FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Harper Ave - Streetscape Improvements **Initial LAPP Request** (City and NCDOT Costs)	DATE	5/27/2026
CLIENT	City of Lenoir	GROUP	1155
% SUBMITTAL	Conceptual Design	PM	Danny Wilson

ESTIMATED BY		QC CHECKED BY	FNI PROJECT NUMBER		
Matt Milano/Chris Sison		od/Edith Peters/Henry H	LNR25196	Shared Cost	
ITEM	DESCRIPTION	TOTAL		CITY TOTAL	NCDOT Total
Roadway Improvements					
1	Concrete Curb + Gutter	$ -		$ -	$ -
2	Removal of Existing Asphalt Pavement	$ -		$ -	$ -
3	Unclassified Excavation	$ -		$ -	$ -
4	Asphalt Surface Course	$ -		$ -	$ -
5	Asphalt Base Course	$ -		$ -	$ -
6	Concrete Driveway	$ -		$ -	$ -
7	Pavement Markings	$ -		$ -	$ -
8	Crosswalks (Stamped Asphalt)	$ -		$ -	$ -
9	Signalization Improvements	$ -		$ -	$ -
10	Traffic Control	$ -		$ -	$ -
Streetscape Improvements					
11	Street Trees	$ -		$ -	$ -
12	Concrete Sidewalk	$ -		$ -	$ -
13	Concrete Curb Ramps (ADA)	$ -		$ -	$ -
14	Pedestrian Pavers (Clay Brick)	$ -		$ -	$ -
15	Pedestrian Lighting + Conduit	$ -		$ -	$ -
16	Imported Plant Soil	$ -		$ -	$ -
17	Ground Hardwood Mulch	$ -		$ -	$ -
18	6' Metal Benches	$ -		$ -	$ -
19	Trash Receptacles	$ -		$ -	$ -
20	Bike Racks	$ -		$ -	$ -
21	Masonry Gateway Monuments	$ -		$ -	$ -
22	Low Ornamental Landscape Plantings	$ -		$ -	$ -
23	Irrigation System	$ -		$ -	$ -
Drainage Improvements					
24	* Drainage Improvements (RCP, Inlets, Etc.)	$ -		$ -	$ -
Miscellaneous					
25	ROW Acquisition	$	160,000	$ 32,000	$ 128,000
26	Existing Overhead Utility Modifications	$	100,000	$ 20,000	$ 80,000
AE Design + Permitting Fees					
27	Design (Basic + Special Services - 20%)	$	1,221,800	$ 244,360	$ 977,440

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Matt Milano/Chris Sison		od/Edith Peters/Henry H	LNR25196	Shared Cost	
ITEM	DESCRIPTION		TOTAL	CITY TOTAL	NCDOT Total
	SUBTOTAL		$ 1,481,800	$ 296,360	$ 1,185,440
	CONTINGENCY	25%	$ 370,450	$ 74,090	$ 296,360
	SUBTOTAL		$ 1,852,250	$ 370,450	$ 1,481,800
	MOBILIZATION	5%	$ 92,613	$ 18,523	$ 74,090
	SUBTOTAL		$ 1,944,863	$ 388,973	$ 1,555,890
PROJECT TOTAL (2025 COSTS)			**$ 1,944,863**	**$ 388,973**	**$ 1,555,890**
COST ESCALATION FACTOR		5.0%	$ 97,243	$ 19,449	$ 77,795
PROJECT TOTAL (2026 COSTS)			**$ 2,042,106**	**$ 408,421**	**$ 1,633,685**

The Engineer has no control over the cost of labor, materials, equipment, or the Contractor's methods of determining prices, nor over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs. Additionally, fluctuations in material costs due to tariffs, trade policies, or supply

NOTES:

* Assumes removal and replacement of stormwater infrastructure (in accordance with FNI Harper Avenue Drainage Study dated 10/2025).

1 FNI OPCC classified as an AACE Class 5 Estimate with accuracy range of -

2 FNI OPCC costs associated with engineering fees, permits, surveying, etc. are estimates based on construction cost percentage and are subject to change.

Blue text indicates item/quantity/cost was adjusted based on betterment discussion with NCDOT.

a Assumed cost. Need to confirm with NCDOT on typical cost per light fixture - nothing available for new lighting in 2024 or 2025 bid averages.

b Assumed cost. Need to confirm with NCDOT on typical cost per bench - nothing available in 2024 or 2025

c Assumed cost. Need to confirm with NCDOT on typical cost per bike rack - nothing available in 2024 or

d Assumed cost. Need to confirm with NCDOT on typical cost for landscaping.