FREESE AND NICHOLS

Innovative approaches
Practical results
Outstanding service

OPINION OF PROBABLE CONSTRUCTION COST

PROJECT NAME	Harper Ave - Streetscape Improvements TOTAL COST	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	Isaac Wood/Edith Peters/Henry Hartshorn	LNR25196

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Roadway Improvements					
1	Concrete Curb + Gutter	6,500	LF	$ 100.00	$ 650,000
2	Removal of Existing Asphalt Pavement	14,800	SY	$ 25.00	$ 370,000
3	Unclassified Excavation	17,860	CY	$ 35.00	$ 625,100
4	Asphalt Surface Course	1,950	TN	$ 100.00	$ 195,000
5	Asphalt Base Course	3,970	TN	$ 150.00	$ 595,500
6	Concrete Driveway	2,000	SY	$ 110.00	$ 220,000
7	Pavement Markings	6,500	LF	$ 10.00	$ 65,000
8	Crosswalks (Stamped Asphalt)	4,700	SF	$ 20.00	$ 94,000
9	Signalization Improvements	1	LS	$ 225,000.00	$ 225,000
10	Traffic Control	1	LS	$ 250,000.00	$ 250,000
Streetscape Improvements					
11	Street Trees	49	EA	$ 1,200.00	$ 58,800
12	Concrete Sidewalk	32,400	SF	$ 8.50	$ 275,400
13	Concrete Curb Ramps (ADA)	33	EA	$ 4,000.00	$ 132,000
14	Pedestrian Pavers (Clay Brick)	24,300	SF	$ 14.00	$ 340,200
15	Pedestrian Lighting + Conduit	97	EA	$ 6,500.00	$ 630,500
16	Imported Plant Soil	430	CY	$ 50.00	$ 21,500
17	Ground Hardwood Mulch	40	CY	$ 100.00	$ 4,000
18	6' Metal Benches	20	EA	$ 3,000.00	$ 60,000
19	Trash Receptacles	20	EA	$ 2,000.00	$ 40,000
20	Bike Racks	10	EA	$ 1,500.00	$ 15,000
21	Masonry Gateway Monuments	1	EA	$ 15,000.00	$ 15,000
22	Low Ornamental Landscape Plantings	2,600	EA	$ 45.00	$ 117,000
23	Irrigation System	1	LS	$ 50,000.00	$ 50,000
Drainage Improvements					
24	* Drainage Improvements (RCP, Inlets, Etc.)	1	LS	$ 800,000.00	$ 800,000
Miscellaneous					
25	ROW Acquisition	1	LS	$ 160,000.00	$ 160,000
26	Existing Overhead Utility Modifications	1	LS	$ 100,000.00	$ 100,000
AE Design + Permitting Fees					
27	Design (Basic + Special Services - 20%)	1	LS	$ 1,221,800.00	$ 1,221,800

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ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE		TOTAL
		SUBTOTAL			$	7,330,800
		CONTINGENCY		25%	$	1,832,700
		SUBTOTAL			$	9,163,500
		MOBILIZATION		5%	$	458,175
		SUBTOTAL			$	9,621,675

PROJECT TOTAL (2025 COSTS)		**$**	**9,621,675**
COST ESCALATION FACTOR	5.0%	$	481,084
PROJECT TOTAL (2026 COSTS)		**$**	**10,102,759**

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 chain disruptions may further impact pricing in ways that are difficult to predict.

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 -30 to + 50.

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