



Public-Private Partnerships: Social Infrastructure

Social infrastructure is the backbone of American communities—hospitals, schools and universities, transportation centers, courthouses, public housing, and jails. Citizens rely on these facilities to last. With limited budgets and increasing need, municipalities and public agencies are looking for new strategies to deliver and maintain these long-term investments and keep business running smoothly.

This complex challenge requires skill, creativity, and experience. Ballard Spahr is a national leader in public-private partnerships, or P3s, a useful solution to viable planning, structuring, and financing of social infrastructure.

Our across-the-board strength in all phases of program and project planning, from legislative efforts through programmatic advice, pre-procurement, project structuring and negotiation, to Ballard Spahr's long-time strength in public and project finance—the core of many P3 ventures—has earned us a reputation for excellence in P3 structuring and financings. We help communities finance complicated, vital projects that actively address our national challenges of aging infrastructure, viable redevelopment of existing assets, and creation of efficient, responsive new facilities that citizens can rely on for years to come.

We are uniquely positioned to support clients' legal needs during all phases of procurement for P3 and other alternative project delivery structures—from design-build to design-build-finance-operate-maintain (DBFOM) to full concessions.

We work with federal, state, and local governments, as well as private sector developers, investors, borrowers, and lenders. Our P3 attorneys have sat on every side of the deal table, helping clients minimize cost, maximize quality, and keep projects on schedule to completion.

REPRESENTATIVE TRANSACTIONS

Miami-Dade Courthouse Lender's Counsel. We served as counsel to the lenders for the chosen proposer for the P3 development of new courthouse facilities.

Amtrak 30th Street Station Parking Garage. As counsel, we assisted in the land use approvals, financing, design, and construction of a nine-level, 1,500-space parking garage adjacent to 30th Street Station in Philadelphia.

National Harbor. We served as counsel to the developer. This Washington, D.C. area site includes more than seven million square feet of retail, office, entertainment, mixed-use residential, restaurants, timeshares, and hotels.

Port Covington. We represented Under Armour in this \$5.5 billion, 235-acre P3 redevelopment on the Baltimore waterfront. The master-planned, mixed-use project—one of the largest TIFs in the U.S.—includes two light rail stations, and residential, commercial and leisure development.

Chatham County Courthouse. We served as counsel to a proposer team in the procurement of the P3 development of a courthouse facility in Chatham County, Georgia.

Denver Union Station. We were counsel on the 50-acre P3 transit redevelopment that includes a 22-bay underground bus terminal, a light rail station for current and future routes, a commuter rail station for Amtrak and a ski train, and public plazas to integrate transit service.

Harvard University. We represented the university in its 50-year campus expansion program. We created integrated, customized form documents for each step, including contracts for consultants, design, and construction, and advised on risk management, sustainability, and project delivery issues.

Prince George's County Public Schools. We served as finance counsel to a proposer team for the P3 procurement to renovate, maintain, or build new schools throughout the county.

City of Baltimore. We were part of the financing consulting team hired by the City of Baltimore to determine the best use of city resources to finance new schools, recreation centers, and park facilities. We recommended options for financing, procurement, and maintaining new construction, including lifecycle savings and efficiencies through P3 structures.

OTHER BALLARD SPAHR P3 AND ALTERNATIVE DELIVERY PROJECTS

Intermodal/Port

- Seagirt Marine Terminal
- Port of Nome, Alaska
- Port of Wilmington, Delaware
- Port Newark Container Terminal
- Southport (Philadelphia)
- Port of Kansas City, Missouri

Transit/Rail

- Denver Union Station
- Amtrak Portal North Bridge
- Chicago Union Station
- Baltimore Penn Station
- Maryland Purple Line Light Rail

Energy/Utilities

- Philadelphia Gas Works LNG
- Duquesne University Energy
- Allentown Water/Sewer
- Blythe, Pennsylvania Landfill
- Howard University Energy
- East Stroudsburg Sewer

University Housing

- University of Illinois
- Delaware State University
- Lehigh University
- University of Maryland
- Princeton University

Highway/Bridges/Toll Lanes

- 495 Express Lanes Extension (Virginia DOT)
- U.S. 36 Managed Lanes (Colorado DOT)
- North Split Design-Build (Indiana DOT)
- Scribner-West Point Design-Build (Nebraska DOT)
- Coalfields Expressway (Virginia DOT)
- Rapid Bridge Replacement (Pennsylvania DOT)

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