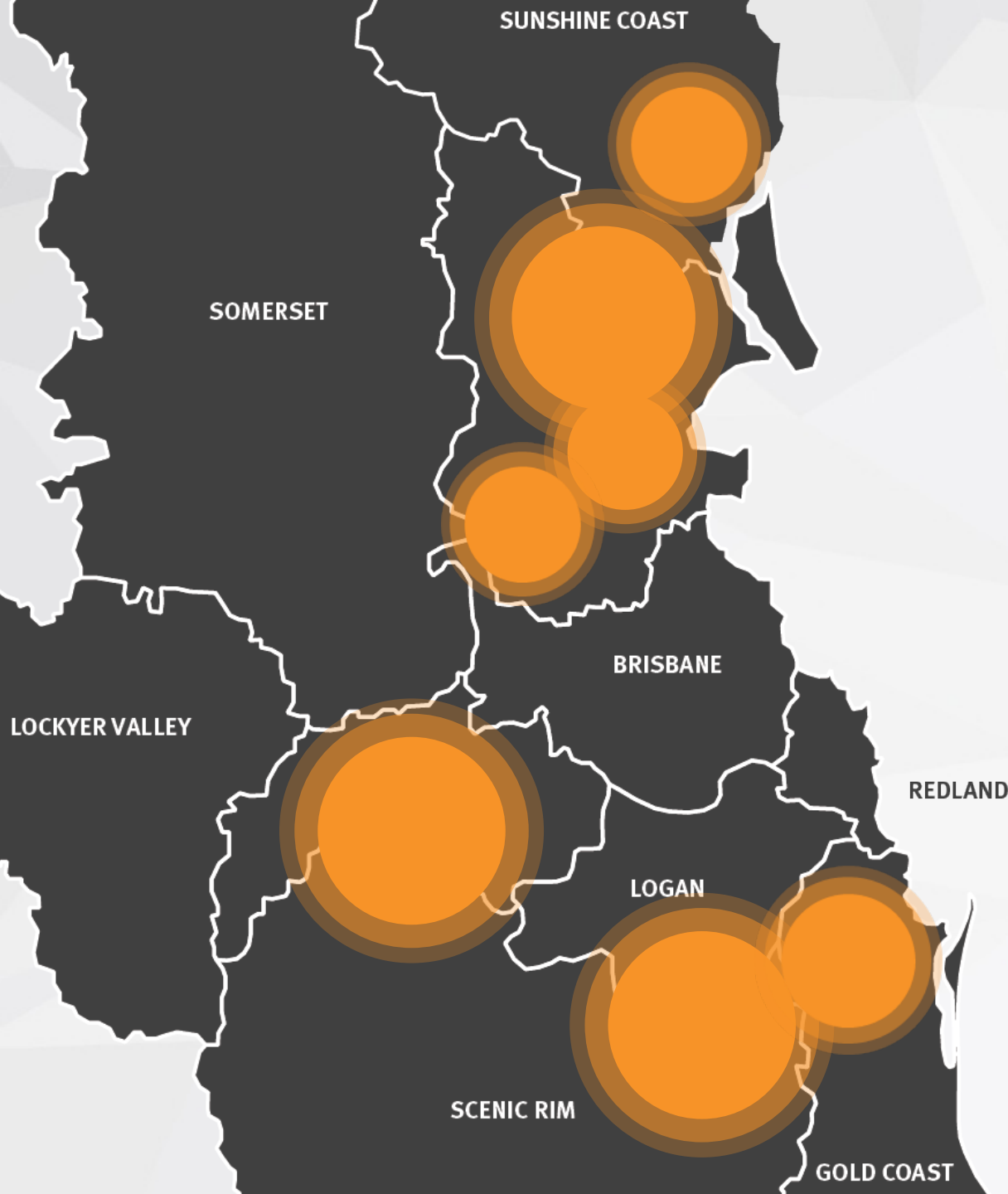


Welcome speech

The Honourable Jackie Trad, Deputy Premier

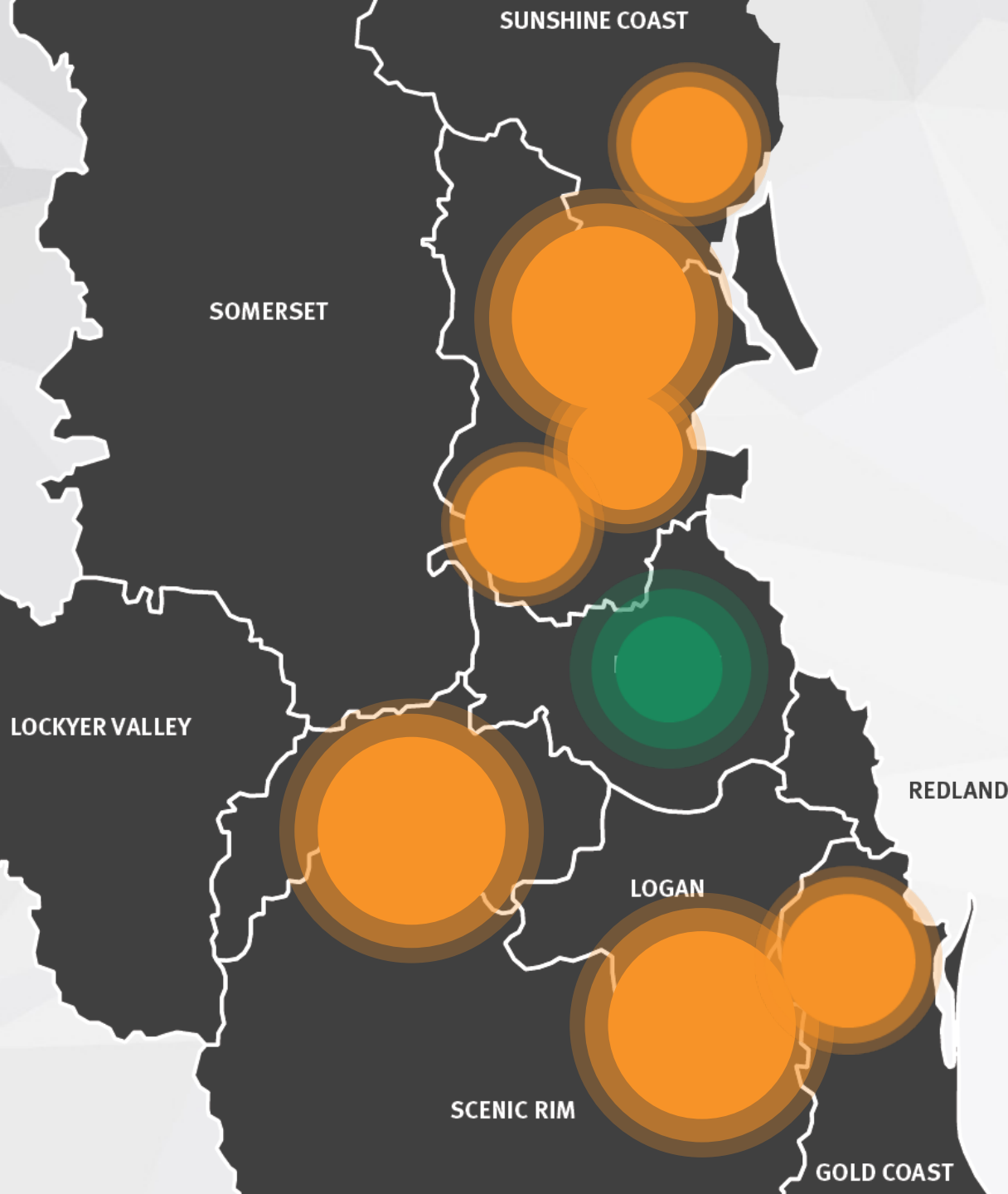
A region wide transformation

Mr Graeme Newton, CEO



Estimated SEQ population by
2036 – 4.9m

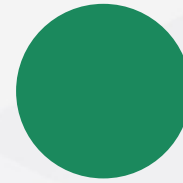
Most intense population growth



Estimated SEQ population by
2036 – 4.9m



Most intense population growth



Most intense employment growth

Taking a closer look at our
CBD...



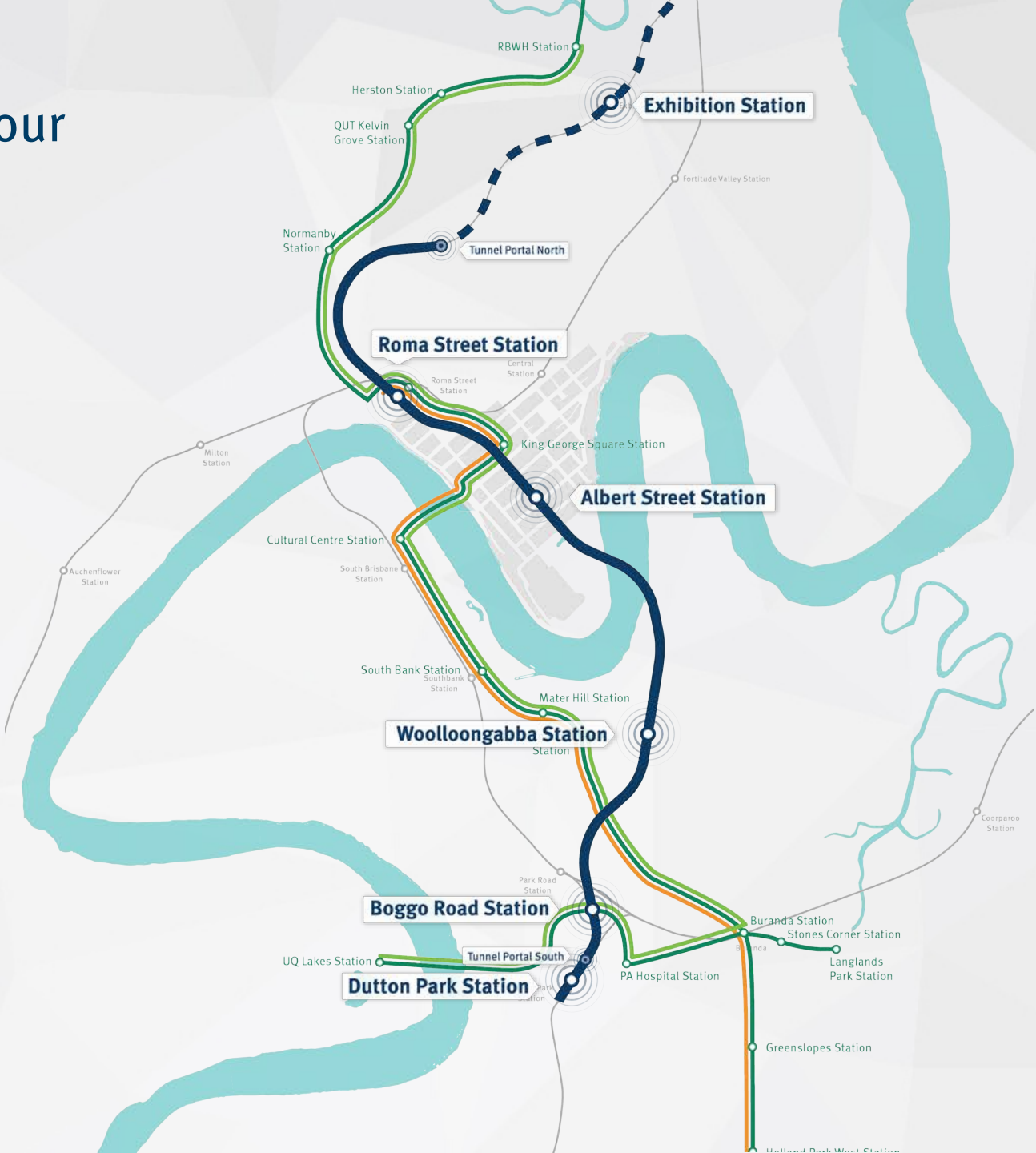
Taking a closer look at our
CBD...



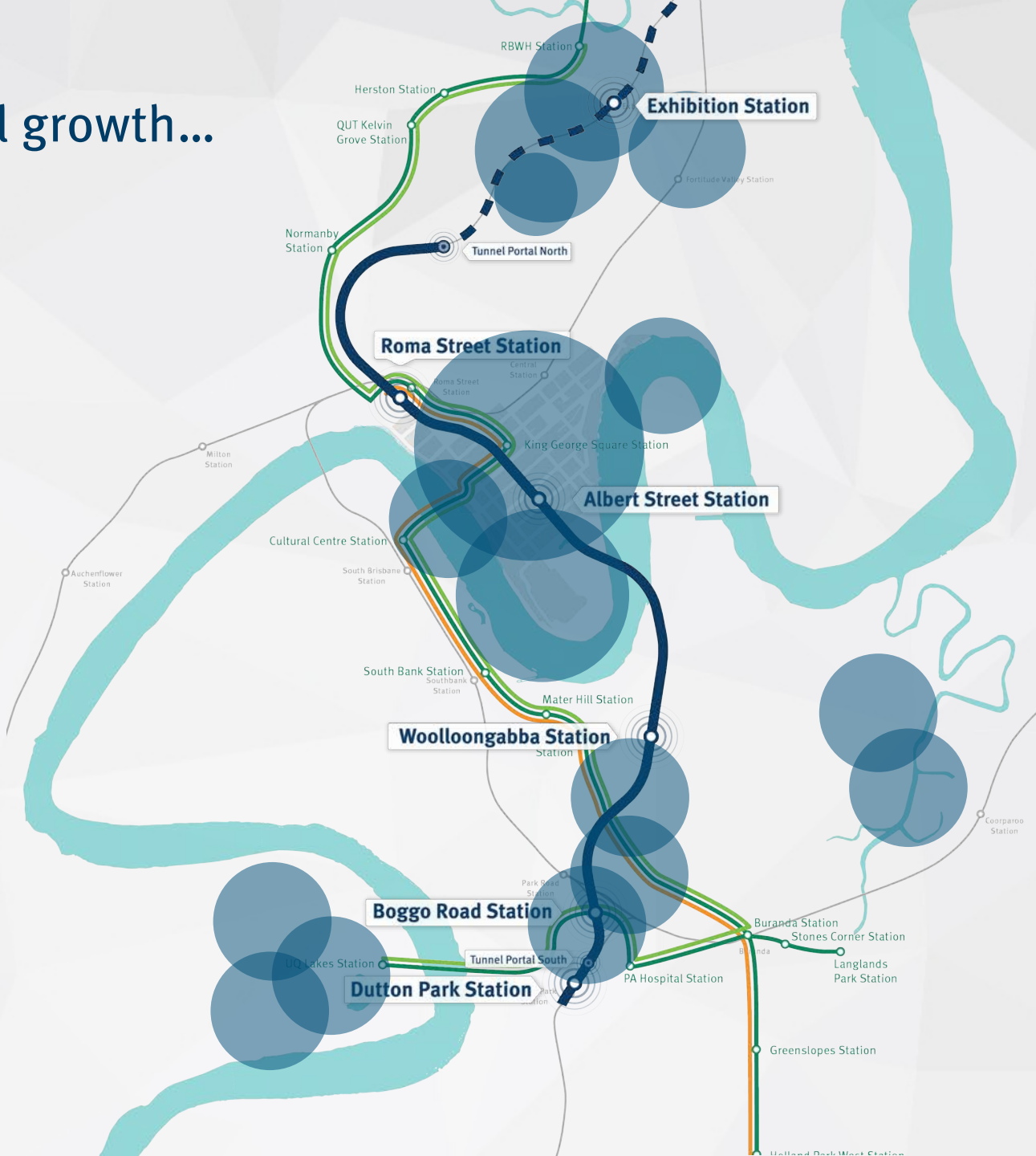
Taking a closer look at our
CBD...



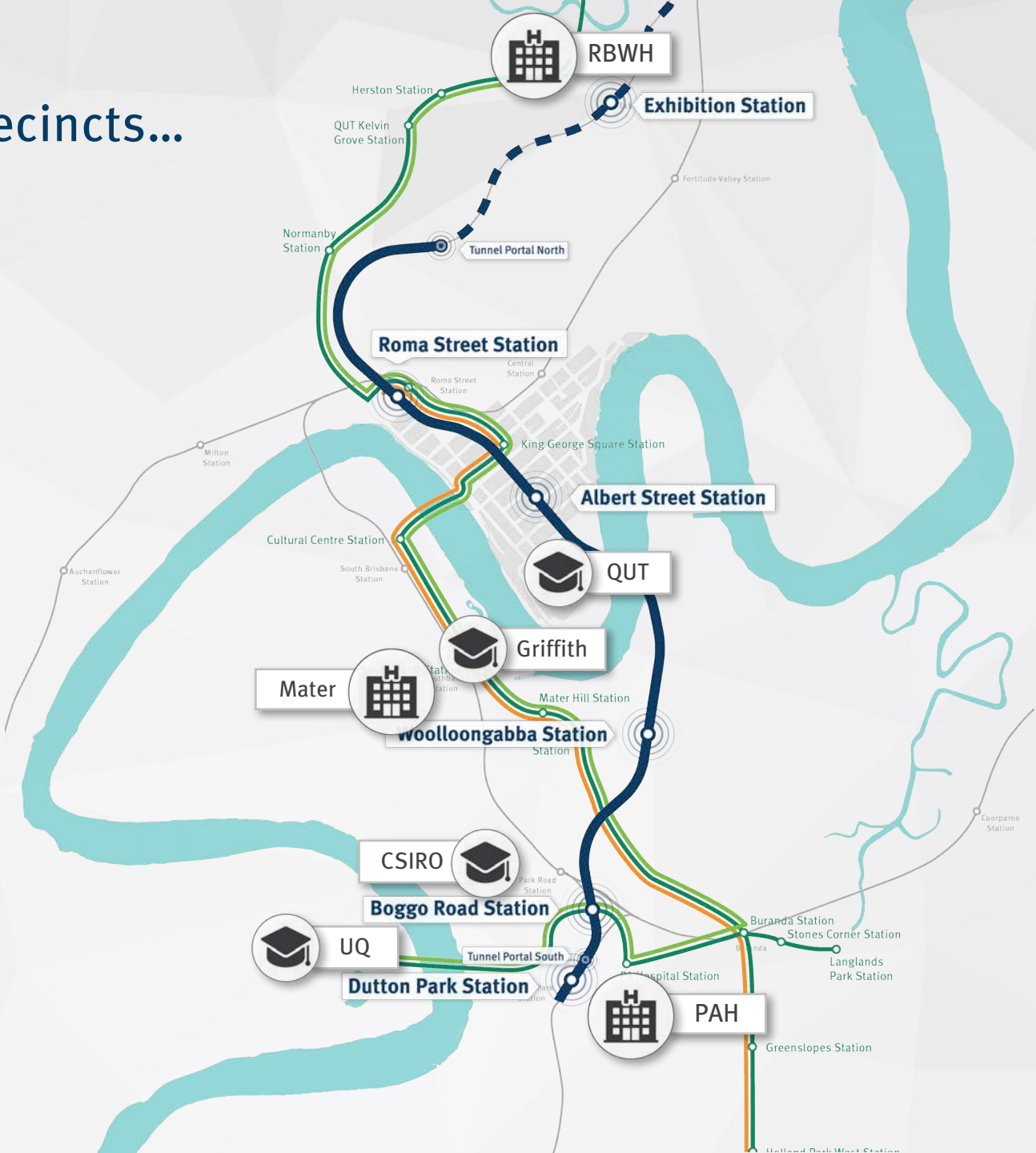
Taking a closer look at our CBD...



Anticipated commercial growth...



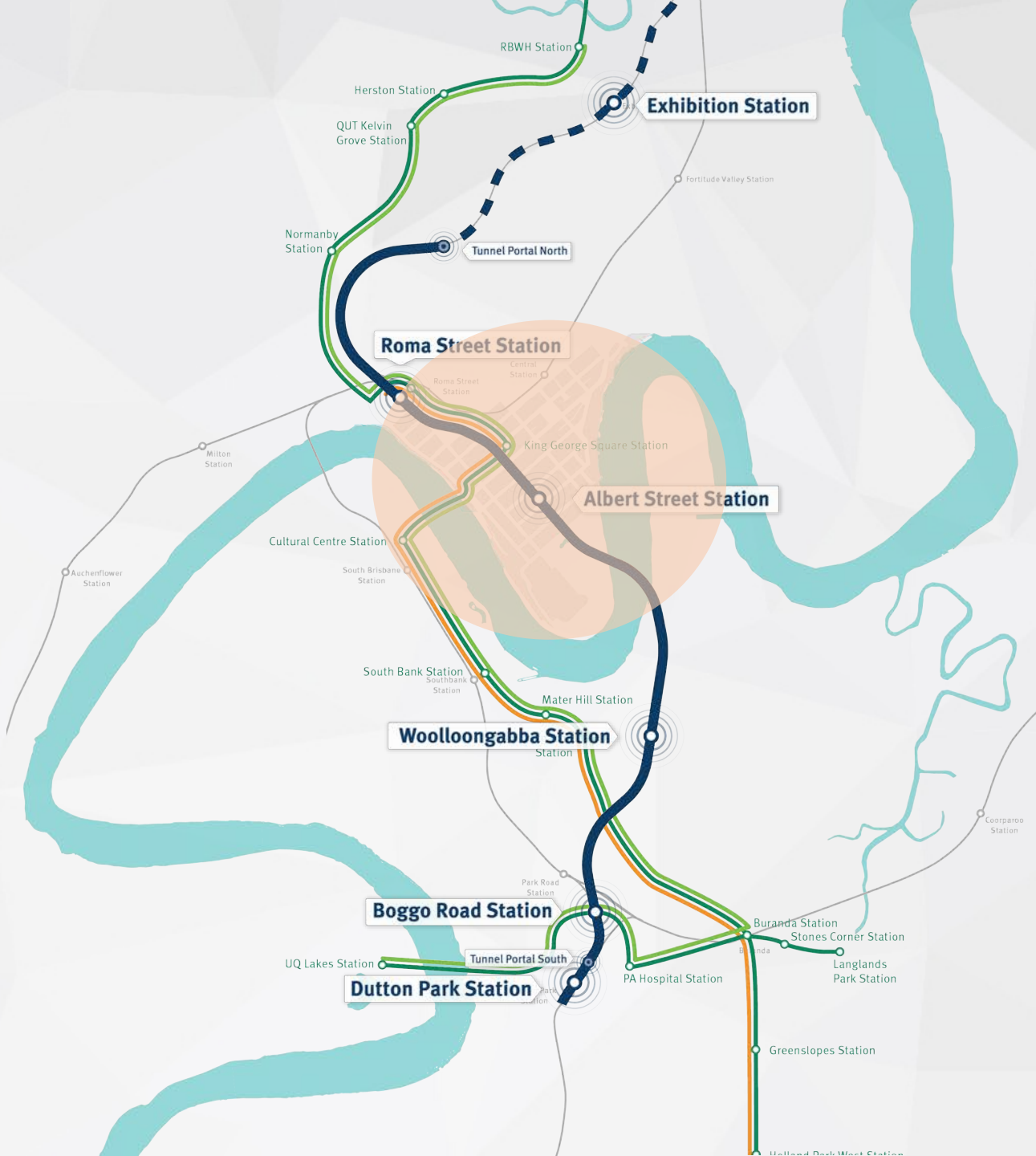
Knowledge & health precincts...



Leisure & entertainment...



Growing our city centre
from an area like this...



To an area more like this...



And at each precinct...



And at each precinct...



And at each precinct...



And at each precinct...



And at each precinct...



Coming next

Technical project overview

Alex de Aboitiz, Technical Advisor – Arup

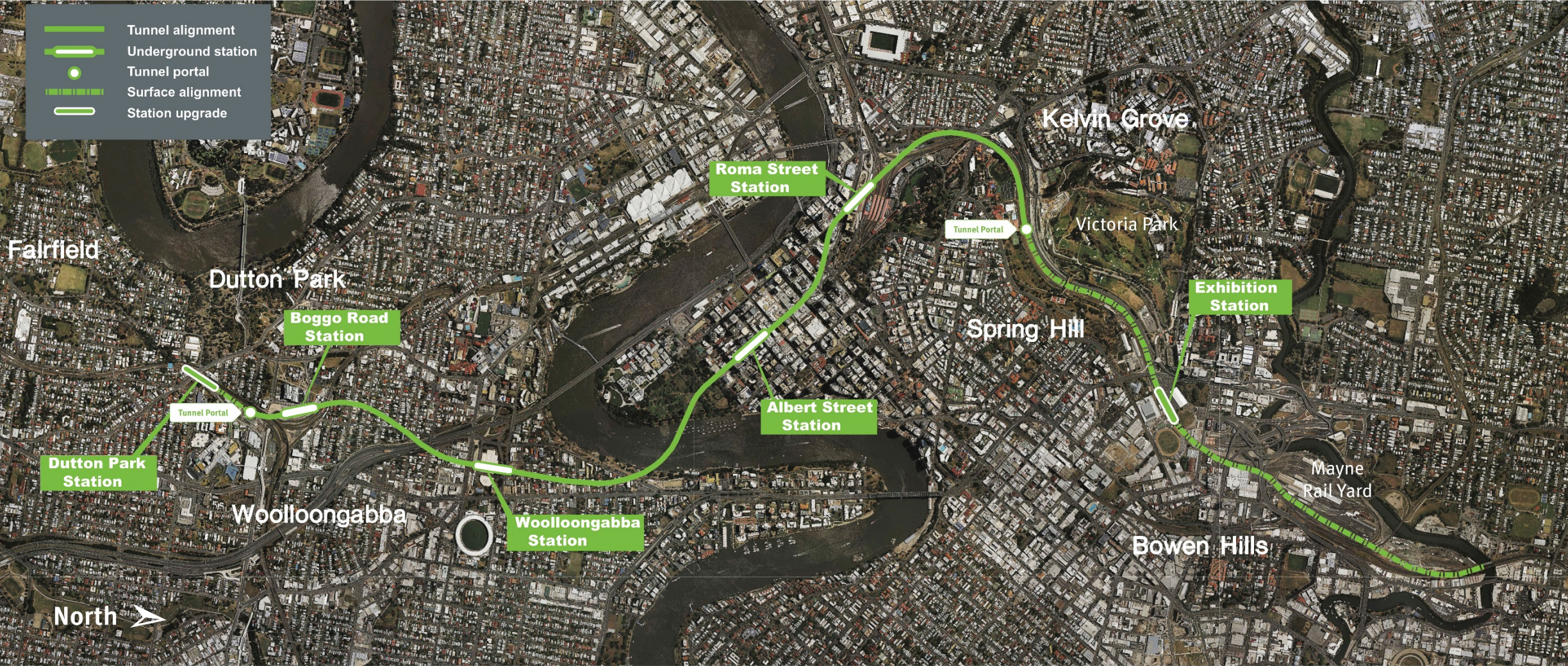
Packaging, Procurement & Commercial

Jason Malouf, Project Development Director – CRRDA

Technical project overview

Mr Alex de Aboitiz, Lead Technical Advisor

Reference design alignment



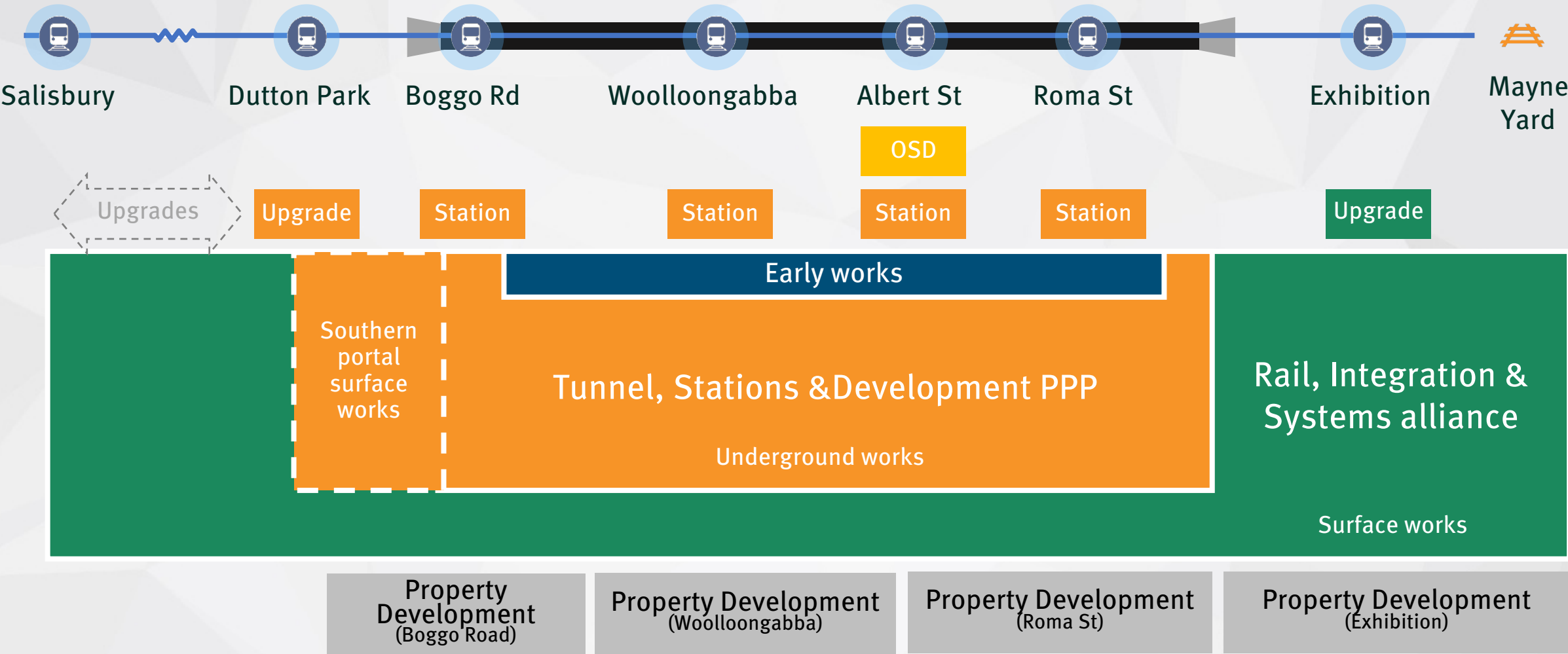
Packaging & procurement

Mr Jason Malouf, Project Development Director

Cross River Rail - works packaging

OVERVIEW

The CRR Project comprises two major packages of work, a tunnel, stations and development PPP and a rail, integration and systems alliance



Early works

OVERVIEW

➤ Targeted early works will be undertaken in preparation for construction commencement with works already underway at Woolloongabba

EARLY WORKS – SCOPE

- Woolloongabba
 - Demolition of Goprint building
 - Demolition of Landcentre building
 - High-voltage power supply
- Roma Street
 - Temporary coach terminal

Works at Woolloongabba being prioritised to support major tunnelling operations from this site

Tunnel, Stations & Development PPP – scope

OVERVIEW

➤ The PPP Package includes underground elements of the Project, Over Station Development at Albert Street and ‘brownfield’ rail surface works in the southern area

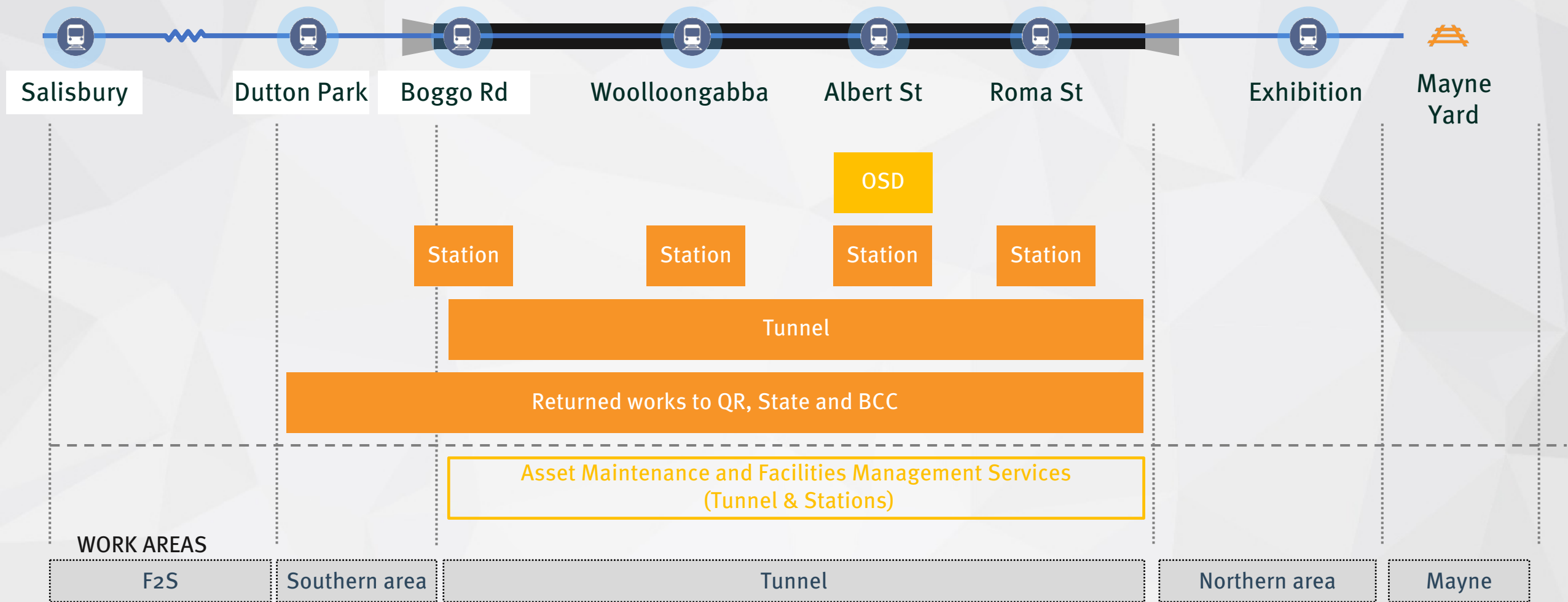
PPP PACKAGE

- Tunnel and Stations
 - Tunnel, underground stations, station access and associated mechanical, electrical and safety systems
 - Northern and southern dive structures and portals
 - Installation of selected works (e.g. track and traction power, certain signalling and communications works)
 - Southern area ‘brownfield’ rail surface works, including installation of rail systems
 - In-station retail at underground stations, plus above-ground retail plaza at Roma Street
- Station precinct connectivity and public realm
- Asset maintenance and facilities management (20-30 years)
 - Tunnel and stations
- Commercial development
 - Delivery of a co-timed over station development at Albert St
- Debt and equity financing

Tunnel, Stations & Development PPP – work areas

OVERVIEW

The PPP Package will primarily deliver works in the tunnel area



Tunnel, Stations & Development PPP – Albert Street

OVERVIEW

In addition to station precinct connectivity and public realm, CRRDA has a strong preference for the PPP consortium to deliver an integrated, co-timed over station development at Albert Street

LOCATION OF OSD (LOT 2) ALBERT ST



PPP consortia to propose use for Lot 1

Tunnel, Stations & Development PPP – Albert Street

OVERVIEW

➤ The figure below is an artistic impression of the 'green spine' along Albert Street in the vicinity of station entrances



Rail, Integration & Systems alliance – scope

OVERVIEW

➤ The alliance package will deliver rail systems and surface works as well as integration of the project into the QR network

ALLIANCE PACKAGE

- Rail civil and electrical works
 - Signalling civil assets, track systems, LV power systems, civil and structural assets and systems, other (incl. utility assets & systems, HV cabling and OHLE)
- Rail operational systems works
 - Security systems, passenger information systems, control systems, platform screen doors
- Rail signalling and communications works
 - Conventional signalling works, and communications
- CRR-ETCS works
 - ETCS L2 trackside equipment, data radio, fixed telecoms
- Integration and commissioning activities
 - Includes the testing, integration and commissioning in relation to the RIS works; and managing and coordinating integration & commissioning activities for other CRR works

RELATED PROJECTS

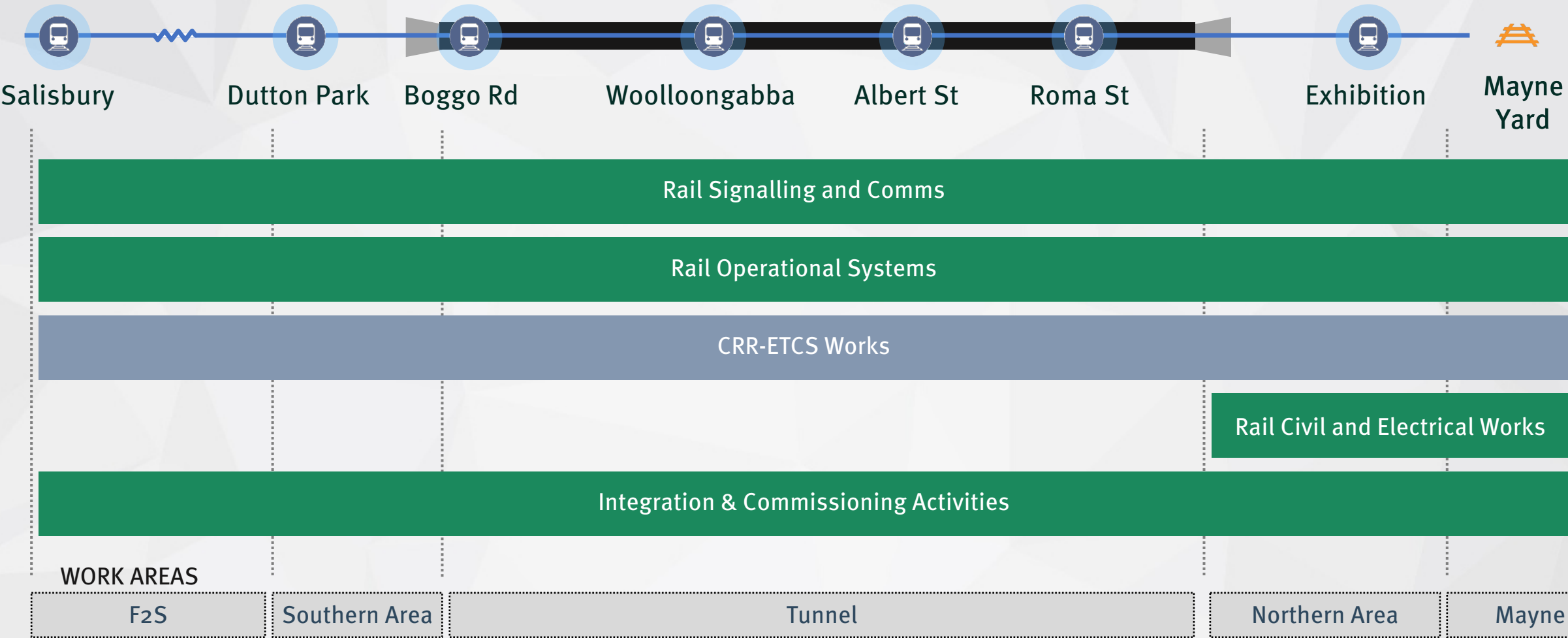
ETCS inner city project

A single ETCS provider will be procured separately by Queensland Rail, including CRR scope

Rail, Integration & Systems alliance – work areas

OVERVIEW

While the focus of the alliance construction works is in the brownfield areas, the integration and commissioning responsibilities will be for the project as a whole



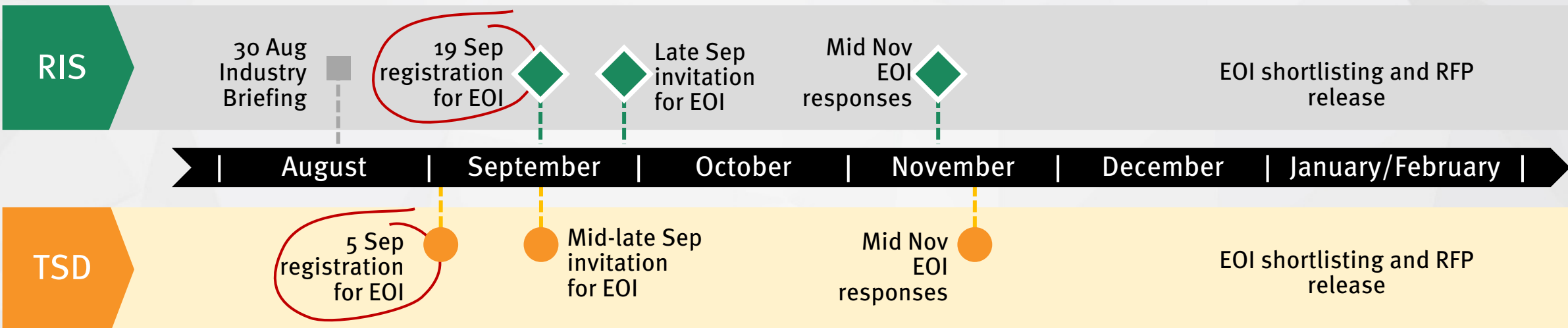
Timeline

OVERVIEW

The procurement will commence with a registration for EOI of 5 September for the PPP (TSD) and 19 September for the alliance (RIS).



TIMELINE TO EARLY 2018:



EOI process

OVERVIEW

➤ The EOI process will identify respondents with the best capability, capacity and track record to successfully deliver the CRR project.

REGISTRATION REQUIREMENTS

- Key contact information
- Business overview
- General capability and experience relevant to the project / package
- Execution of deed poll – confidentiality and non-reliance

EOI RESPONSES

- Mandatory requirements
- Evaluation criteria
- Comments on the commercial principles
- Feedback on selected key project issues

EOI Shortlisting

- Up to 3 respondents shortlisted for the TSD PPP package
- 2 respondents shortlisted for the RIS alliance development phase

Bid costs

CRRDA recognises the importance of well developed bids and has a clear intention to make a significant financial contribution to the RFP phase bid costs of unsuccessful bidders, in return for conforming offers and IP rights

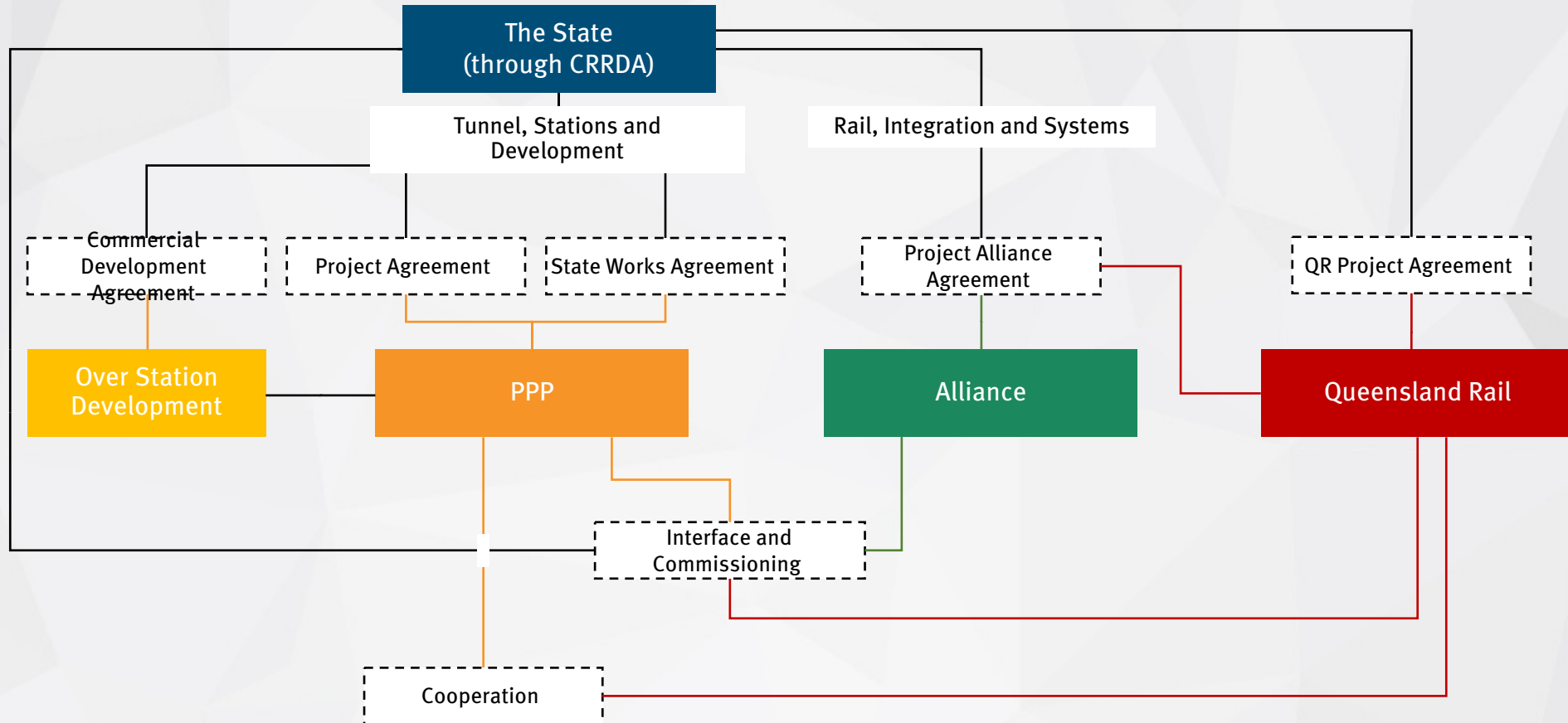
Commercial

Mr Jason Malouf, Project Development Director

Project contractual framework

OVERVIEW

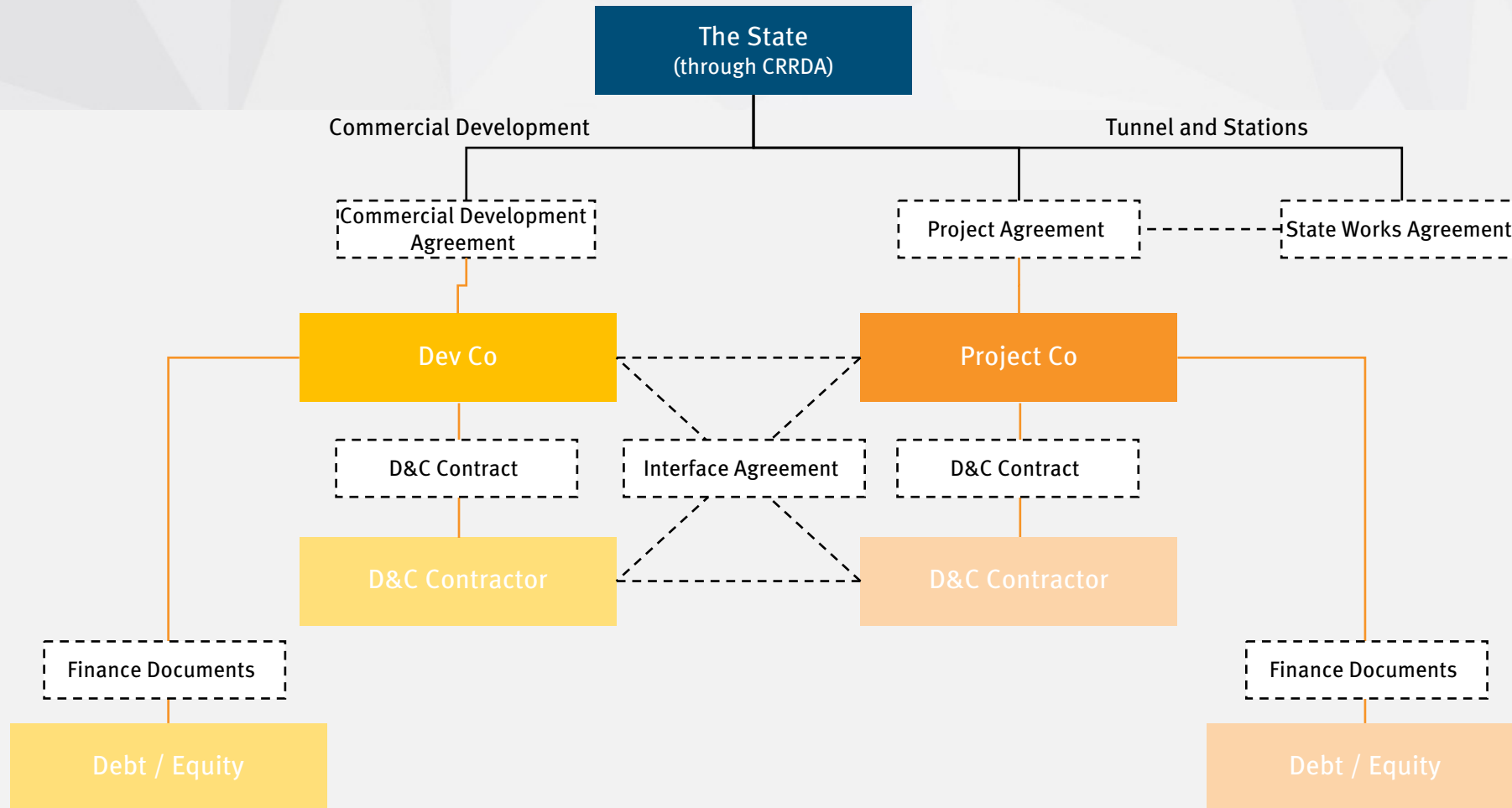
➤ CRRDA will be the state representative entering into primary agreements for each CRR package



Tunnel, Stations and Development PPP – contract structure

OVERVIEW

PPP contractual framework is expected to include an availability-based PPP project agreement, a state works agreement and a commercial development agreement over Albert Street

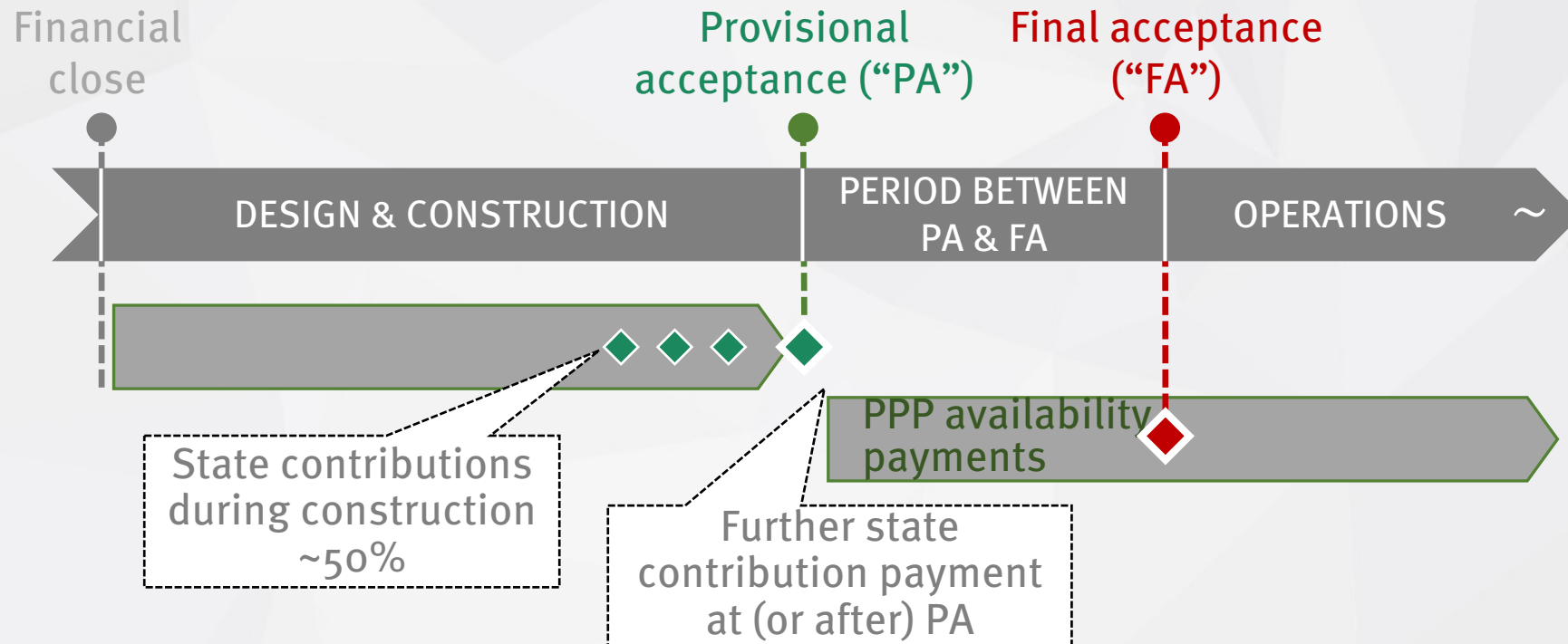


Payment arrangements for the tunnel and stations will include significant capital contributions from the State

Government contribution model

OVERVIEW

- The TSD package is expected to include government contributions during the D&C phase with the potential for further payments at (or after) provisional acceptance

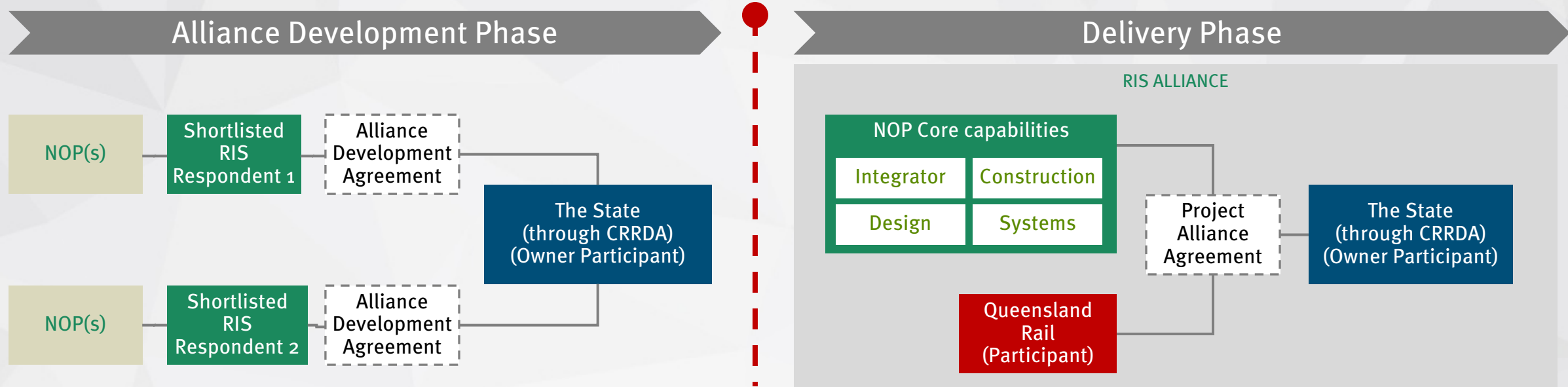


Rail, Integration & Systems alliance – contract structure

OVERVIEW

➤ Alliance will be based on a price competitive (dual TOC) process

RIS Contract Award



RIS alliance is expected to involve:

- Queensland Rail as alliance participant
- ETCS L2 signalling supplier procured separately by Queensland Rail
- Queensland Rail as RTO will retain reserved matters including rail safety, ONRSR accreditation and network operational issues
- Contribution to reasonable external costs incurred during the alliance development phase



CRRDA is committed to a fair and equitable procurement process

Bid Requirements

Respondents and CRRDA advisors or QR
full confidentiality and exclusivity

TSD & RIS cross-package participation
separate teams and probity deed
requirements

Respondents and ETCS inner city
participation
separation and probity deed requirements

**CRRDA require strict adherence to
probity and communication protocols**

CRRDA Contacts

Probity
corrprobity@dilgp.qld.gov.au

Transaction
TSD –
CRR_TSDTransaction@dilgp.qld.gov.au
RIS –
CRR_RISTransaction@dilgp.qld.gov.au

CRRDA Advisors

ARUP, Technical
KPMG, Commercial and financial
Clayton Utz, Legal
Corview, Transaction process



An industry perspective

Mr Steve Abson, CEO – Infrastructure Association of Queensland

Questions:

info@crossriversrail.qld.gov.au