



NORTH CAROLINA
Department of Transportation

NCDOT ROW Preliminary Cost Estimate Tool

March 25, 2026

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

The Problem

Historically, Right-of-Way cost estimate requests were being managed through a series of emails, checklists, and manual processes, creating opportunities to streamline intake, improve workflow connectivity, reduce turnaround times for approval, and increase visibility into cost drivers & approval status.

Purpose

Bring cost estimating in-house to give NCDOT full control, provide transparency, leverage NCDOT data & software, and improve efficiency in how Right-of-Way cost estimates are generated improving turnaround times.

Then

- Cost estimates were generated externally, limited flexibility or visibility.
- Separate intake and tools for Preliminary and Late-Stage estimates.
- Requestors had limited transparency into how cost estimates were generated on their status.
- Turnaround times were inconsistent.
- There was no database to track cost estimate requests and approved verified cost estimates.

Now

- NCDOT now manages the tool directly, **giving full control** over how estimates are calculated and adjusted.
- **One unified intake**, automatically routes users to the correct form and tool based on their project stage.
- Project Managers are now expected **turnaround times and transparency** on the status of their request.
- **GIS-driven automation** and cost calculations significantly reduces wait times and manual work.
- Every estimate is **reviewed** by a Subject Matter Expert, ensuring **accuracy** and making these **Verified Cost Estimates**.

Benefits to this Integration

1

New Preliminary Tool & Business Process

The new Preliminary Tool modernizes early-stage cost estimation by automating calculations using GIS data and providing transparency into how each estimate is derived. The process integrates SME review for validation and ensures consistent, traceable results across projects.

2

Integration to the Current Late-Stage Tool & Intake Form

The Preliminary Tool aligns with the existing Late-Stage Estimate Tool to create a continuous workflow from early planning through final acquisition. A shared Intake Form serves as the central entry point — automatically routing submissions based on project stage & standardized data collection across the three stages.

3

Proposed ROW Polygon Shapefile Input Requirement

A proposed Right-of-Way shapefile will now be required to submit a request. Documented standardized shapefile criteria now define how ROW and Easement data must be structured to ensure compatibility with GIS tools — ensuring all project data meets analysis-ready quality.

4

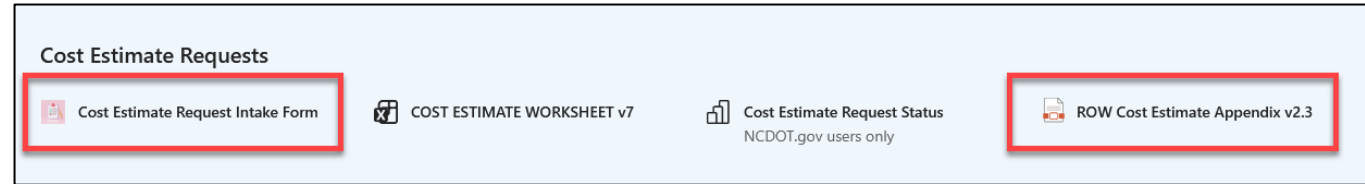
Verified Cost Estimate Output

The verified cost estimate output has been updated for clarity, automation, and transparency. It provides Requestors with an automated estimate that has gone through an in-depth review by a ROW Subject Matter Expert with complete parcel-by-parcel notes to provide a comprehensive cost estimate based on project information.

Access & ROW Cost Estimate Tool

ROW M365 SharePoint

- Requestors can still access via the ROW SharePoint site using the same link used to access the ROW Cost Estimate Tool.



ROW M365 SharePoint

Project Management Resources

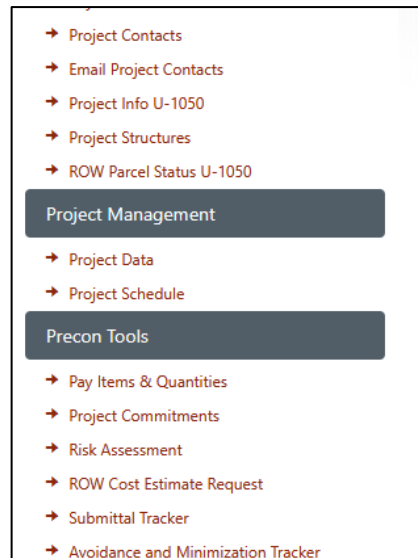
- To make this accessible to a larger audience we are providing the link in the 'General Process Topics' section of the *Project Management Connect Site*, *Pre-Construction SharePoint Project Site*, and *Express Design SharePoint Project Site*

			Firm Management Guide	
			IPD Preconstruction Finance Guide	8/1/24
Project Estimates	ROW Cost Estimate Request Intake Form		ROW Requestor User Documentation	11/12/25
Project Shelving			Project Shelving	

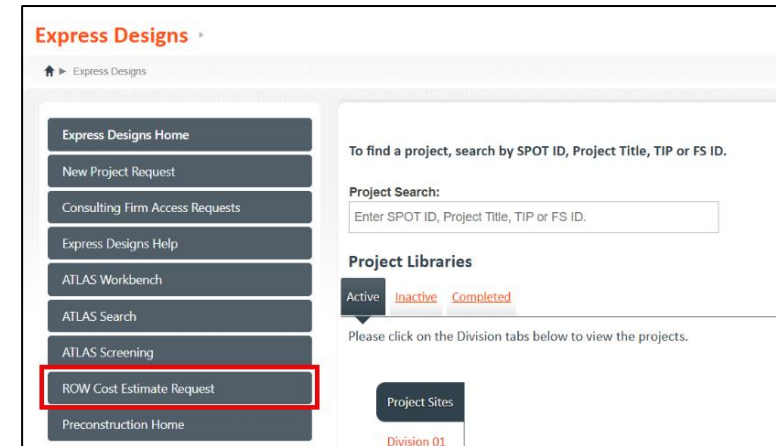
Project Management Resources

SharePoint Project Sites [Express Design & Preconstruction]

- We have provided links on both Preconstruction and Express Design Connect pages on the left navigation pane for Project Managers or Project Members to easily access the Cost Estimate Intake Form.



Preconstruction SharePoint



Express Design SharePoint

New Preliminary Tool & Business Process

Streamlined Workflow

- Introduces an automated process, cutting down on manual entry and delivering faster preliminary estimates. Committing to 30-day turnaround times from request to approval.

Aligned with PDN & Business Rules

- Updates process language for Stage 1 (1RW1) and Stage 2a & Stage 2b (2RW2/2RW3) to align with NCDOT standards and internal workflows.

Transparent Calculations

- Shows how multipliers, take criteria, and cost factors are applied — providing better visibility to how estimates are derived.

Leveraging GIS Data

- The new Preliminary Cost Estimate tool leverages the GIS data on a county level available to the department to automate the generation of cost estimates at the early stages of a project.

SME Validation

- Allows Subject Matter Experts to review results, add parcel-specific notes, and verify estimates before sending them back to requestors.

Create a new Cost Estimate Request

What Cost Estimate Type is appropriate for your project's stage and needs?

- [Stage 1](#) - Project Initiation Stage/Early Stage (Tool Generated/Reviewed by SME)
- [Stage 2A](#) - Alignment Defined (Tool Generated/Reviewed by SME)
- [Stage 2B](#) - Late Stage/Plans in Hand (Estimator Assignment)

Please note that Stage 1 and Stage 2A estimates will not include easements as part of the cost estimate, as they are not a part of the design files at this stage.

Furthermore, dwelling/building acquisition cost estimates may be lower in these stages due to the Tool using tax values at these stages.

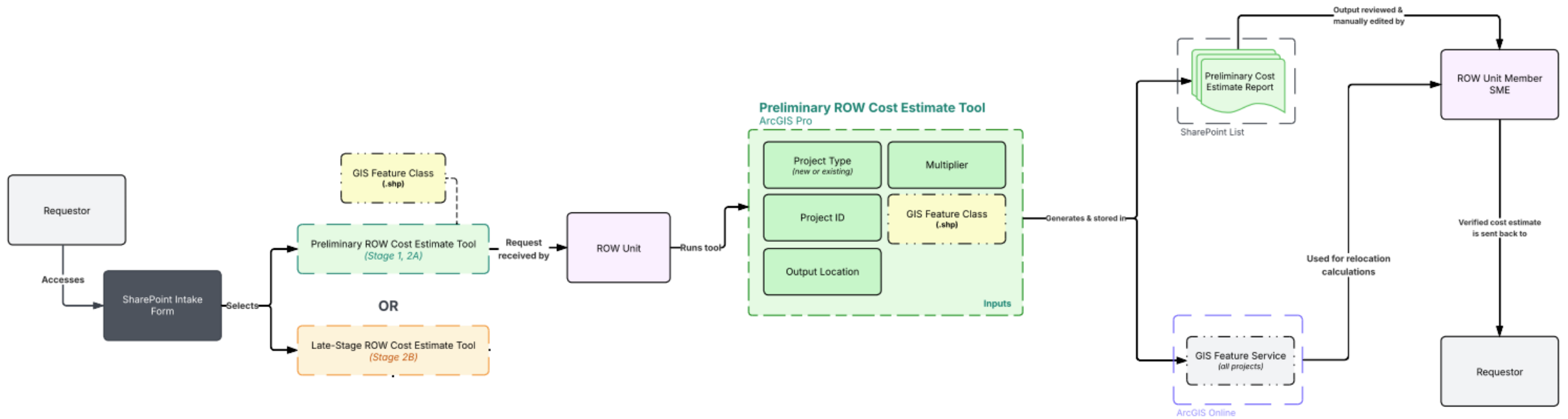
Lastly, the Tool will not calculate damages to remainder, but the SME will be adding comments in the notes section of the report to indicate that the cost may be higher on certain parcels due to issues such as proximity damages and/or small or irregular shaped remainders, among other comments.

*For the preliminary tool (Stage 1 & 2A), **expect a 30 day turnaround upon request** factors to consider: size of projects, number of alternatives).*

*For the late stage tool, expect a small project average turnaround of **45 days** and a large project average turnaround of **90 days**.*

Cost Estimate Splash Screen

Preliminary Cost Estimate Workflow



Requestor's Workflow

Single Entry Point

- All requests start from one Splash Screen, that routes PMs to complete the correct form based on their project stage.

Shared Intake Form Format

- Both the Preliminary & Late-Stage tools now follow the same intake format making the process easier to manage and providing consistency and familiarity to the Requestors.

Consistent Data & Shapefile Submission

- Standardized fields ensure project details entered from the Preliminary stage can seamlessly carry into Late-stage processing.
- Shapefiles can be attached at the bottom of the Intake Form before submittal.

Full Project Visibility

- Linking requests to Project IDs [SPOT ID & STIP ID] should allow for project teams and the department to track how cost estimates change on a project as they progress through project delivery.

Preliminary Intake Form

REQUEST FOR PRELIMINARY R/W COST ESTIMATE
 COST ESTIMATE RELOCATION
 Tracey Jackson (ext-tjackson@ncdot.gov)
 919-901-9036

Request Details

Request Type *

Request Method *

 New Request
 Update Request
 Revision Request

Update/Revision Estimate Date

Date when a cost estimate record was last updated, rerun, or modified for a given project.

Project Details

SPOT ID

Example: H170073

Project ID

Example: U-6120

WBS Number

Division *

County/Countries *

Project Stage *

Number of Alternatives

Number of alternative concepts attached to this request.

Number of Parcels *

Total number of unique parcels for all alternatives.

Requested Due Date *

Average turnaround: 30 days. For urgent requests, contact Tracey Jackson

Description

Special Instructions

Please provide any special instructions for any and all cost estimates. If applicable, identify which alternative the instructions apply to.

Access Control

Requestor Information

Requestor *

Department/Unit *

Phone Number *

Email *

Shapefiles are required and a project-area PDF is optional. Shapefiles may be zipped and must include .shp, .shx, .dbf, .prj files and may include .cpg, .sbn, .sbx, .xml files.

Attachments

Shapefiles are required and a project-area PDF is optional. Shapefiles may be zipped and must include .shp, .shx, .dbf, .prj files and may include .cpg, .sbn, .sbx, .xml files.

Attachments

Shapefile/attachment upload

Shapefile Standards

Template for Ease of Use

- Don't worry — you don't need GIS expertise. A shapefile is simply a digital map outline of your project area. A ready-to-use template is available within the *ROW Document Library*, so you'll just fill in what's relevant and upload it.

Geometry Requirements

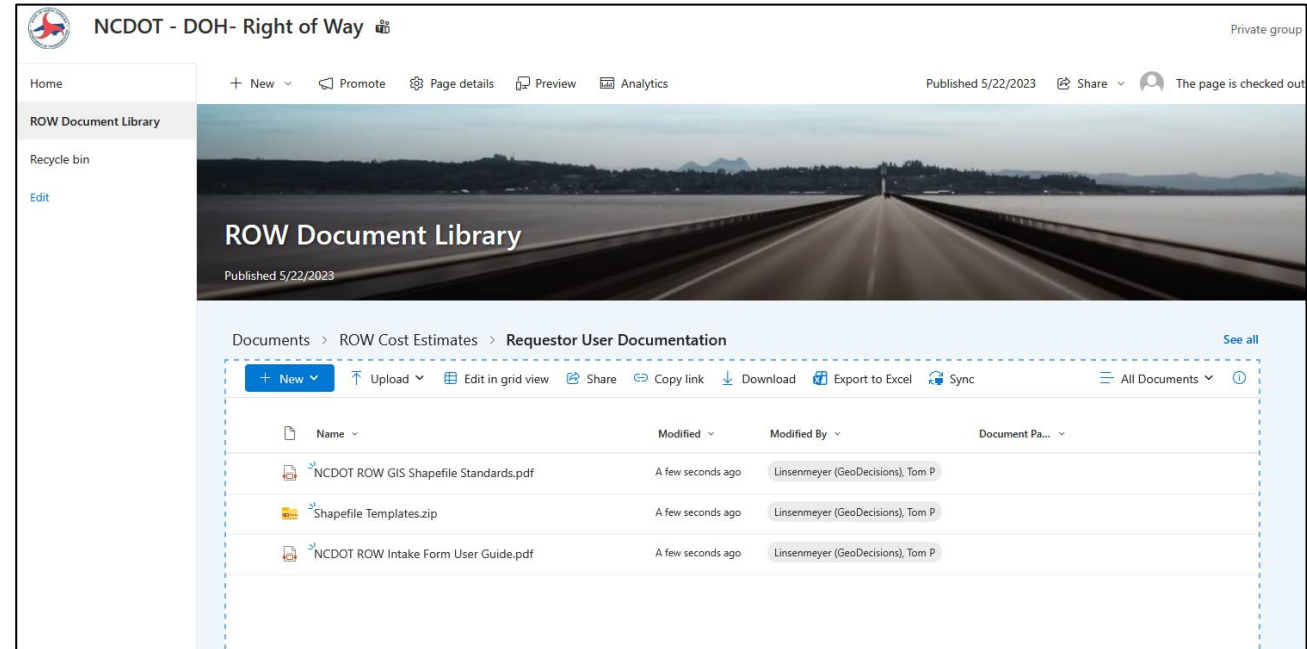
- Submit a proposed ROW shapefile (.shp) in the provided shapefile template. This simply shows the area of proposed Right-of-Way and any easements (if identified). The file should include all proposed ROW within the full project boundary so the tool can calculate impacts accurately.
- The Shapefile can be uploaded in the attachments section at the bottom of the Intake Form

Content Exclusivity

- Each file should include *only* the ROW or easement areas — no extra layers. Make sure the outlines connect properly (no gaps or overlaps).

Shapefile Generation (support)

- We are relying on your firms and Divisions to generate and provide this GIS shapefile. However, if those resources are not readily available to you reach out to the ROW unit or myself and we will be sure to get you what you need.



ROW Document Library

Project Funds Management			Firm Management Guide	
			IPD Preconstruction Finance Guide	8/1/24
Project Estimates		ROW Cost Estimate Request Intake Form	ROW Requestor User Documentation	11/12/25
Project Shelving			Project Shelving Guidance (PDF)	
			Project Shelving Guidance (DOC)	
			Documenting Status Prior to Temporary Suspension	

Project Management Resources

Preliminary Cost Estimate Tool Demo

Verified Cost Estimate Output

The Verified Cost Estimate Output includes three main tabs:

Cover Sheet

- Displays key project details (STIP #, county, division, # of parcels, and total estimated ROW cost).
- Includes cost breakdowns for consultant services, relocations, signage, and other ROW components.
- Features an official disclaimer noting that all values are preliminary and not appraised.

Cover Sheet

REQUEST FOR R/W COST ESTIMATE/ RELOCATION EIS			
COST ESTIMATE REQUEST		RELOCATION EIS REPORT	
NEW REQUEST	UPDATE REQUEST	REVISION REQUEST	
		Update to Estimate	Revision to Estimate Revision No.:
DATE RECEIVED:		DATE ASSIGNED:	# OF ALTERNATES REQUESTED:
		DATE DUE:	
TIP NUMBER: H-0901728	DESCRIPTION:		
WBS ELEMENT:	COUNTY: Harnett	DIVISION:	APPRAISAL OFFICE:
REQUESTOR:	DEPT.:		
TYPE OF PLANS PROVIDED:			
COMMENTS:			
Estimate Summary:			
	AR-7		
TYPE OF ACCESS:	Name: 4	Total: 4	
ESTIMATED NO. OF PARCELS	Partial: 285	289	
CONSULTANT ACQUISITION SERVICES	\$2,047,800		
RESIDENTIAL RELOCATEES	\$0		
BUSINESS RELOCATEES	\$0		
GRAVES	\$0		
CHURCH/NON-PROFIT	\$0		
SIGNS	\$0		
TOTAL ESTIMATED R/W COST:	\$34,019,357.65		
NOTES:			

Alt_ROW_Impacts Formatted (Summary View)

- Provides a simplified summary of parcel data for quick reference.
- Displays owner name, acreage, assessor's value, and total estimated ROW cost per parcel.
- SME provide analysis and notes on a parcel level.

Alt1_ROW_Impacts (Detailed View)

- Contains full parcel-level data: parcel ID, owner name, acreage, parcel value, multipliers, and calculated ROW costs.
- Includes override fields for adjusted parcel values and a Notes column where SMEs record parcel-specific comments or review observations.
- Serves as the primary tab for SME review and verification before returning the final estimate to the requestor.

MAP PARCEL ID	OWNNAME	TOTAL ACRES	ACRES IN PROPOSED ROW	REMAINING ACRES	TAX ASSESSOR'S VALUE OF TOTAL PROPERTY	ACQUISITION COST OF ROW (W/O MULTIPLIER)	TOTAL ESTIMATED ACQUISITION COST OF ROW (W/ MULTIPLIER)	TYPE OF TAKING	PARCEL NOTES
45626	KB HOME RALEIGH-DURHAM INC	0.57	0.03	0.54	\$71,820.00	\$3,889.29	\$ 7,000.72	Partial	
45627	MCLEOD JOHN M	7.79	0.32	7.47	\$51,770.00	\$2,123.80	\$ 3,822.84	Partial	
45628	MCDONALD TIMOTHY E	10.00	0.43	9.57	\$79,750.00	\$3,440.31	\$ 6,152.56	Partial	
45629	TURLINGTON DONNA REBECCA HARDEE	38.99	0.72	38.27	\$360,668.00	\$6,639.60	\$ 11,951.28	Partial	
45630	MCRAE DAVID F	22.10	0.02	22.08	\$129,290.00	\$108.70	\$ 195.66	Partial	
45631	KB HOME RALEIGH-DURHAM INC	0.60	0.13	0.47	\$71,400.00	\$15,939.25	\$ 28,690.65	Partial	
45632	JOHNSON LINDA	85.71	15.78	69.93	\$297,990.00	\$54,873.70	\$ 98,772.66	Partial	
45633	WPBL PROPERTIES LLC	125.44	30.61	94.83	\$1,038,467.00	\$253,377.58	\$ 456,079.64	Partial	There appears to be a new house built on this parcel that is in the ROW acquisition area.
45634	CUMMINGS FRED D	2.36	0.01	2.35	\$11,680.00	\$39.90	\$ 71.82	Partial	There is a house on this parcel and in the new ROW.
45635	SENER FAMILY REAL ESTATE LLC	220.59	21.94	198.64	\$539,240.00	\$53,639.49	\$ 96,551.08	Partial	
45636	JOHNSON LINDA	35.74	0.69	35.06	\$195,680.00	\$3,759.11	\$ 6,766.40	Partial	
45637	WEST RICKIE M	0.95	0.33	0.62	\$5,130.00	\$1,779.50	\$ 3,203.10	Partial	
45638	CUMMINGS FRED D	3.26	0.23	3.03	\$281,197.00	\$19,922.53	\$ 35,860.55	Partial	
45639	WPBL PROPERTIES LLC	164.88	34.01	130.87	\$1,896,120.00	\$391,067.64	\$ 703,921.75	Partial	
45640	LILLINGTON STAR REFORMED FWBC	12.02	0.53	11.49	\$84,140.00	\$3,706.57	\$ 6,671.83	Partial	
45641	MCLEAN BERTHA D	1.81	0.22	1.60	\$33,230.00	\$3,958.43	\$ 7,125.17	Partial	
45642	AGUILAR LEDEZMA J NIEVES	0.50	0.05	0.45	\$14,430.00	\$1,498.28	\$ 2,696.90	Partial	There is a house on this parcel and in the new ROW. This acquisition may be a significantly higher cost due to proximity damages to the dwelling.
45643	WILLIAMS CHRISTINE G	9.85	0.26	9.59	\$162,852.00	\$4,327.81	\$ 7,790.06	Partial	
45644	THOMAS ATKINS TRUST	21.99	4.84	17.15	\$151,730.00	\$33,409.75	\$ 60,137.55	Partial	
45645	PEREZ DAVID	0.91	0.03	0.89	\$138,002.00	\$4,096.54	\$ 7,373.77	Partial	There is a building/shed in the ROW.
45646	BAILEY SHELBY AVERY	0.99	0.99	0.00	\$87,701.00	\$87,701.00	\$ 157,861.80	Total	

Detailed View

ROW Cost Estimate Dashboard

Benefits of the Status Dashboard

- Provides real-time visibility for requestors into where each request stands (ex. Processing, SME Review, SME Review Complete, etc.)
- Reduces manual email follow-ups by clearly displaying the current process step.
- Improves accountability & transparency across the full estimate lifecycle.

List View

- Displays high-level information for all cost estimate requests in one centralized location.
- Allows requestors to quickly sort & filter by key fields such as Project ID, Request Date, Request Status, Due Status, etc.
- Supports quick, at-a-glance reporting without digging into individual records.

Detailed View

- Opens directly from the List View by selecting an individual record and clicking the "View Request Details" button in the top left.
- This displays full project-level information, including Number of Parcels, Request Date, WBS Number, Division, and other key request details.

List View

SPOT ID	Project ID	Request Status	Requestor	Request On	Requested Due	Estimated Due	Due Status
TEST-321		Reject and Return to Project Manager	Chad Bunyard	11/05/2025	12/12/2025	12/19/2025	N/A
R-5943		Reject and Return to Project Manager	Chris G. Smith	01/21/2026	02/18/2026		N/A
H192756		Reject and Return to Project Manager	Jennifer Martin	12/10/2025	12/10/2025	01/12/2026	N/A
H150762	R-5887	Preliminary SME Review	Jorge Manriquez	02/24/2026	03/01/2026	03/24/2026	On-Time
H150702	R-5936	Preliminary SME Processing	Justin Smith	02/25/2026	03/25/2026	03/25/2026	On-Time
H150702	R-5936	Reject and Return to Project Manager	Justin Smith	12/05/2025	12/05/2025	01/05/2026	N/A
HL-01338		Reject and Return to Project Manager	Kyrtlos Helmy	11/18/2025	12/16/2025	11/18/2025	N/A
HL-01338		Reject and Return to Project Manager	Kyrtlos Helmy	11/18/2025	12/16/2025	11/18/2025	N/A
R-5824		Reject and Return to Project Manager	Mark Johnston	01/30/2026	03/01/2026	03/02/2026	N/A
B172257	EB-5997	Reject and Return to Project Manager	Nishant Shah	12/08/2025	01/09/2026	01/09/2026	N/A
B-5871		Preliminary SME Review	Nora McCann	02/23/2026	02/23/2026	03/24/2026	On-Time
B-5871		Reject and Return to Project Manager	Nora McCann	02/23/2026	02/27/2026		N/A
H150827		Preliminary SME Review	Shane York	02/17/2026	03/17/2026	03/16/2026	On-Time
H192727		Reject and Return to Project Manager	Shane York	01/29/2026	03/02/2026	03/02/2026	N/A
H170719	R-5889A	Reject and Return to Project Manager	Suzana Matta	01/22/2026	02/23/2026	02/23/2026	N/A
H191792		Reject and Return to Project Manager	Suzette Morales	11/25/2025	12/29/2025	12/29/2025	N/A
H250586		Preliminary Tool Processing	Suzette Morales	02/17/2026	03/17/2026	03/17/2026	On-Time

Preliminary ROW Request H150762

Cost Estimate Request Request Type	New Request Request Method	Preliminary SME Review Request Status	On-Time Due Status
02/24/2026 Request Date	1 Alternatives	21 Parcels	Division 8 County Chatham
48406.2.1 WBS Number	Alignment Defined (Stage 2A) Project Stage	Partial Access Control	03/24/2026 Estimated Due Date
Jorge Manriquez Requestor			

Detailed View

Summary

Why This Matters

- NCDOT now has a unified, transparent, and data-driven process for generating Preliminary Right-of-Way cost estimates — improving efficiency, accuracy, and accountability.

Impact

- **Empowers** NCDOT with full ownership and flexibility to update multipliers, take criteria, and assumptions as needed.
- **Reduces turnaround times** by eliminating manual steps and automating GIS-based calculations.
- **Improves accuracy** leveraging the use of shapefiles with polygons of the proposed ROW for the project which is then reviewed and approved by a ROW SME.
- **Improves transparency** for project managers and requestors by providing clear insight into how costs are calculated, reviewed, and finalized at each stage.
- **Enables visibility** leveraging PowerBI dashboards to provide request status across the full cost estimate request/approval process.

Links and Contact Information

Links

- [ROW SharePoint Site](#)
- [Project Management Resources Site](#)
- [ROW Cost Estimate Intake Tool](#)
- [ROW Cost Estimate User Documentation](#)

Contact Information

- **Chris Coughlin** State Relocation Director – cjcoughlin@ncdot.gov
- **Tracey Jackson** ROW Cost Estimate Coordinator – ext-tcjackson@ncdot.gov
- **Tom Linsenmeyer** Project Manager – ext-tplinsenmeyer@ncdot.gov
- **Lyndsay Heeter-DePompeis** Senior GIS Analyst – ext-lmheeter-depompe@ncdot.gov



NORTH CAROLINA
Department of Transportation

Q&A

Connecting people, products and places safely and efficiently with customer focus, accountability and environmental sensitivity to enhance the economy and vitality of North Carolina

Thank you!

