



PMOR Procurement Cotton Belt Program

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Capital Construction Oversight Committee

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Agenda

- Program Manager/Owner Representative (PMOR)
 - Scope of Services
 - Procurement Process
 - PMOR Procurement Process
 - PMOR Evaluation Criteria

PMOR Scope of Services

- Program Manager/Owners Representative – Shall provide all professional, technical, managerial, administrative, and other services.
- Specific services include:
 - Overall design reviews
 - Internal and external coordination
 - Construction management oversight
 - Cost, quality and schedule control
- To support:
 - Cotton Belt Regional Rail Design-Build
 - Cotton Belt Vehicle and Equipment Maintenance Facility
 - Madill, Martin & Marietta, and Elm Fork Bridge Programs

Cotton Belt Program Organization

DART/TRE

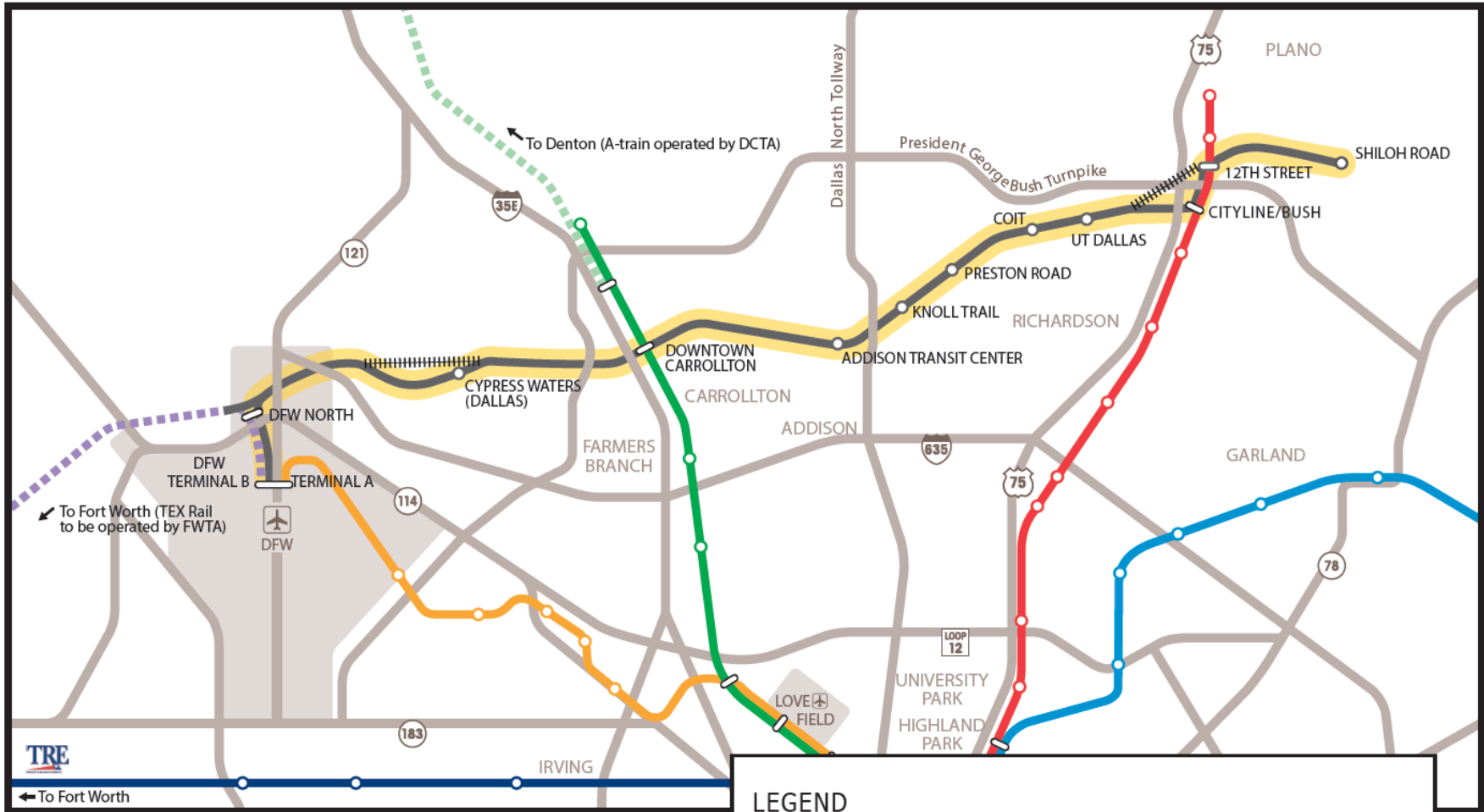
Cotton Belt RR
PMOR

CBRR
Design
Builder

CBRR
Vehicle
Contractor

CBRR
EMF
Contractor

TRE Bridge
Program



COTTON BELT REGIONAL RAIL

LEGEND

— Cotton Belt	— DART Orange Line	- - - DCTA A-train
- - - TEX Rail	— DART Green Line	— Trinity Rail Express
##### Existing Track	— DART Red Line	◻ Interface Station
	— DART Blue Line	○ Potential Cotton Belt Stations



Statutory Professional Services

- Texas Professional Services Procurement Act - Chapter 2254, Subchapter A, of the Government Code, V.T.C.A., as amended.
- Statutory Professional Services:
 - Accounting
 - Architecture (excluding landscape architecture)
 - Optometry
 - Medicine
 - Professional Engineering



Procurement of Professional Services

- Qualification Based Selection
- Request for Proposals and Public Notice
- Proposals evaluated based on factors stated in RFP
- Discussions may be conducted to:
 - Determine offeror “competence and qualifications”
 - Explore “scope and nature” of the required services
- Discussions conducted with proposers selected to “competitive range”
- After “conclusion of validation” three firms selected in order of ranking
- Negotiations conducted with most qualified firm for “fair and reasonable” compensation
- After successful negotiations and Board approval, award is made, or
- If negotiations not successful, negotiations conducted with next most qualified firm

PMOR Procurement Process

Program Manager/Owner Representative (PMOR)

- RFP issued on September 29, 2017
- Proposals received on November 9, 2017
- Technical Evaluation Committee recommended three teams in the competitive range on March 2, 2018
- Oral presentations and clarifications
- Technical Evaluation Committee recommends most qualified team
- Negotiation with the most qualified team
- Recommendation to the Capital Construction Oversight Committee (September/October 2018)

PMOR Evaluation Criteria

- Program Understanding
- Capabilities of the Proposed Team
- Program Personnel Qualifications
- Offeror Composition/Subcontracting Equity

Cotton Belt Award Schedule

- Cotton Belt Regional Rail Design Build – Late Summer, 2018
- PMOR Contract – Late Summer, 2018
- Regional Rail Vehicle Contract – Spring, 2019
- EMF Facility – Spring, 2019

Thank you!



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