

Overview of Highway Asset Maintenance Management in Florida

History

In July 2000, the Florida Department of Transportation awarded its first roadway asset maintenance contract for 253 miles of Interstate 75 (I-75) between Miami and Ocala, for a 7 year term. Infrastructure Corporation of America (ICA) was awarded this contract, and continues to perform asset maintenance services on a large portion of the I-75 corridor under a 7-year contract renewal. In a summary of Florida's Asset Management Program, FDOT reported that cost savings and performance improvements have been realized by transferring the daily management, inspection, maintenance and evaluation of the transportation system to Asset Management Contractors.

By April 2005, FDOT and Asset Maintenance Contractors had executed asset maintenance contracts totaling \$517 Million—equating to \$69 Million annually. The total savings for these contracts have been estimated by FDOT to be \$105 Million, or 17% throughout the life of the contracts. As of April 2007, FDOT had 27 active asset management contracts totaling \$760 Million and equating to \$105 Million annually.

The Asset Management concept for highway maintenance has allowed FDOT to consolidate individual contracts for various highway activities along a section of highway into a performance-based contract. FDOT has developed and awarded 4 types of asset maintenance management contracts:

- Road corridor contracts centered around a core roadway such as a limited access facility
- Geographic contracts containing multiple transportation facility types within a region
- Facility contracts including rest areas, weigh stations and welcome centers
- Fixed and moveable bridge maintenance and inspection contracts

Key Elements of Asset Maintenance Contracts

- Performance based with performance measures and assurances
- Long-term (5-10 years)
- Fixed, lump sum monthly payments
- Dynamic incorporation of pertinent policies and procedures as updated throughout the contract duration

Asset maintenance functions include the performance and inspection of routine maintenance and repair activities, along with the planning, administration & management of maintenance operations. The primary maintenance functions within Asset Maintenance Contracts include:

- Routine system preservation and repair activities
- Incident/Emergency response
- Customer service (rest areas, road rangers, customer comment response)

- Periodic condition assessment and compliance with performance criteria (Maintenance Rating Program)
- Bridge inspection, maintenance and repair

A typical Asset Maintenance Contract may include any or all of the following:

- All traditional routine/periodic maintenance activities
- Traffic Operations work orders
- Highway lighting and call box maintenance
- Customer service complaint resolution
- Inspection of bridges, guardrail, attenuators, & signs
- Permit issuance and inspection
- Motorist aid service patrols (Road Rangers)
- Roadway Characteristics Inventory (RCI)
- Rest Area/Welcome Center/Weigh Station maintenance

The Asset Maintenance Contracting Process

FDOT Asset Maintenance Contracts are advertised through the State of Florida Vendor Bid System (VBS) as Asset Maintenance Requests for Proposal (RFP). RFPs include the complete scope of work and performance requirements for the assets involved. A request for proposal allows the contractor to submit a written sealed proposal detailing the Contractor's plans for conducting the work and meeting the contract performance requirements, along with a written sealed price proposal.

Asset Maintenance proposals are typically evaluated by five FDOT evaluators, and Contractor selection is based upon technical proposal and price, typically with 70% of the weight being given to the proposal, and 30% of the weight being given to price.

Resources for more information:

The FDOT website posts an Asset Maintenance page with links to many useful resources such as a contract documents list, the asset maintenance contract procedure, and active and future contracts. Find this information and more at: <http://www.dot.state.fl.us/statemaintenanceoffice/asset.shtm>

Florida's Asset Management Program, April 29, 2005, summarizes the asset management program including key provisions and benefits such as cost savings and performance results.

[Florida's Asset Management Program PDF](#)

Florida Legislature's Office of Program Policy Analysis and Government Accountability (OPPAGA), Report No. 03-30, 2003, reports documented savings in highway maintenance costs as a result of using private maintenance contractors.

[OPPAGA Report 03-30 PDF](#)

Organizational and Operational Review of the Florida Department of Transportation, January 12, 2001, recommends the expanded use of Asset Management-based contracts for highway maintenance. See Chapter 6.

[FTC Report](#)

Florida Auditor General Report No. 2005-129 Department of Transportation Asset Management Contracting and Monitoring Operational Audit, February 2005, outlines the results of an operational audit of the department's Asset Management Contracting and Monitoring Program.

[Report no. 2005-129](#)

Florida Asset Maintenance Contract procedure outlines a standard scope contract document
[Contract](#)