Shaping Communities Together

November 6, 2025

Mr. Mark Biberdorf, Town Manager
Town of Fletcher
300 Old Cane Creek Road
Fletcher, North Carolina 28732

RE: Greenway Master Plan Recommendation
Town of Fletcher, North Carolina

Dear Mark:

The Town of Fletcher contracted McGill Associates to provide a conceptual Master Plan for the greenway trail expansion from Bill Moore Community Park westward, terminating at the I-26 bridge. The proposed trail system would provide approximately three additional miles of trail to the existing system at the park and provide connectivity to a potential, future regional trail system. The proposed Master Plan has broken the project into six sections. See the associated plan sheets for the layout of those sections.

It is our understanding that the Town of Fletcher currently has an approximate $800,000 to $900,000 budget through a matching grant and Town funds for the execution of an initial phase of this overall Master Plan. Based on our analysis of the overall plan and the cost estimates that we've prepared, it is our recommendation to the Town that you proceed with the full design and bidding for Sections 3 and 4. We also would recommend the full design and bidding, as an alternate, Section 1. The construction of Sections 3 and 4 will provide the Town, and the public, with a new trailhead location off Rockwell Drive, a new 1.1-mile trail loop, and connectivity to the existing sidewalk system on US-25. Per our cost estimates, Sections 3 and 4 should fall within the Town's budget, however, obtaining a bid for Section 1 as an alternate, would allow the Town the option to build more trail system if the bid results are favorable.

McGill looks forward to teaming with the Town of Fletcher for the design, bidding, and construction phases of this project. If you have any questions regarding the project, please do not hesitate to give me a call.

Sincerely,
MCGILL ASSOCIATES, P.A.

BEN CATHEY, PE
Practice Area Lead

Cc:

Enclosures: Greenway Master Plan dated November 2025
Fletcher Greenway Conceptual Cost Estimate dated November 2025

P:\2025\25.00136-FletcherNC-Greenway Extension\Design\Planning\Master Plan Recommendation 11.04.25.doc

Fletcher Greenway Conceptual Cost Estimate - Summary					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
1	Section 1 - Fernleaf Section to Railroad Bridge	LS	1	$188,165.51	$ 188,165.51
2	Section 2 - Under Railroad and US-25 Bridges	LS	1	$475,666.84	$ 475,666.84
3	Section 3 - Parking Lot at Rockwell Drive to US-25	LS	1	$571,364.01	$ 571,364.01
4	Section 4 - Loop Connector to Section 3	LS	1	$300,739.07	$ 300,739.07
5	Section 5 - Rockwell Dr Parking Lot to I-26 Bridge	LS	1	$429,369.71	$ 429,369.71
6	Section 6 - Pedestrian Bridge over Cane Creek and under I-26	LS	1	$1,314,278.35	$ 1,314,278.35
Total Construction Cost					
Estimated Project Cost					**$ 3,279,583.49**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.
2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.
3. Sections 1, 3, 4, and 5 are assumed to not require a flood study and approved as a "No-Rise" certfication. Sections 2 and 6 are assumed to require a flood model and additional permitting.

Fletcher Greenway Conceptual Cost Estimate - Section 1					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
General					
1	Mobilization and General Requirements (5%)	LS	1	$6,549.90	$6,549.90
2	Gates, Rails, Access Control, Bench, and Trash Receptacle	LS	1	$8,000.00	$8,000.00
3	Misc Signage	LS	1	$5,000.00	$5,000.00
				Subtotal	**$19,549.90**
Erosion Control					
4	Clearing & Grubbing	LS	1	$3,000.00	$3,000.00
5	Silt Fence	LF	800	$5.00	$4,000.00
6	Temporary Construction Entrance	EA	1	$5,000.00	$5,000.00
7	Seeding, Fertilizing, and Mulching	AC	0.75	$8,000.00	$6,000.00
				Subtotal	**$18,000.00**
Earthwork					
8	Earthwork - Haul Off	CY	350	$25.00	$8,750.00
9	Undercut Excavation and Haul Off	CY	35	$60.00	$2,100.00
10	Bi-Axial Geogrid	SY	1,510	$6.00	$9,060.00
11	Compacted ABC for Base Stabilization	TON	951	$40.00	$38,052.00
				Subtotal	**$57,962.00**
Paving Surfaces					
12	6' Wide Concrete Sidewalk (4" Concrete/4" ABC)	SY	154	$125.00	$19,250.00
13	2" Screenings (Gravel Trail Surface)	TON	142	$40.00	$5,694.79
14	6" CABC (Gravel Trail Base)	TON	427	$40.00	$17,091.20
				Subtotal	**$42,035.99**
Total Construction Cost					
Estimated Construction Cost Subtotal					$137,547.89
Contingency (20%)					$27,509.58
Total Estimated Construction Cost					**$165,057.46**
Soft Costs - Design & Permitting (8%)					$13,204.60
Soft Costs - Bidding & Construction (4%)					$6,602.30
Soft Costs - Material Testing & Geotechnical (2%)					$3,301.15
Total Project Cost					**$188,165.51**
Notes					
1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.					
2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.					
3. It is assumed that a flood study will not be required for justification of a "No Rise". If required, a flood model would be approximately $15,000.					

Fletcher Greenway Conceptual Cost Estimate - Section 2					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
General					
1	Mobilization and General Requirements (5%)	LS	1	$15,068.35	$15,068.35
2	Gates, Rails, Access Control, Trash Receptacle	LS	1	$6,000.00	$6,000.00
3	Arch Culvert	LS	1	$60,000.00	$60,000.00
4	Misc Signage	LS	1	$5,000.00	$5,000.00
5	Railroad Underpass Construction	LS	1	$50,000.00	$50,000.00
6	US 25 Underpass Construction	LS	1	$125,000.00	$125,000.00
				Subtotal	**$261,068.35**
Erosion Control					
7	Clearing & Grubbing	LS	1	$3,000.00	$3,000.00
8	Silt Fence	LF	300	$5.00	$1,500.00
9	Temporary Construction Entrance	EA	1	$5,000.00	$5,000.00
10	Seeding, Fertilizing, and Mulching	AC	0.25	$8,000.00	$2,000.00
				Subtotal	**$11,500.00**
Earthwork					
11	Earthwork - Haul Off	CY	150	$25.00	$3,750.00
12	Undercut Excavation and Haul Off	CY	15	$60.00	$900.00
13	Bi-Axial Geogrid	SY	250	$6.00	$1,500.00
14	Compacted ABC for Base Stabilization	TON	158	$40.00	$6,300.00
				Subtotal	**$12,450.00**
Paving Surfaces					
15	6' Wide Concrete Sidewalk (4" Concrete/4" ABC)	SY	200	$125.00	$25,000.00
16	2" Screenings (Gravel Trail Surface)	TON	40	$40.00	$1,603.76
17	6" CABC (Gravel Trail Base)	TON	120	$40.00	$4,813.20
				Subtotal	**$31,416.96**
Total Construction Cost					
Estimated Construction Cost Subtotal					$316,435.31
Contingency (20%)					$63,287.06
Total Estimated Construction Cost					**$379,722.37**
Soft Costs - Design & Permitting (12%)					$45,566.68
Soft Costs - Flood Permitting					$20,000.00
Soft Costs - Bidding & Construction (6%)					$22,783.34
Soft Costs - Material Testing & Geotechnical (2%)					$7,594.45
Total Project Cost					**$475,666.84**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.
2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit. See attached sketch for limits.
3. It is assumed that a flood study will be required for this section.

Fletcher Greenway Conceptual Cost Estimate - Section 3					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
General					
1	Mobilization and General Requirements (5%)	LS	1	$19,888.75	$19,888.75
2	Gates, Rails, Access Control	LS	1	$7,500.00	$7,500.00
3	Parking Lot Lighting	LS	1	$25,000.00	$25,000.00
4	Security Camera	LS	1	$10,000.00	$10,000.00
5	Misc Signage	LS	1	$5,000.00	$5,000.00
				Subtotal	**$67,388.75**
Erosion Control					
6	Clearing & Grubbing	LS	1	$5,000.00	$5,000.00
7	Silt Fence	LF	3,150	$5.00	$15,750.00
8	Temporary Construction Entrance	EA	1	$5,000.00	$5,000.00
9	Seeding, Fertilizing, and Mulching	AC	2.50	$8,000.00	$20,000.00
				Subtotal	**$45,750.00**
Earthwork					
10	Earthwork - Haul Off	CY	1,165	$25.00	$29,125.00
11	Undercut Excavation and Haul Off	CY	235	$60.00	$14,100.00
12	Bi-Axial Geogrid	SY	6,625	$6.00	$39,750.00
13	Compacted ABC for Base Stabilization	TON	445	$40.00	$17,800.00
				Subtotal	**$100,775.00**
Paving Surfaces					
13	6' Wide Concrete Sidewalk (4" Concrete/4" ABC)	SY	140	$125.00	$17,500.00
14	2" Screenings (Gravel Trail Surface)	TON	630	$40.00	$25,200.00
15	6" CABC (Gravel Trail Base)	TON	1,830	$40.00	$73,200.00
16	Vehicular Asphalt Paving (2" Asphalt/8" ABC)	SY	950	$65.00	$61,750.00
17	Concrete Paving for Handicap Stalls (6" Concrete/6" ABC)	SY	55	$140.00	$7,700.00
18	Gravel Parking (8" ABC)	TON	460	$40.00	$18,400.00
				Subtotal	**$203,750.00**
Total Construction Cost					
Estimated Construction Cost Subtotal					$417,663.75
Contingency (20%)					$83,532.75
Total Estimated Construction Cost					**$501,196.50**
Soft Costs - Design & Permitting (8%)					$40,095.72
Soft Costs - Bidding & Construction (4%)					$20,047.86
Soft Costs - Material Testing & Geotechnical (2%)					$10,023.93
Total Project Cost					**$571,364.01**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.

2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.

3. It is assumed that a flood study will not be required for justification of a "No Rise". If required, a flood model would be approximately $15,000.

Fletcher Greenway Conceptual Cost Estimate - Section 4

Item #	Description	Unit	Quantity	Unit Cost	Total Amount
General					
1	Mobilization and General Requirements (5%)	LS	1	$10,468.50	$10,468.50
2	Gates, Rails, Access Control, Bench, and Trash Receptacle	LS	1	$7,000.00	$7,000.00
3	Misc Signage	LS	1	$5,000.00	$5,000.00
				Subtotal	**$22,468.50**
Erosion Control					
4	Clearing & Grubbing	LS	1	$5,000.00	$5,000.00
5	Silt Fence	LF	2,000	$5.00	$10,000.00
6	Temporary Construction Entrance	EA	1	$5,000.00	$5,000.00
7	Seeding, Fertilizing, and Mulching	AC	2.00	$8,000.00	$16,000.00
				Subtotal	**$36,000.00**
Earthwork					
8	Earthwork - Haul Off	CY	850	$25.00	$21,250.00
9	Undercut Excavation and Haul Off	CY	170	$60.00	$10,200.00
10	Bi-Axial Geogrid	SY	5,040	$6.00	$30,240.00
11	Compacted ABC for Base Stabilization	TON	322	$40.00	$12,880.00
				Subtotal	**$74,570.00**
Paving Surfaces					
12	2" Screenings (Gravel Trail Surface)	TON	555	$40.00	$22,200.00
13	8" CABC (Gravel Trail Base)	TON	1,615	$40.00	$64,600.00
				Subtotal	**$86,800.00**

Estimated Construction Cost Subtotal	$219,838.50
Contingency (20%)	$43,967.70
Total Estimated Construction Cost	**$263,806.20**
Soft Costs - Design & Permitting (8%)	$21,104.50
Soft Costs - Bidding & Construction (4%)	$10,552.25
Soft Costs - Material Testing & Geotechnical (2%)	$5,276.12
Total Project Cost	**$300,739.07**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.
2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.
3. It is assumed that a flood study will not be required for justification of a "No Rise". If required, a flood model would be approximately $15,000.

Fletcher Greenway Conceptual Cost Estimate - Section 5					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
General					
1	Mobilization and General Requirements (5%)	LS	1	$13,731.75	$13,731.75
2	Gates, Rails, Access Control, Bench, and Trash Receptacle	LS	1	$8,000.00	$8,000.00
3	Galvanized Handrail (For Retaining Wall)	LF	340	$100.00	$34,000.00
4	Timber Guardrail	LF	340	$75.00	$25,500.00
5	Misc Signage	LS	1	$5,000.00	$5,000.00
				Subtotal	**$86,231.75**
Erosion Control					
6	Clearing & Grubbing	LS	1	$5,000.00	$5,000.00
7	Silt Fence	LF	650	$5.00	$3,250.00
8	Temporary Construction Entrance	EA	1	$5,000.00	$5,000.00
9	Seeding, Fertilizing, and Mulching	AC	2.00	$8,000.00	$16,000.00
				Subtotal	**$29,250.00**
Earthwork					
10	Earthwork - Haul Off	CY	915	$25.00	$22,875.00
11	Undercut Excavation and Haul Off	CY	183	$60.00	$10,980.00
12	Bi-Axial Geogrid	SY	4,155	$6.00	$24,930.00
13	Compacted ABC for Base Stabilization	TON	350	$40.00	$14,000.00
14	Retaining Wall	FF	540	$100.00	$54,000.00
				Subtotal	**$126,785.00**
Paving Surfaces					
15	2" Screenings (Gravel Trail Surface)	TON	460	$40.00	$18,400.00
16	6" CABC (Gravel Trail Base)	TON	1,330	$40.00	$53,200.00
				Subtotal	**$71,600.00**
Total Construction Cost					
Estimated Construction Cost Subtotal					$313,866.75
Contingency (20%)					$62,773.35
Total Estimated Construction Cost					**$376,640.10**
Soft Costs - Design & Permitting (8%)					$30,131.21
Soft Costs - Bidding & Construction (4%)					$15,065.60
Soft Costs - Material Testing & Geotechnical (2%)					$7,532.80
Total Project Cost					**$429,369.71**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.

2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.

3. It is assumed that a flood study will not be required for justification of a "No Rise". If required, a flood model would be approximately $15,000.

Fletcher Greenway Conceptual Cost Estimate - Section 6					
Item #	**Description**	**Unit**	**Quantity**	**Unit Cost**	**Total Amount**
General					
1	Mobilization and General Requirements (5%)	LS	1	$42,469.52	$42,469.52
2	Gates, Rails, Access Control	LS	1	$7,500.00	$7,500.00
3	Galvanized Handrail (For I-26 Underpass)	LF	170	$100.00	$17,000.00
4	Pedestrian Bridge (Across Cane Creek)	LS	1	$750,000.00	$750,000.00
5	Misc Signage	LS	1	$5,000.00	$5,000.00
				Subtotal	**$821,969.52**
Erosion Control					
6	Clearing & Grubbing	LS	1	$5,000.00	$5,000.00
7	Silt Fence	LF	300	$5.00	$1,500.00
8	Temporary Construction Entrance	EA	2	$5,000.00	$10,000.00
9	Seeding, Fertilizing, and Mulching	AC	0.25	$8,000.00	$2,000.00
				Subtotal	**$18,500.00**
Earthwork					
10	Earthwork - Haul Off	CY	200	$25.00	$5,000.00
11	Undercut Excavation and Haul Off	CY	20	$60.00	$1,200.00
12	Bi-Axial Geogrid	SY	306	$6.00	$1,836.00
13	Compacted ABC for Base Stabilization	TON	129	$40.00	$5,160.00
				Subtotal	**$13,196.00**
Paving Surfaces					
14	10' Concrete Sidewalk (4" Concrete/4" ABC)	SY	306	$125.00	$38,194.44
				Subtotal	**$38,194.44**
Total Construction Cost					
Estimated Construction Cost Subtotal					$891,859.97
Contingency (20%)					$178,371.99
Total Estimated Construction Cost					**$1,070,231.96**
Soft Costs - Design & Permitting (12%)					$128,427.84
Soft Costs - Flood Permitting					$30,000.00
Soft Costs - Bidding & Construction (6%)					$64,213.92
Soft Costs - Material Testing & Geotechnical (2%)					$21,404.64
Total Project Cost					**$1,314,278.35**

Notes

1. The ENGINEER maintains no control of labor costs, materials, equipment or services furnished by others, the Contractor(s)' methods for determining prices, or competitive or market conditions. The estimates herein for project and construction costs represent the ENGINEER'S best judgment, and are based on his experience and qualifications as a Professional Engineer who possesses familiarity with the construction industry. The ENGINEER does not guarantee the accuracy of the cost estimates, which may vary from bids or actual project and construction costs.

2. Estimate values based upon field visit and the concept that the trail will be placed along the edge of the existing "field". No plans have been created for this concept, just discussions between the Town and McGill Associates, aerial imagery, and a field visit.

3. It is assumed that a flood study will be required for this section.