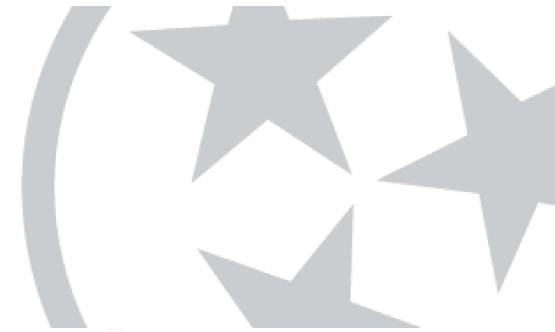




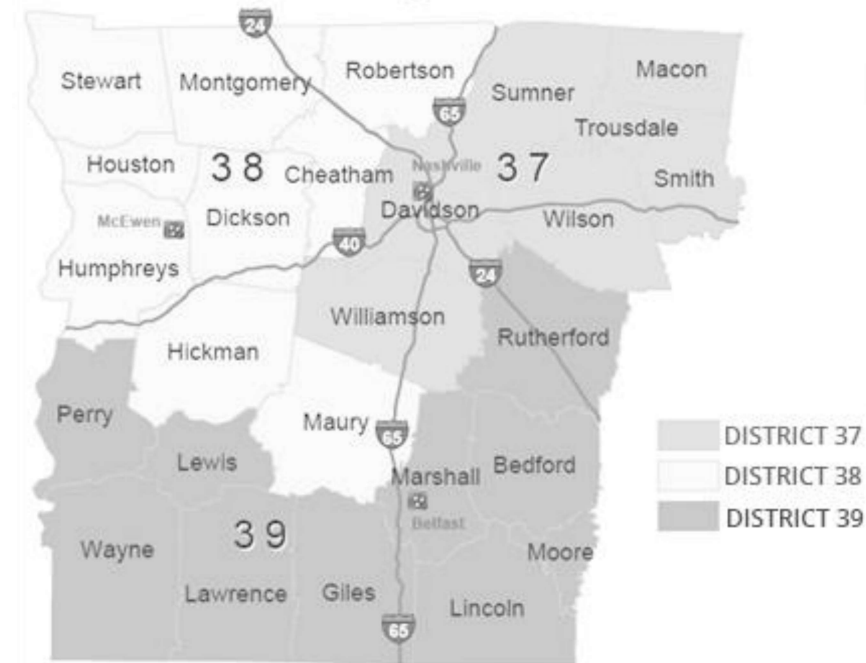
PERFORMANCE-BASED MAINTENANCE CONTRACTING INDUSTRY FORUM

14 September 2023

WELCOME AND INTRODUCTIONS

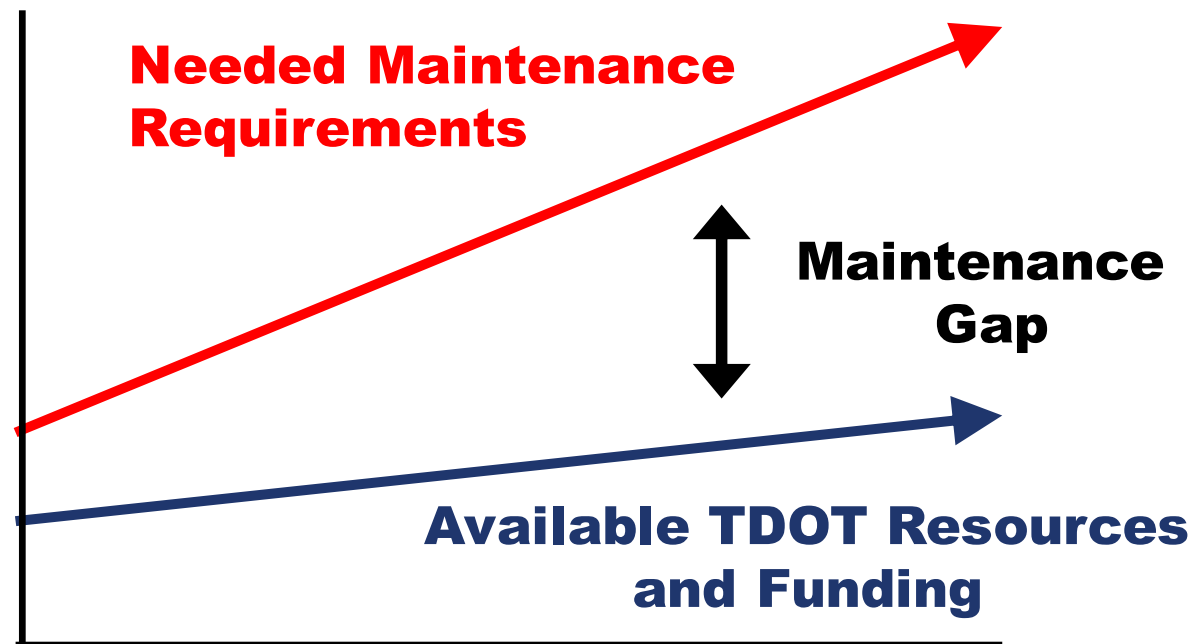


Region 3



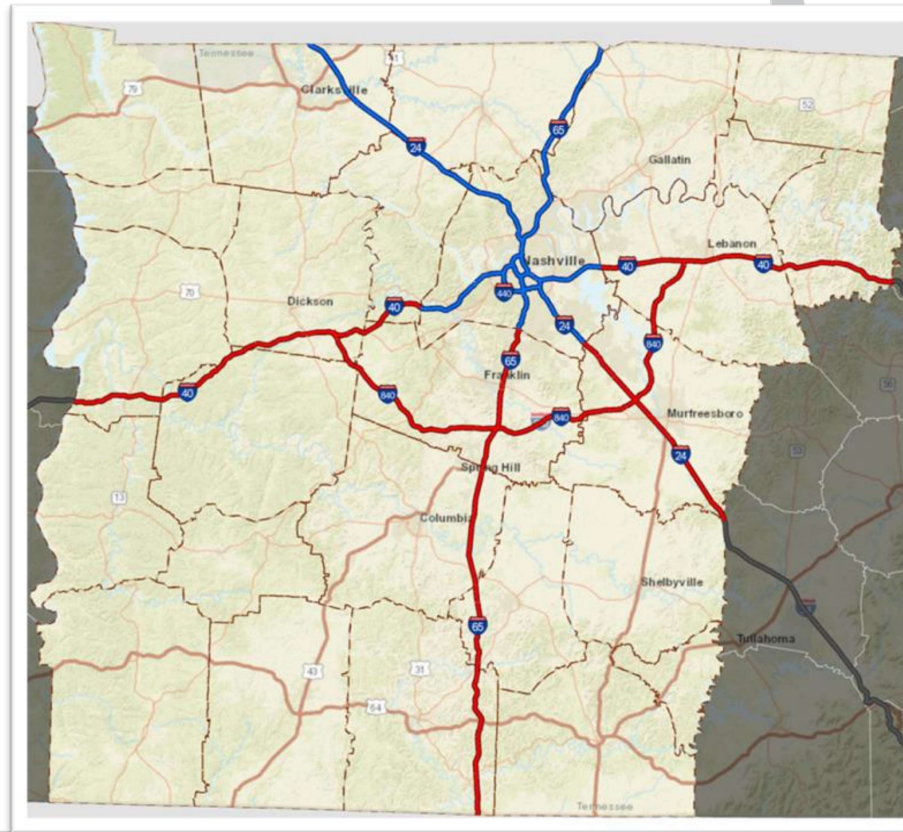
Maintenance Gap is Increasing as Maintenance Needs Outpace TDOT Resources and Funding

- **Need to Shift Focus**
 - How can TDOT do more with less?
- **One Solution - Working with our Industry Partners through innovative contracting.**



REGION 3 – COMPREHENSIVE PBMC INTERSTATE CONTRACTS

**Two Contracts-
Region 3 North
and
Region 3 South**





TDOT PBMC PROGRAM GOALS

- Accomplish More with Less – Getting the work done
- Measurable Levels of Service and Contractor Accountability
- Consistency of Service across County, District and Regions
- Reduced and Streamlined Administrative Burden
- Incentivizes Innovation
- Fixed Long-term Price for Better Consistent Budgeting
- Better risk allocation
- Cost Saving

TDOT PBMC CONTRACT ATTRIBUTES

- **Comprehensive “ROW to ROW” Scope**
- **Similar to Flexible Asset Management Services Contract Model**
 - **Majority Lump Sum and Performance Based**
 - **Limited Items – Prescribed Cycle or Unit Priced**
- **Long-term (5-years with two potential 2-year extensions)**
- **Appropriate Risk Transfer Provisions**
- **Best Value / Qualification Based Procurement**
- **Lump Sum / Fixed-Price**

PBMC GENERAL SCOPE

- Contractor shall perform all activities associated with highway, drainage, structures, roadside, vegetation, traffic services, specialty items, emergency response, and incident management activities in accordance with the Contract, its Scope of Services, and the Contract Performance Criteria twenty-four (24) hours a day seven (7) days a week.
- This performance-based contract and requires diligent inspection, effective management, and efficient performance of maintenance on all components of the transportation facility.
- This performance-based contract requires the Contractor to determine the work needs, perform the work, and continually produce a quality product. The Department is entrusting the Contractor to care for and maintain select roadways, structures, and facilities of Tennessee's state roads and expects the Contractor to take pride in performing a high level of maintenance.



EXCLUDED RESPONSIBILITIES

- ITS
- ALL LIGHTING
- SNOW AND ICE
- HELP / DEDICATED ROADSIDE ASSISTANCE PATROLS
- TRAFFIC SIGNALS
- LOGO SIGNS
- ALL STRUCTURE INSPECTION
- REST AREA, WEIGH STATIONS, and WEIGH IN MOTION FACILITIES

CURRENT PBMC SCHEDULE

TENTATIVE SCHEDULE	
ACTIVITY	DATE
Industry Forum	09/14/2023
Revise and Finalize RFP / Scope of Services	09/29/2023
RFP Advertisement	10/02/2023
Mandatory Pre-Proposal Meeting	10/19/2023
Technical and Price Proposals Due	11/27/2023
Technical Review Committee Meeting and Public Announcement Tech. Scores.	12/7/2023
Posting of Department's Decision to Award	12/20/2023
Anticipated Award Date	12/28/2023
Contract Start	04/01/2024

TDOT STEPS TO REDUCE CONTRACTOR RISKS

- Annual CPI Indexing
- Prescriptive Maintenance Activities
- Non-penalty phase-in period for certain deficient activities
- Optional Contractor Attendance of Quarterly MQA assessments



TDOT STEPS TO REDUCE CONTRACTOR RISKS (continued)



- Third Party Damage - Contractor responsible for all repairs but can pursue reimbursement via responsible party
- Contractor Financial Liability Caps for major non-recoverable damage and emergency / natural disaster response (>\$75,000 cap per incident and \$225,000 cap per year).
- TDOT Retained Snow and Ice Responsibility.

PERFORMANCE BASED WITH QUARTERLY MQA RATINGS



- Required MQA Overall minimum score = 80
- Required MQA Element minimum score = 75
- Required MQA Characteristic minimum score = 70

CURRENT INTERSTATE MQA RATINGS



- A current baseline assessment was conducted in July/August 2023
- Random sample of 261 tenth-mile roadway segments on interstate highways in Region 3. (Directional N,S,E,W)
- Statistically valid with 90% confidence rate and +_5% error.
- Ramps were included as samples
- Pass / Fail criteria on 23 roadway characteristics
- Characteristics and Elements are weighted (Values TBD)

The MQA Inspections Threshold Criteria

PBMC thresholds are the same thresholds used for all other TDOT state roads.



Interstate Scores

Characteristics Summary

Region

Minimum Characteristic score = 70

Minimum Element score = 75

Element	Characteristic	Sections Passed	Sections Rated	Weight	Points Passed	Points Total	Characteristic Score
Drainage Structures	Curb and Gutter	9	9	0.000	0.000	0.0000	
	Inlets	45	72	0.040	1.800	2.8800	62.50%
	Miscellaneous Drainage Structures	20	85	0.020	0.400	1.7000	23.53%
	Pipes	33	47	0.140	4.620	6.5800	70.21%
	Total	107	213		6.820	11.1600	61.11%
Paved Lanes	Paved Lanes - Asphalt	185	224	0.135	24.975	30.2400	82.59%
	Paved Lanes - Concrete	47	61	0.135	6.345	8.2350	77.05%
	Paved Shoulders (Rigid or Flexible)	229	247	0.030	6.870	7.4100	92.71%
	Total	461	532		38.190	45.8850	83.23%
Roadside	Brush and Trees	240	264	0.075	18.000	19.8000	90.91%
	Control Access Fence	94	129	0.015	1.410	1.9350	72.87%
	Guardrail / Cable Rail / Concrete Barrier	112	173	0.060	6.720	10.3800	64.74%
	Impact Attenuators	15	15	0.000	0.000	0.0000	
	Noise Walls and Retaining Walls	8	8	0.000	0.000	0.0000	
	Total	469	589		26.130	32.1150	81.36%
Traffic	Ground Signs & Overhead Signs	111	162	0.160	17.760	25.9200	68.52%
	Object Markers and Delineators	72	102	0.020	1.440	2.0400	70.59%
	Pavement Markings	248	256	0.000	0.000	0.0000	
	Words and Symbols	76	85	0.020	1.520	1.7000	89.41%
	Total	507	605		20.720	29.6600	69.86%
Unpaved Shoulders and Ditches	Front / Back Slope	220	262	0.015	3.300	3.9300	83.97%
	Lateral and Outfall Ditches (Unpaved Ditches)	179	191	0.045	8.055	8.5950	93.72%
	Paved Ditches	18	52	0.015	0.270	0.7800	34.62%
	Unpaved Shoulder Edge	130	252	0.075	9.750	18.9000	51.59%
	Total	547	757		21.375	32.2050	66.37%
Vegetation / Aesthetics	Graffiti	253	267	0.000	0.000	0.0000	
	Mowing	189	257	0.000	0.000	0.0000	
	Roadway Sweeping	221	228	0.000	0.000	0.0000	
	Turf Condition	258	258	0.000	0.000	0.0000	
	Total	921	1010	0.000	0.000	0.0000	

Elements Summary

Element	Element Score
Drainage Structures	61.11
Paved Lanes	83.23
Roadside	81.36
Traffic	69.86
Unpaved Shoulders and Ditches	66.37
Region Total Score	
3	74.98
Total	74.98

Minimum Total score = 80

LIMITED PHASED IN PERFORMANCE

- Baseline MQA assessment identified 5 characteristics not presently meeting minimum MQA score.
 - Unpaved shoulder drop-off
 - Misc. drainage structures (underdrain outlets)
 - Paved ditch
 - Ground signs
 - Inlets
- A separate per month pricing for each characteristic for first 6 to 12 months to meet min. standard.
- MQA scoring will be adjusted on those characteristics in the first 6 to 12 months



PRESCRIPTIVE MAINTENANCE ACTIVITIES

- Bridge
 - NBIS (by TDOT)
 - Contractor – Routine maintenance, partial responsibility on priority / critical maintenance, bridge damage response.
- Drain Cleaning
 - Annual cleaning of specified locations
- Pavement
 - Routine maintenance; temporary and permanent repairs
 - Tier payment system for heavier maintenance
 - Still part of MQA

PRESCRIPTIVE MAINTENANCE ACTIVITIES (cont.)

- Pavement Markings and Markers
 - TDOT retains responsibility
 - Contractor to replace markings eradicated by third party damage or own actions (Ex. Pavement patching)
- Rock Catch Areas and Rock Catch Fence
 - Performance type criteria (not in MQA scores)
 - Contractor certifies condition every six-months with action taken.
- Guardrail, Cable Barrier, Concrete Barrier, and Attenuators
 - Non-functioning damage repair (defined in RFP)
 - Timeliness requirements (but still in MQA)

PRESCRIPTIVE MAINTENANCE ACTIVITIES (cont.)

- Sweeping
 - Prescribed cycles and routes
 - Unit price on additional sweeping
- Highway Mowing and Litter
 - Prescribed cycles
 - Unit price on additional cycles

BONDING REQUIREMENTS

- Bid Bond equal to 5% of total Cost Proposal
- Contract Payment and Performance Bond equal to one year's annual Contract amount for each 12-month contract period. A new bond will be provided for each subsequent 12-month period no later than 30 days prior to expiration of the previous bond.
- Surety's liability for each bond will be limited to the amount for the twelve-month period for which the bond is provided for the Work performed during the term of the bond

Customer Complaints and Response

- Contractor is an extension of the TDOT and will be responsible to respond to all customer requests and complaints. Contractor shall contact customer no later than 24 hours after the complaint/request is received.
- The Contractor shall conduct a follow up contact to inform the customer as to the resolution or proposed resolution of the complaint within seventy-two (72) hours of the initial contact.
- All customer concerns or requests shall be resolved to the Department's satisfaction.
- All customer contacts shall be recorded in the customer service response log that is submitted to the Department on the first of each month.



TDOT BEST VALUE PROCUREMENT

- Two PBMC Projects will be procured simultaneously utilizing a Request for Proposal / Best Value Procurement Method
- Technical Qualifications will be weighted at 70% and 30% will be based on overall price.
- No single firm will be eligible to win more than one project per Region
- Technical Proposals will be limited to a 50-page limit.

CLOSING REMARKS
