

TDOT Estimating Process within PDN Stages

TN

		Planning	Context/Scoping	Footprint Established	Plan-In-Hand	Plans, Specification & Estimate	Letting
BID ITEMS	CONSTRUCTION ITEMS	Concept Report Estimate using template.	Validate Concept Report Estimate. - Scoping information - Statewide averages	Focus on major Items that include 80% of the costs.	Estimate all Project Items.	Estimate all Project Items.	Estimate Final Review and Update based on inflation, market, etc.
			Concept Report Estimate updated by Roadway Design Lead Engineer through Scoping Process.	Major Items quantified and estimated by Discipline - Compiled by Roadway Design Lead Engineer.	All Items quantified and estimated by Discipline - Compiled by Roadway Design Lead Engineer.	All Items quantified and estimated by Disciplines, Headquarters and 3rd Party - Compiled by Roadway Design Lead Engineer.	Completed by Headquarters Construction.
				Statewide and Regional Averages for Unit Prices			
	% BASED ITEMS			Recommended Values: Mobilization 10% of Construction Traffic Control 5% of Construction		Utilize production based unit price estimate process.	Completed by Headquarters Construction.
	CONTINGENCY FOR CONSTRUCTION ITEMS		Add Contingency to Bid Items Total - Recommended Values: 15% Rural minor pavement preservation without complications. 20% Urban minor pavement preservation without complications. 25% New construction, reconstruction, rehabilitation, widening, trails, landscaping, and enhancement. - Adjust per understanding of project Level of Detail (LOD)	Add Contingency to Bid Items Total - Recommended Values: 10% Rural minor pavement preservation without complications. 15% Urban minor pavement preservation without complications. 20% New construction, reconstruction, rehabilitation, widening, trails, landscaping, and enhancement. - Adjust per understanding of project Level of Detail (LOD)	Lower Contingency Based on LOD - Recommended Values: 5% Rural minor pavement preservation without complications. 8% Urban minor pavement preservation without complications. 10% New construction, reconstruction, rehabilitation, widening, trails, landscaping, and enhancement.	No Contingency - All items should be estimated with limited risk of project changes.	
NON-BID	OTHER			-ROW funded amount -Utilities utilize Concept Estimate -Incentives 2% of construction	Validate Concept Report Estimate. - Scoping information - Statewide averages	- Final ROW costs - Final utility costs - Final incentive costs	
	PRELIMINARY ENGINEERING	PE Recommendations: - Recommended Values: \$500K - \$1M: 15% \$1M - \$2.5M: 12.5% \$2.5M - \$5M: 10% \$5M - \$20M: 7.5% >\$20M: 5% Small projects generally have a higher PE % than large projects.					
	RIGHT-OF-WAY		ROW Recommendations: - Recommended Values: 15% Urban-35% Rural-				
	CONSTRUCTION ENGINEERING			CE Recommended Values: Construction, Reconstruction, Rehabilitation: \$500K - \$1M: 8.0% \$1M - \$5M: 7.5% \$5M - \$15M: 7.0% >\$15M: 6.5% Signals, ATMS: 13.5%	Spot Improvement, Safety, Enhancements: \$0 - \$500K: 12.0% \$500K - \$5M: 8.5% \$5M - \$15M: 7.5% >\$15M: 6.5% Local Government:16%		Completed by Headquarters Construction.
	INFLATION FACTOR	5.5% per Year until Programmed Costruction Year					
		Update POL/PPRM/Project File at each stage of the project.					