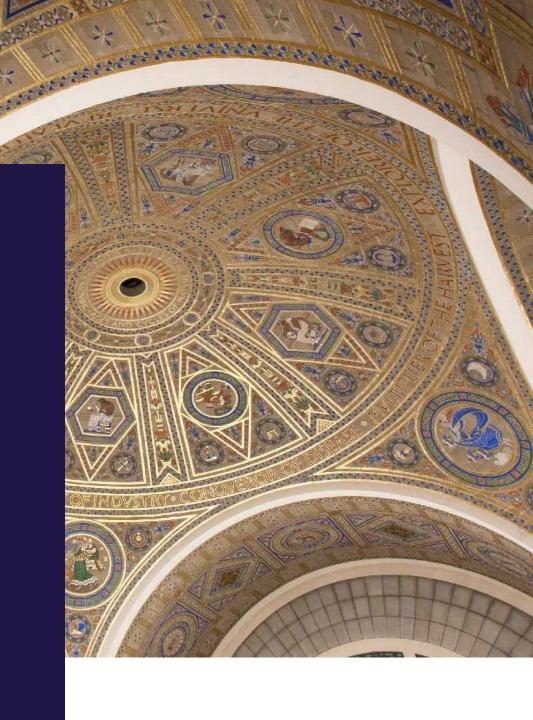
TRANSPORTATION RESEARCH BOARD

TRB Webinar: Successful Approaches to Setting Project Development Budgets

July 1, 2024

12:00 – 1:30 PM



PDH Certification Information

1.5 Professional Development Hours (PDH) – see follow-up email

You must attend the entire webinar.

Questions? Contact Andie Pitchford at TRBwebinar@nas.edu

The Transportation Research Board has met the standards and requirements of the Registered Continuing Education Program. Credit earned on completion of this program will be reported to RCEP at RCEP.net. A certificate of completion will be issued to each participant. As such, it does not include content that may be deemed or construed to be an approval or endorsement by the RCEP.



AICP Credit Information

1.5 American Institute of Certified Planners Certification Maintenance Credits

You must attend the entire webinar

Log into the American Planning Association website to claim your credits

Contact AICP, not TRB, with questions

Purpose Statement

This webinar will present improved processes for setting and maintaining project development budgets through improvements in estimation, risk management, and tracking of project development costs.

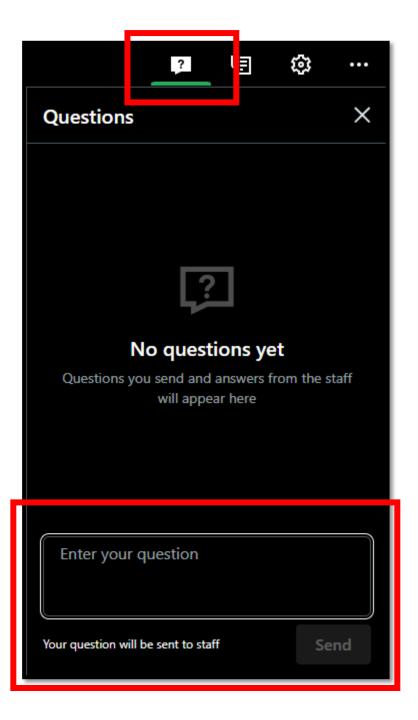
Learning Objectives

At the end of this webinar, you will be able to:

- Identify methods, tools, and processes for estimating, risk management, budgeting, and tracking the cost of project development for transportation projects
- Establish and manage budgets for program delivery using methods and tools implemented by other states

Questions and Answers

- Please type your questions into your webinar control panel
- We will read your questions out loud, and answer as many as time allows



Today's presenters



Dennis Slimmer <u>Dennis.slimmer@gmail.com</u> Arora and Associates



Jason Garza

<u>GarzaJ3@michigan.gov</u>

Michigan Department of

Transportation



Scott Hein
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Nevada Department of Transportation



Scott Pedersen

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Transportation

NCHRP 20-68 "US Domestic Scan Program"

Domestic Scan 21-03

"Successful Approaches to Setting Project Development Budgets"

Initial Findings and Recommendations

Domestic
Scan 21-03
"Successful
Approaches
to Setting
Project
Development
Budgets"

- This scan is being conducted as a part of NCHRP Project 20-68, the "U.S. Domestic Scan Program"
- The program was requested by the American Association of State Highway and Transportation Officials (AASHTO), with funding provided through the National Cooperative Highway Research Program (NCHRP)

NCHRP 20-68 U.S. Domestic Scan Program

- The Program is a multi year project conducting 3-4 scans per year.
- Each scan is selected by AASHTO and the NCHRP 20-68 Project Panel
- Each scan addresses a single technical topic of broad interest to many state departments of transportation and other agencies
- The purpose of each scan and of Project 20-68 as a whole is to accelerate beneficial innovation by:
 - facilitating information sharing and technology exchange among the states and other transportation agencies
 - identifying actionable items of common interest

NCHRP Panel's General Guidance to the Scan Team

- Procedures for the estimation of construction costs are well established
- Procedures for estimating costs of internal staff and external consultant services for preconstruction activities are less reliable.
 - Scope development
 - Environmental documentations
 - Site investigations
 - Preliminary engineering
 - Final design
 - Public engagement
 - Project management
- These costs can impact the ability to deliver projects within budget

NCHRP Panel's General Guidance to the Scan Team (Cont.)

- Some agencies are viewed by peers as having developed successful procedures for project development budgeting
- The objective of the scan is to document the experience of these leading agencies
 - Best practices
 - Lessons learned

NCHRP Panel's General Guidance to the Scan Team (Cont.)

- Key factors to be investigated
 - How agencies address budgeting project development
 - Process for final project scope development
 - Approach to addressing preconstruction risks
 - Assessment of accuracy of budgets developed using agency practice and lessons

Scan Team

Scott Pedersen, P.E. – Team Chair Dean R. Moon, P.E.

Metropolitan District – Resource Engineer Minnesota Department of Transportation

Stephen Bodge, P.E.

Assistant Program Manager for the Highway Program Maine Department of Transportation

Nicole Coronado, P.E.

Project and Portfolio Management Team Texas Department of Transportation

Jason Garza, P.E.

Associate Region Engineer of Development Michigan Department of Transportation's Bay Region Michigan Department of Transportation

Wendy Longley, P.E.

Central Federal Lands Federal Highway Administration, USDOT

Assistant State Design Engineer Washington State Department of **Transportation**

Albert V. Shelby, III

Director of Program Delivery Georgia Department of Transportation

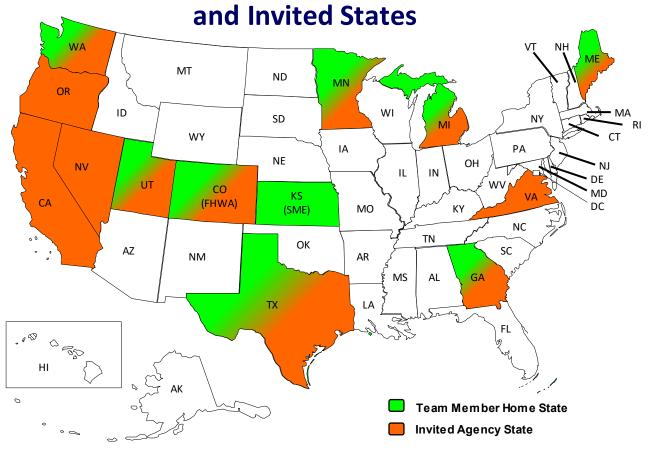
Carmen E.L. Swanwick. P.E.

Director of Project Development Utah Department of Transportation

Dennis R. Slimmer

Subject Matter Expert

Domestic scan 21-03 Team Members' Home States



The Scan Process

- Online presentations by 13 transportation agencies
- Following the presentations, the scan team met to identify the most significant findings and recommendations
- Efforts to disseminate findings and recommendations began immediately and continue to this time

Wizard Estimation Tool

Domestic Scan 21-03

"Successful Approaches to Setting Project Development Budgets"

Wizard Estimation Tool – Nevada DOT scoping level estimation spreadsheet

Wizard Estimation Tool

Wizard Tool Overview

- What is the Wizard Tool?
- Who is the program for?
- How does the Wizard Tool work?
 - Inputs
 - Calculations (Costs and Quantities)
 - Outputs
- Results
- Quick demonstration

What is the Wizard Tool

 The Wizard Tool is an Excel Spreadsheet that utilizes drop down boxes and user input cells to develop a high-level project estimate.

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Who can use the Wizard Tool

 The Wizard Tool was originally developed for use by Local Public Agencies

Wizard Inputs

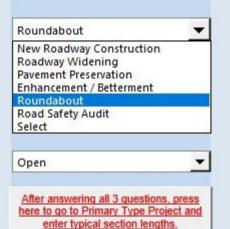
Drop-down menus



ESTIMATE PREPARATION ASSISTANCE

SECTION I - ROADWAY CONSTRUCTION

- 1- What Primary Type of Project is this?
- 2- Will the predominant paving type be concrete or asphalt?
- 3- Will the drainage be primarily an open or closed system?



Wizard Flexibility

- Power User modifications
- Contingency Percentage

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PAE Estimate 15.0% 20.0% Award Estimate 3.0% 10.0% Final Estimate 3.0% 7.0%		This tool is designed to prepare estimates primarily at the STIP level.			
Award Estimate 3.0% 10.0% Final Estimate 3.0% 7.0%					
Final Estimate 3.0% 7.0%					
		NDOT or NDOT Consultant field inspectors and owner's representatives.	15.0%	5.0%	Construction Engineering & Inspection
See NDOT Risk-Based Cost Estimation & Risk management Guidelines for a complete breakdown. Preliminary Engineering 6.0% 10.0%		Dee NDO 1 Hisk-based Cost Estimation α hisk management Guidelines for a complete breakdown.	40.0	0.00	

Wizard Pricing

- Pricing. How does the tool account for different costs? There are different prices for quantity size, or urban vs rural, or by District.
- The pricing component is pulled from NDOT's historical bids and selected based on quantity and location

Washington William		PAY ITEMS USED TO PREPARE E PULLED FROM THE OMAN SYSTEMS' BID TA DATA FOR AN ITEM IS MISSING WHEN UPDA' PRICE CAN BE INSERTED AS NE	AB PROFESSIO	NAL DATA	Control of the Contro						
Pay Item	1										
Tutorial					Dist. Selected>	2	Go To District Selection				
New#	Old#	ITEMS	Total Units	Price Level	MANUAL	Unit Prices	District 1	District 2	District 3	Statewide	UNIT
		HEAVY CLEARING & GRUBBING	8 - 1	0.00	30000	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	AC
	ř	LIGHT CLEARING & GRUBBING	39		10000	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	AC
2021040	202 0328	REMOVAL OF DROP INLET	124	MID	81 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$2,301.40	\$2,301.40	\$2,301.40	\$2,301.40	\$2,301.40	EA
2020530	202 0356	REMOVAL OF HEADWALL	252	MID	63 63	\$2,501.89	\$2,501.89	\$2,501.89	\$2,501.89	\$2,501.89	EA
2020400	202 1108	REMOVAL OF CONCRETE BARRIER RAIL	15840	HIGH	50	\$25.65	\$25.65	\$25.65	\$25.65	\$25.65	LF
2020990	202 1152	REMOVAL OF BITUMINOUS SURFACE (COLD MILLING)	0		3	\$2.66	\$2.22	\$2.66	\$2.21	\$2.45	SY
2021230	202 1272	REMOVAL OF STORM DRAIN PIPE	0		10	\$88.99	\$51.52	\$88.99	\$37.64	\$47.56	LF
2021260	202 1212	REMOVAL OF SIDEWALK	11733.33333	HIGH	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	\$25.00	SY
2021070	202 1224	REMOVAL OF CURB AND GUTTER	31680	HIGH		\$26.16	\$26.16	\$26.16	\$26.16	\$26.16	LF
2020955	202 1292	REMOVAL OF BITUMINOUS SHOULDER DIKE	0			\$2.50	\$2.41	\$2.50	\$3.59	\$3.54	LF
2020475	202 1104	REMOVAL OF GUARDRAIL	0		3	\$7.05	\$5.65	\$7.05	\$5.52	\$6.25	LF
	202 0428	REMOVAL OF EMBANKMENT PROTECTOR	0			\$1,703.47	\$3,781.59	\$1,703.47	\$1,069.13	\$1,302.05	EA
- 10 51 6 A 51 C 121		REMOVE END SECTION	0		93	\$549.69	\$546.75	\$549.69	\$426.00	\$521.91	EA
2020965	202 1144	REMOVAL OF BITUMINOUS SURFACE	0		24	\$16.78	\$11.55	\$16.78	\$13.43	\$13.27	SY
	202 5802	REMOVAL OF STORM DRAIN PIPE	0		10	\$88.99	\$51.52	\$88.99	\$37.64	\$47.56	LF
2030230	203 0540	BORROW EMBANKMENT	1520956	HIGH		\$20.55	\$20.55	\$20.55	\$20.55	\$20.55	CY
2030140	203 0508	ROADWAY EXCAVATION	372720	HIGH		\$25.32	\$25.32	\$25.32	\$25.32	\$25.32	CY
		STRUCTURE EXCAVATION	0			\$99.39	\$28.72	\$99.39	\$77.02	\$60.10	CY
2070110	207 0504	GRANULAR BACKFILL	0		1	\$98.32	\$78.33	\$98.32	\$130.59	\$88.10	CY

Wizard
Summary
Reports
and
Output

• The Wizard summarizes all inputs and calculations into a summary sheet.

SUMIN	MAKY	
ESTIMATED PROBABLE	CONSTRUCTION COST	
Lithium M	line Road	
PREPARED BY THE NEVADA DEPA	ARTMENT OF TRANSPORTATION	
SECTION	ESCALATED TO YEAR	TOTAL
SECTION I - ROADWAY CONSTRUCTION		\$130,645,015
SECTION II - BRIDGES		\$2,302,406
SECTION III - WALLS		\$0
SECTION IV - TYPICAL INTERCHANGES		\$0
SECTION V - SIGNAL SYSTEMS AT INTERSECTIONS		\$0
SECTION VI - DEMOLITION		\$0
SECTION VII - ADDITIONAL ITEMS		\$0
SECTION VIII - STANDARD PERCENTAGE ADDERS		\$72,776,914
TOTAL PRESENT DAY CONSTRUCTION COST		\$205,724,334
TOTAL ESCALATED CONSTRUCTION COST	2027	\$220,680,494
TOTAL CONSTRUCTION & ENGINEERING	2027	\$234,362,684
SECTION IX - HYDRAULICS/STORM WATER COSTS	2027	\$7,542,026
SECTION X - ENVIRONMENTAL CONSIDERATION COSTS	2027	\$2,514,009
GRAND TOTAL PROJECT COST		\$244,418,718

Demo Project

 Let's walk through a demonstration to show how easy the Wizard Tool is to use, and its flexibility to account for non typical situations.



Further information on the NDOT Planning Department website, including a link to download the Wizard Estimation Tool

<u>Transportation Planning | Nevada</u> <u>Department of Transportation</u> <u>(nv.gov)</u>



Summary of Initial Findings

General

- Most agencies don't budget project development costs
- Most agencies estimate project development costs as a % of construction costs
- A few agencies do budget and track project development costs

- Scope development
 - More time and effort upfront
 - Different methods based on project size and complexity
 - Cross functional teams
 - Early preliminary engineering phase in certain cases
 - One agency stated that occasionally scopes were not consistent with system plans

- Tools/Guidance manuals
 - Many agencies have manuals to aid in estimating
 - Some agencies have templates for scheduling
 - Tools and data systems are often developed in-house
 - Tools are often Excel-based
 - Several agencies plan to update or replace legacy systems

- Cost estimating
 - Leading agencies have a dedicated cost estimating group
 - Phases of project development are often handled differently
 - More time and effort spent estimating construction costs
 - Some agencies compare final costs against initial planning estimates to improve accuracy
 - Estimating and budgeting programs that automatically apply inflation can be a challenge
 - Review actual percentage costs of project development to determine if adjustments are needed
 - Challenges in rapidly changing market conditions
 - D-B construction creates challenges for data collection

Risk

- Agencies are incorporating riskbased contingencies
- Risk workshops to train staff
- Some agencies using risk contracts
- One agency developed a risk tool for each phase of project development
- One agency documents lessons learned and how risks were eliminated or mitigated during closeout

- Contractor involvement
 - Consultants and former construction estimators
 - Often limited to projects of higher cost or risk

- Tracking/Dashboards
 - Dashboards used to track estimates, budgets, and expenditures
 - Estimated vs actual resource utilization
 - Report to leadership and the public
 - Many are built in-house using Excel
 - Helps to stay on schedule and within budget
 - Helps to establish an owneroperator culture

Communication

- Use ranges for estimates of risk
- Definition and meaning of terms
- Peer exchanges are helpful

Miscellaneous

- Earned-value used as a flagging device to monitor
- Earned-value and other new tools and methods can require significant commitment and institutional change

Initial Recommendations

- Scoping/Cost estimating
 - Standard templates, data systems, and tools
 - More focus on 20% of items related to 80% of costs
 - Review statewide plans for consistency of scope
 - Early preliminary planning phase
 - Owner's scope contract
 - Use of former construction estimators or consultants
 - Sharing scoping and estimating tools with local agencies
 - Cost estimating manual and materials

Initial Recommendations (cont.)

- Scoping/Cost estimating (cont.)
 - Cost of project development should be budgeted
 - Use of a flat percentage of construction cost
 - Uniform policy on escalation
 - Cost estimating programs should capture history and assumptions
- Risk
 - Risk-based contingencies to account for unknown risks
 - Approach that is scalable to cost and/or complexity
 - Document lessons learned at closeout
 - Risk contract

Initial Recommendations (cont.)

- Budgeting/Tracking
 - Dashboards and tools to track and communicate progress
 - Actual costs compared to planning estimates
 - Change management process
 - Earned-value analysis to tie schedules and resources
 - Mindset of an owner-operator

Initial Recommendations (cont.)

Tools

- Programs and systems that "talk" with each other
- Updating and replacing legacy systems

Communication

- Peer exchanges are beneficial
- Communicating accuracy of estimates
- Define terms and consistently communicate

Implementation Actions

- Conferences and meetings
 - Agency, local, state, regional, and national
- Webinars, workshops, and training

Further information on this scan and the NCHRP 20-68 "U.S. Domestic Scan Program" is available at:

 http://144.171.11.40/cmsfeed/T RBNetProjectDisplay.asp?Project ID=1570

http://www.domesticscan.org/

Questions?

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Scott Hein SHein@dot.nv.gov





Scott Pedersen Scott.Pedersen@state.mn.us





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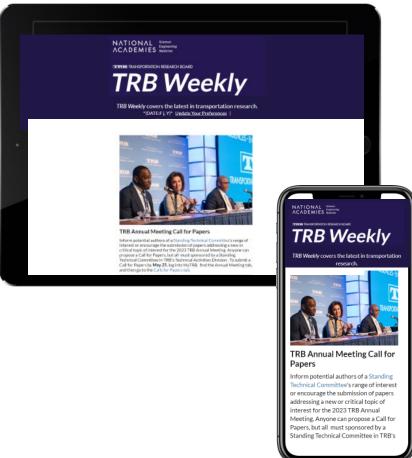


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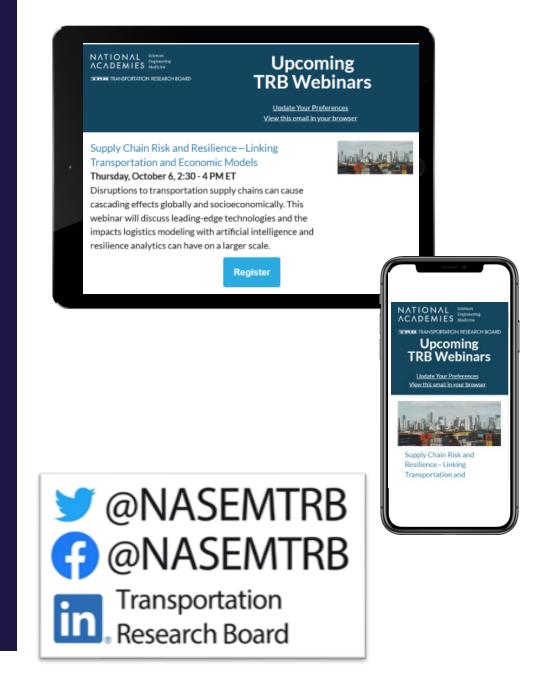
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