



## Getting Better All the Time: Lincoln Expands Use of Aurigo Capital Project Management With Upgrade from Aurigo BRIX to Aurigo Masterworks

The Public Works Department of Lincoln, Nebraska, has been using capital project management software (CPMS) from Aurigo Software Technologies to manage all city construction projects since 2005. In the last seven years, they've been able to increase productivity and document retrieval speed by 70%, reduce time delays by 17%, and reduce overall project costs by 6%. In other words BRIX, Aurigo's CPMS, has provided a great ROI to Lincoln and its use has

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expanded steadily. "Really, the little bit of money BRIX costs us is well worth it," says CEIS Manager Tim Pratt, "Switching over to BRIX in 2005 made a big difference—we gained consistency, eliminated a lot of reentry, improved billing accuracy, and kept better track of our documentation. Especially with all the federal stimulus dollars coming in—and the reporting load that comes with those dollars—BRIX has been a lifesaver."

Aurigo's latest CPMS is Aurigo Masterworks, a solution that builds on BRIX and expands its scope, with an even more intuitive user interface. And

Lincoln will also be expanding—"Aurigo has been great at listening to us and configuring Aurigo BRIX to conform to our needs," says Pratt, "As we upgrade to Aurigo Masterworks, we expect it to be a significant improvement. We've doubled the number of licenses purchased to 200, and we'll use all of them."

### **Before BRIX**

"We had twelve project managers and 27 observers, and they were all doing their own thing," says Pratt, speaking of the department's plight in 2005, "Switching over to Aurigo BRIX really helped—we gained consistency, eliminated a lot of reentry, and started keeping better track of our documentation."

Lincoln had been using Infotech's Appia at that time but, "It just wasn't a good fit for us," says Pratt. Appia wasn't interoperable with other software used in Lincoln's public works department, and it was difficult to customize. Change order management was a particular problem."

So in 2005, the Public Works Department researched capital project management software, issued a request for proposal (RFP), and ended up with a short list of five vendors. After research and onsite seminars, Aurigo BRIX emerged as the best choice for Lincoln. "We could configure it for our needs, and it was easy to use," Pratt explains,

### **CUSTOMER PROFILE**

Lincoln is the capital of Nebraska and the state's 2nd most populous city, with a metro population of more than 300,000.

Lincoln has an annual budget of \$4-500 million for infrastructure construction. More than 515 employees are involved in the construction management process. At any given time, Lincoln is managing more than 100 active construction projects ranging in scale from small sidewalk repairs to major highway reconstruction. About 30 inspectors are in the fi each day.

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“Especially compared to Appia, where any improvements we came up with just couldn’t be implemented. But Aurigo has been very good at working with us and building in new features.”

Aurigo staff worked closely with the department, and worked hard to bring legacy data into BRIX. “In terms of challenges, one of our main goals was to port all of Lincoln’s data from their existing systems,” explains Aurigo Vice-President Kevin Koenig, “They had years of project information stored, and we really wanted that to be available and useful. So, we worked with the Lincoln team to locate and identify all the information needed, then did a full data mapping and import. Then, we did

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parallel pilot projects in both systems to compare results—that verified the data mapping, and guaranteed that the new system was working seamlessly.”

BRIX really proved its worth to the city on a 2012 bridge project that threatened to go over budget. Lincoln’s mayor followed the bridge construction progress closely; “Thanks to Aurigo, We were able to provide every document he needed, and daily reports,” says Pratt, “We could show him what was going on, and when—it was extremely helpful.”

Lincoln’s annual capital project expenditures currently come to almost \$500 million, divided among 100-200 projects ranging in size from simple sidewalk repairs to new bridges. Aurigo Masterworks is used by Lincoln to estimate project costs, manage bids and administer the entire contract lifecycle. Aurigo Masterworks is built on open standards, and interoperability with other enterprise-

scale software is critical for Lincoln. “We’re a MicroStation shop for design,” Pratt explains, “And we can now export bills of material directly from MicroStation into Aurigo Masterworks to build our estimates, and we use the estimates in a separate bidding program. Then, we import bid results back into Aurigo Masterworks for contract administration. This has worked seamlessly for us for several years.”

Lincoln also values Aurigo Masterworks’ mobile capabilities. “At the moment, we actually host our own server with the Aurigo BRIX software, and our observers use laptops equipped with data cards, to file forms from the field,” Pratt says, “We issue electronic certifications to get each user through the firewall in a secure manner.” This system works well for all observers (inspectors) including several who work for the city on a contracted basis. But Pratt says, ‘At the moment,’ because the system is changing over to Aurigo Masterworks, a more powerful solution with even more capacity. “The new solution will be hosted by Aurigo and delivered over the cloud on secure and certified server infrastructure,” Pratt explains, “We won’t have to deal with issuing electronic certificates or being responsible for server uptime... a cloud-based system will be much more reliable. It’s a big improvement.”

### **Getting Better All the Time**

As Lincoln upgrades to Aurigo Masterworks, the city plans to increase the number of users and to automate more processes. Pratt also wants to produce more reports—“I’d like reports available for everything we do.” Currently, about 100 city staff members use the system regularly, and an additional 100 licenses have been purchased as part of the upgrade.

### **CLIENT NEEDS**

Lincoln’s existing CPMS couldn’t scale up as needed to accommodate more projects, and the city wanted a solution that would add capacity without the need for more staff. They also wanted a simpler CPMS that was easy-to-implement and required minimal training for end users.

### **SOLUTION**

Lincoln’s Public Works Department implemented BRIX, a CPMS that generated accurate estimates from imported bills of material, and automated project management, inspection, pay estimates, and contract administration. In 2013 Lincoln, having realized fantastic ROI from the Aurigo solution, is upgrading from BRIX to Aurigo Masterworks, and will double the number of users. They plan to leverage additional capabilities like planning and cloud-delivered document management.

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“One of our goals is to configure Aurigo Masterworks to be interoperable with the State of Nebraska’s OnBase system,” says Pratt, “We have to work with it by law when state money is involved in a project, and streamlining that connection will save us a lot of time. Aurigo’s good record with interoperability and the flexibility of Aurigo Masterworks to easily integrate with a variety of third party applications and software using standard web services will be a big help.”

The upgraded Aurigo Masterworks solution will automate all of Lincoln’s project estimation and costing, contract administration and pay management, and track inspections and construction progress, taking over from where its predecessor Aurigo BRIX left off. To expand automation, Pratt has his eye on construction document management and funding planning as good next steps. These capabilities are part of the new Aurigo Masterworks solution that can be harnessed by Lincoln. Specific new Aurigo Masterworks tools that Lincoln plans to implement include:

- New reporting capabilities—project-customized reports are now easy to produce.
- More flexible workflows, and easier automation of business processes.
- A new land management module.
- Improved browser support, including Safari, Chrome, Firefox, and Internet Explorer 9 and 10.
- Easier creation and modification of forms for faster capture of new information.
- Improved cost management.

Koenig estimates that the upgrade process will take about four months.

“First, we’ll go through a discovery process with them, to identify the specific needs they’d like addressed and their current systems capabilities,” he says, “Then we’ll write a statement of work to define the entire upgrade process, build the new processes they require, migrate all data from BRIX to

### *Cities everywhere need to find ways to do more with less.*

Masterworks, and train users—and then they’ll go live, on a verified system with full access to their existing data. It will be a smooth process.”

Cities everywhere need to find ways to do more with less. Lincoln, Nebraska’s Public Works Department has found that one way to do that is to take the time to set up systems properly, with flexible, interoperable solutions that can be configured for the department’s needs.

*“The Aurigo team has worked collaboratively with our team members to help us refine our capital project management processes from start to finish and deploy a world class system leveraging best-in-breed technology and industry-accepted best practices for our end users. We are looking forward to the upgraded Aurigo Masterworks solution”*

*- Tim Pratt, CEIS  
Manager, City of Lincoln*

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