

Targeted Neighborhood Commercial Areas Streetscape Project

City of Durham, North Carolina

Recommended Phase I Areas: Preliminary Opinion of Total Probable Cost

Prepared by E.G. & G. Group, Inc.: January 15, 2009

Project Areas	Length (Linear Feet)	Linear Foot	Amount
Angier Avenue-Driver Street Intersection			
Angier Avenue (150' West of Driver Street to Salem Street)	470	\$ 2,450	\$ 1,151,500
Angier Avenue (Salem Street to Guthrie Street)	250	\$ 2,450	\$ 612,500
Driver Street (230' South of Angier Avenue to Angier Avenue)	230	\$ 2,450	\$ 563,500
Driver Street (Angier Avenue to Ashe Street)	280	\$ 2,450	\$ 686,000
Total	1,230		\$ 3,013,500
Fayetteville Street Corridor			
Fayetteville Street (Morehead Avenue to Umstead Street)	1,600	\$ 3,200	\$ 5,120,000
Total	1,600		\$ 5,120,000
East Main Street Corridor			
East Main Street (Fayetteville Street to Refiners Fire Church)	1,100	\$ 2,180	\$ 2,398,000
Total	1,100		\$ 2,398,000
North Mangum Street-Corporation Street Intersection			
North Mangum Street (250' North of Corporation Street to 250' South of Corporation Street)	540	\$ 2,450	\$ 1,323,000
North Mangum Street (250' South of Corporation Street to Broadway/Dowd Street)	150	\$ 2,450	\$ 367,500
Corporation Street (110' West of Mangum Street to 240' East of Mangum Street)	350	\$ 2,450	\$ 857,500
Cleveland Street (Corporation Street to 80' South of Corporation Street)	80	\$ 2,450	\$ 196,000
Total	1,120		\$ 2,744,000
West Chapel Hill Street Corridor			
West Chapel Hill Street (80' West of Kent Street to Buchanan Boulevard)	960	\$ 2,590	\$ 2,486,400
Total	960		\$ 2,486,400
Total Phase I Project Cost	6,010		\$ 15,761,900

Notes

- 1) Probable costs based on anticipated construction in 2011 and 5% annual inflation.
- 2) Probable costs recognize the following NCDOT State Routes: Angier Avenue, Fayetteville Street, North Mangum Street, and West Chapel Hill Street
- 3) Probable costs include all demolition, removals, and installation as required for new
 - a) Concrete sidewalks with clay brick accent strips (on concrete base);
 - b) Concrete curbs and gutters (bump-outs at select locations);
 - c) Asphalt street pavement resurfacing and striping;
 - d) Historic style street lighting system with modern optics, electrical receptacle on each pole, and underground service;
 - e) Utility modifications/adjustments, e.g. fire hydrants;
 - f) Catch basins as needed connected to existing storm sewer system;
 - g) Concrete crosswalks with decorative paving and scoring patterns;
 - h) Consolidating of overhead utilities (electric, telephone, internet) on new high poles on one side of the street and conduits for service connection:
 - i) Landscape plantings, street trees, parking lot buffers, and gateway treatments;
 - j) Historic style traffic signal poles with mast arms, signal heads, pedestrian signals, and control panels;
 - k) Traffic, street, directional, parking, and gateway signage;
 - l) Furnishings (benches, trash receptacles, fencing, bollards, tree grates, bike racks, special features) and public art.
 - m) Median treatment (Fayetteville Street: Morehead to Lakewood)
 - n) Decorative arch (West Chapel Hill Street)
- 4) Probable costs include all construction associated costs (mobilization, traffic control, layout staking, etc.) as well as a 15% contingency. Above costs also include professional services fees (22%) for topographic survey, environmental and geotechnical investigations, design development drawings, final engineering drawings, easement drawings, bidding services, full-time field representation, and construction administration.