



Florida Department of Transportation

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JARED W. PERDUE, P.E.
SECRETARY

ENGINEERING & OPERATIONS MEMO 26-03

FHWA Approval: N/A

DATE: September 30, 2026

TO: District Directors of Transportation Development, District Directors of Operations, District Design Engineers, District Consultant Project Management Engineers, District Program Management Engineers/Administrators, District Construction Engineers

FROM: Rudy Powell, Jr., P.E., Chief Engineer of Operations
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SUBJECT: **Cost Trends Data on Alternative Design-Build and Lump Sum Contracts**

This memo requires the collection of Cost Trends Data on contracts with alternative design-build and lump sum delivery per the September 2025 updates to the Specifications (Special Provision SP00901103LS Section 9-11.3), Design-Build Request for Proposal (RFP) and Request for Qualifications (RFQ). This effort aims to provide complete data for the Department's analysis of major cost drivers on alternative design-build and lump sum delivery contracts and provides additional data for inclusion in pricing calculations for all contracts.

COMMENTARY

Prime Contractors are required to submit pricing data for major cost drivers (i.e., earthwork, asphalt, concrete, steel, and structures items) to support the Department's analysis of Construction Cost Trends. Estimated quantities and corresponding unit prices must be provided to the Forecasting and Performance Office using the Cost Trends Data spreadsheets available at <https://www.fdot.gov/fpo/cost-trends-data>. The Cost Trends Data spreadsheets contain pre-defined pay items which represent major cost drivers. The sum of the pay items submitted will not be the contract amount.

The Cost Trends Data is included in calculations for the statewide, market area, and county prices in Long Range Estimates (LRE) for Engineer Project Cost development and Design Quantities and Estimates (DQE) for District Project Cost development. LRE does not display underlying data details. The data details are shown on the pricing pages and in the internal Unit Price Search in DQE. This information is not available externally.



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REQUIREMENTS

1. District Corridors Program Offices are responsible for ensuring that all alternative design-build contracts contain the appropriate contract language in the RFP/RFQ. Design Project Managers are responsible for ensuring lump sum contracts contain the appropriate special provision.
2. The Construction Project Administrator is responsible for providing the Forecasting and Performance Office with the production schedule for Release for Construction (RFC) Plans.
3. Prime Contractors are responsible for submitting Cost Trends Data spreadsheets from the FDOT website within 21 calendar days prior to the commencement of construction. For projects with multiple phases, Cost Trends Data submittals are required prior to each RFC through the design phase to ensure the quantities for all major cost drivers are fully captured.
4. The Forecasting and Performance Office is responsible for creating a proposal in AASHTOWare Project Preconstruction (PrP) for data-collection purposes only, using the original proposal number with an SV suffix, then quantities and unit prices submitted by the Prime Contractor are entered into this proposal making the data available internally for analysis and reporting.
5. The Forecasting and Performance Office is responsible for monitoring compliance with submittal requirements, performing quality control reviews of the Cost Trends Data, and ensuring that the data is available for analysis and reporting on an internal dashboard.

IMPLEMENTATION

These requirements must be included in all future contracts with alternative design-build and lump sum delivery. Existing contracts with alternative design-build and lump sum delivery will be reviewed and handled on a case-by-case basis by the Forecasting and Performance Office and Office of Construction.

The edits to Construction Project Administration Manual (CPAM) Section 6.2.4.5(B) and 6.2.4.6(B) attached are effective with this memo and will be incorporated into the next CPAM update.

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Section 6.2 ALTERNATIVE CONTRACTS

6.2.4.5 Lump Sum (LS) Contracts

(B) Submittals

The following documentation items are required to be submitted per Specifications and Procedures:

(1) Cost Trends Data

Per Special Provision SP00901103LS Section 9-11.3, the Contractor will submit **cost trends spreadsheets** to the Forecasting and Project Cost Office. The PA is responsible for providing the Forecasting and Performance Office with the production schedule for Release for Construction (RFC) Plans.

6.2.4.6 Design-Build Contract

(B) Submittals

Refer to [Section 6.2.4.5 \(B\)](#) for all submittal information, with exception to the following requirements on Design Build contracts.

(1) Cost Trends Data

Per the Design-Build Request for Proposal (RFP) or Request for Qualifications (RFQ), the Contractor will submit **cost trends spreadsheets** to the Forecasting and Performance Office. For projects with multiple phases, Cost Trends Data submittals are required prior to each [Release for Construction \(RFC\)](#) through the design phase to ensure the quantities for all major cost drivers are fully captured. The PA is responsible for providing the Forecasting and Performance Office with the production schedule for RFC Plans.