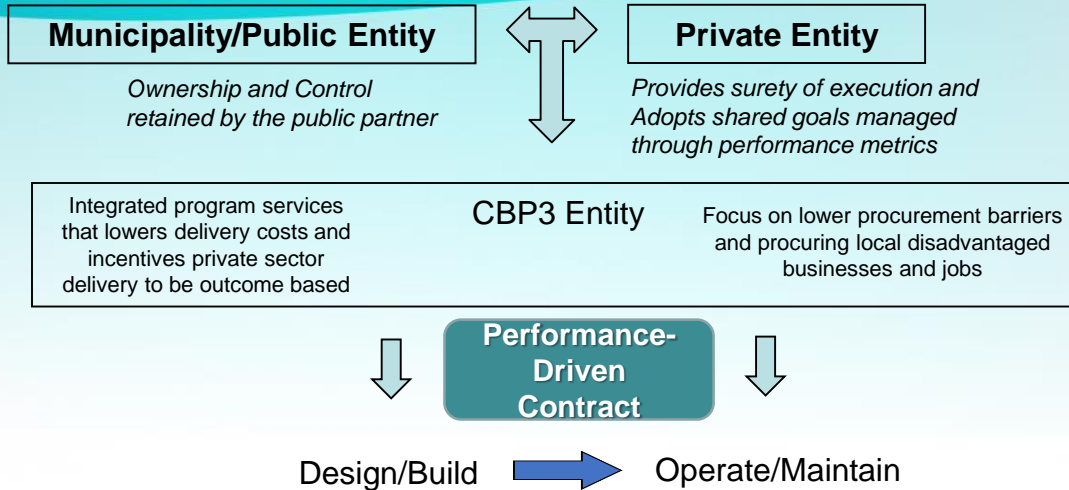
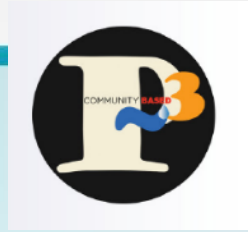
- ✓ Gain economies of scale to reduce costs and accelerate delivery
- ✓ Long-term operations and maintenance plan ensuring sustainable infrastructure program

Anticipated Community Benefits

- ✓ Improvement of quality of life through opportunities for local small businesses and Chester residents
- ✓ Increased affordability through innovation and standardization
- ✓ New revenue source for the community
- ✓ Strategic land development benefiting the environment and beautification of the City that has been proven to reduce crime



Community Based P3 Model



Traditional P3 Advantages

- Reduced project costs
- Project delivery time
- Transfer of risk
- Long term O&M
- Shared economic and social goals
- Alternative financing



Additional CBP3 Advantages

- Community is priority
- Mixed public/private financing can reduce financing costs, particularly with use of SRF/Guarantee
- Municipality has high degree of control/input
- Reinvestment into project
- Aligned interests
- Fixed-fee; Performance goals





A Successful Partnership



The key to designing a partnership between the public and private sector is to create a long-term shared stake in solving the public problem.



Partnership Checklist

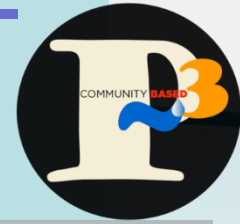
These are a list of issues that communities would likely address in the development of a CBP3.

- Sustainable and Predictable Revenue
- Measurement and Verification
- Other Community Benefits
- Job Creation
- Outreach
- Stormwater and Local Building Permits
- Procurement and Contracts
- Policy and Regulations





Critical Themes in the Community-Based Public-Private Partnership Model (CBP3)



- **Alignment of Goals**
 - **Sustainability**
 - **Efficient Use of Funds**
 - **Long-term Commitment**
 - **Value Driven**
 - **Community Re-Investment**
- **Transparency**
 - **Accountability**
 - **Surety of Execution/Funding**
 - **Shared Risk**
 - **Multiple Local Benefits**
- 

CBP3 Program Platform

Elements

- Enhanced Procurement
- Public Control and Target Setting
- Co-Permittee/Co-Operator
- Design-Build-Operate Maintain Project Delivery Framework
- Fixed-Fee and Performance-Based Contracting
- Focus on Operations and Maintenance
- Funding/Financing/Guarantees





CBP3 is Customizable...



Drivers

- ✓ MS4
- ✓ CSO / SSO
- ✓ TMDL
- ✓ Non-Regulatory
- ✓ Flooding
- ✓ Local Economic and Social Needs


Community Goals

- ✓ Workforce development
- ✓ Job/small business creation
- Economic revitalization
- ✓ Sustainability metrics/goals
- Enhanced resiliency
- Affordable housing stock

Infrastructure Goals

- ✓ Expand the scale of infrastructure investment
- Increase pace of project delivery
- ✓ Reduce capital and O&M costs
- Expand investment in high-performance and high-value infrastructure
- ✓ Reduce risks
-

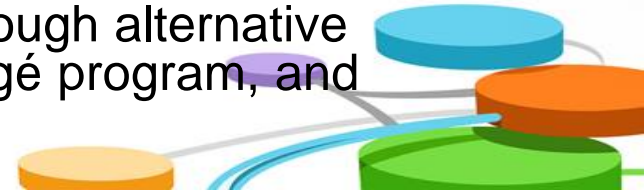
Funding/Financing

- Public sources
 - ✓ Private sources
 - “Blended” mix of both
 -
- 

The Clean Water Partnership (CWP) Prince George's County, MD CBP3 Pilot



- Retrofit 2,000 impervious acres
- 30 year full life-cycle partnership
- Design, Build, Operate, Finance, and Maintain whole-system solution with a integrated delivery model, drives more efficient services through every phase
- Commitment to utilization of local, small, and minority-owned businesses performing 30-40% of work
- Community and social economic development through alternative compliance with faith based groups, mentor protégé program, and workforce development.





ENVIRONMENTAL
COMPLIANCE

4000 acres

Socioeconomic and
Local Economic

IMPACT

LONG TERM

30 year

Sustainability

increased delivery

faster
+
lower cost

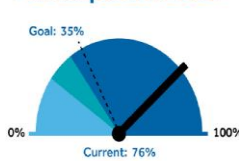
efficiency

LONG TERM
Sustainable Growth

Local Business
Participation Goal



Target Class
Participation Goal



Approximately
400 BMPs
managing over
3,000+ acres in
Partnership
with the County

CWP Goals and Objectives



CWP - Phase I Local Economic Impact Summary

Socioeconomic Local Benefit: Org. Plan vs Completion

	Planned Cost/Budget \$100M	Est. Cost at Completion \$92M	%	Variance/ Est. Community Impact
Phase I Utilization				
Target Class Utilization	\$35,000,000	\$67,000,000	73%	\$32,000,000
Local Utilization	\$17,500,000	\$63,000,000	94%	\$45,500,000
Economic Impact	\$210,000,000	\$193,200,000	210%	N/A
Local Economic Impact <i>*based on Towson University RESI study</i>	\$36,750,000	\$132,000,000	143%	<u>\$95,250,000</u>
Economic Impact (ROI) Multiplier	2.1	2.1		
Local Economic Impact (ROI) Multiplier	0.37	1.43		

\$50 Million Dollar Green Stormwater Infrastructure Program Gives Economic Boost to Bankrupt City!

CBP3 PILOT - Municipality



Chester, PA

- Development of RFQ/P for CBP3 program
- Targeting 20% retrofit of existing impervious cover
 - Focus on green streets projects
- Focus on growth in local jobs, enhanced economic revitalization
- Will address flooding and urban resilience aspects as well
- Includes leveraging of SRF assistance to expand overall investment.

Stormwater management plan unveiled for Chester
By [Kathleen E. Carey](#), Delaware County Daily Times
Posted: 06/07/17, 8:30 PM EDT | CHESTER >> City,
public and private officials launched an initiative that
would create the Stormwater Authority of the City of
Chester to foster stormwater management and
economic development..





Chester, PA COMMUNITY BASED PUBLIC-PRIVATE PARTNERSHIP (CBP3)

❑ CBP3 Program Solicitation

- ✓ September 2016: Request for qualifications & proposals (RFQ/P) for establishing a CBP3 for the Stormwater Authority of the City of Chester, PA issued
- ✓ November 2016: Evaluations of proposals submitted in response to the RFP/Q completed (Corvias selected as primary, prospective partner)
- ✓ January 2017: Award made

❑ Community Based Public-Private Partnership Formation

- ✓ Under a partnership approach, the private party (Corvias) and public party (the Stormwater Authority of Chester) have entered into a 30 year partnership improve the stormwater infrastructure and make a commitment to impact local economy with the following key transitions from prior approaches

- ✓ Private Sector Involvement
- ✓ Social Value Creation
- ✓ Long Term Sustainability
- ✓ Site Flexibility





From Smart Cities to Smart Corridors – the use of performance-based partnerships, innovative technologies and regional cooperatives can drive Faster, Cheaper, Greener sustainable solutions and economic growth for rebuilding resilient infrastructure and healthy communities.





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