



TOWN OF BLACK MOUNTAIN

TOWN COUNCIL

July 9, 2026


SPECIAL MEETING AGENDA

Time: 5:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

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1. CALL TO ORDER

2. PUBLIC HEARING

- 2.A. Submission of an Application to the US Dept. of Housing & Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) Program for Restoring and Repairing the Black Mountain Center for the Arts Building.** - Matt Begley, Recovery & Capital Programs Director
- Motion: Motion to approve the submission of the application for the HUD CDBG-DR grant program as presented and recommended.

3. NEW BUSINESS

- 3.A. Consideration of Submission of a Sub-application to FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program for a Replacement Public Safety Building.** - Matt Begley, Recovery & Capital Programs Director
- Motion: Motion to authorize Town staff to submit an application for the FEMA BRIC Grant Program for a replacement Public Safety Facility.

3.B. Agenda Review for the July 13, 2026 Monthly Council Meeting - Richard Hicks, Interim Town Manager

Motion: Motion to approve the July 13, 2026 meeting agenda as presented (or as amended).

4. ADJOURNMENT



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Matt Begley, Recovery & Capital Programs Director **MEETING DATE:** July 9, 2026

AGENDA SECTION: Public Hearing **DEPARTMENT:** Administration

TITLE OF ITEM: Submission of an Application to the US Dept. of Housing & Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) Program for Restoring and Repairing the Black Mountain Center for the Arts Building.

SUGGESTED MOTION(S):

Motion to approve the submission of the application for the HUD CDBG-DR grant program as presented and recommended.

SUMMARY:

The Town of Black Mountain will hold a public hearing on Thursday, July 9, 2026, at 5:00 PM at Black Mountain Town Hall, 160 Midland Avenue, Black Mountain, NC, to receive public comments on a proposed application for Community Development Block Grant – Disaster Recovery (CDBG-DR) funding.

A public hearing will first be held to provide citizens with an opportunity to comment on the proposed project, including the nature of the project, the proposed funding request, and the Town’s intent to submit a CDBG-DR application. This public hearing is to satisfy requirements for this grant submission process. The public comment period has been open from June 25, 2026, through July 9, 2026, and notice of this hearing was published in the Black Mountain News on June 25, 2026.

The Town Council will consider a resolution authorizing the submission of an application to the US Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery (CDBG-DR) competitive grant program for restoring and repairing the Black Mountain Center for the Arts building. The proposed amount for the application is \$3,780,000.

Matt Begley, Town Recovery & Capital Programs Director, and Clarity Collins, Recovery Project Manager with the Land of Sky Regional Council, will be available to answer questions pertaining

to the grant application for the Black Mountain Center for the Arts Building and the process.

BUDGET IMPACT:

Is this expenditure approved in the current fiscal year budget? n/a - application for a grant only

If no, describe how it will be funded. n/a

ATTACHMENTS:

1. BMCA PAR_07-02-2026a
2. R-26-XX Resolution to Apply for CDBG-DR for Black Mountain Center for the Arts Building Repairs

BLACK MOUNTAIN CENTER FOR THE ARTS

PRELIMINARY ARCHITECTURAL REPORT



SOUTHWESTERN COMMISSION
COUNCIL OF GOVERNMENTS



BLACK MOUNTAIN CENTER FOR THE ARTS INDEX

1 NARRATIVE

- 1.1 EXECUTIVE SUMMARY
- 1.2 FACILITY HISTORY
- 1.3 FACILITY COMPONENT SYSTEMS DESCRIPTION

2 GOALS

- 2.1 GENERAL DESCRIPTION
- 2.2 OWNER/USER DEFINED GOALS AND PRIORITIES
- 2.3 BUILDING CODE COMPLIANCE

3 SITE + BUILDING CONSIDERATIONS

- 3.1 EXISTING FACILITY DOCUMENTATION
- 3.2 ITEMS FOR CORRECTION

4 COST BUDGET MODELS

- 4.1 TOTAL PROJECT BUDGET
- 4.2 PROJECT PRIORITY COST BUDGETS
- 4.3 DIVISION 1-41 PROJECT BUDGET SUMMARY
- 4.4 MASTER COST BUDGET

BLACK MOUNTAIN CENTER FOR THE ARTS 1 NARRATIVE



BLACK MOUNTAIN CENTER FOR THE ARTS

1.1 EXECUTIVE SUMMARY



The Black Mountain Center for the Arts (BMCA), located in downtown Black Mountain, North Carolina, occupies a historic 1927 municipal building originally constructed as the town's City Hall. For much of the twentieth century, the building served as the primary civic hub, housing municipal offices, a courtroom, the police department, jail, and public library, and functioning as the center of governance and community life in the Swannanoa Valley.

Following the relocation of municipal services, the building was vacant by approximately 1990 and at risk of demolition. In response, a grassroots coalition of local residents led a successful preservation effort, acquiring and rehabilitating the structure through an adaptive reuse initiative. This effort culminated in the opening of the Black Mountain Center for the Arts in 2000, transforming the building into a nonprofit cultural facility serving regional residents and visitors.

Today, BMCA is a vital cultural and economic asset, providing programming in visual arts, performing arts, and arts education. The building retains its historic character while supporting contemporary community use, making it both a heritage resource and an active public facility.

In September 2024, Hurricane Helene caused widespread damage across western North Carolina, including significant impacts to public infrastructure and community facilities in Black Mountain. The BMCA building experienced storm-related damage, including water intrusion and mechanical system failures, which have compromised accessibility and limited the full use of program spaces.

As a result, key building systems—most notably the elevator and interior infrastructure—require repair or replacement to restore safe, accessible operation. These deficiencies have constrained the organization's ability to fully serve the public and deliver programming, particularly for individuals with mobility limitations.



BLACK MOUNTAIN CENTER FOR THE ARTS

2 GOALS



BLACK MOUNTAIN CENTER FOR THE ARTS

2.1 GENERAL DESCRIPTION

The proposed project seeks to stabilize, repair, and upgrade the facility, ensuring continued public access and long-term resilience. Planned improvements include:

- _ Repair and/or replacement of damaged building systems (including vertical access)
- _ Remediation of water intrusion and associated structural or finish impacts
- _ Accessibility upgrades to meet current ADA standards
- _ Integration of resilience measures to mitigate future storm-related damage

These efforts are aligned with ongoing regional recovery initiatives supported by federal, state, and philanthropic funding programs, including FEMA assistance and arts-focused recovery grants. The Town of Black Mountain and BMCA have taken necessary administrative steps, including securing extended site control, to ensure eligibility for multi-year capital funding opportunities.

Investment in this project will:

- _ Restore a critical community asset and ensure continued public access to arts and cultural programming
- _ Preserve a historic structure that contributes to the identity and economic vitality of downtown
- _ Support regional recovery efforts by strengthening cultural infrastructure impacted by Hurricane Helene.
- _ Enhance resilience and sustainability, reducing vulnerability to future extreme weather events

The Black Mountain Center for the Arts building represents a successful model of historic preservation and adaptive reuse, and this project will ensure its continued service as a cultural and civic resource. Grant funding is essential to address storm-related damage and position the facility for long-term stability, accessibility, and community benefit.

BLACK MOUNTAIN CENTER FOR THE ARTS

3 SITE + BUILDING CONSIDERATIONS



BLACK MOUNTAIN CENTER FOR THE ARTS

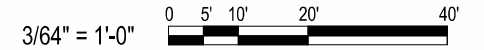
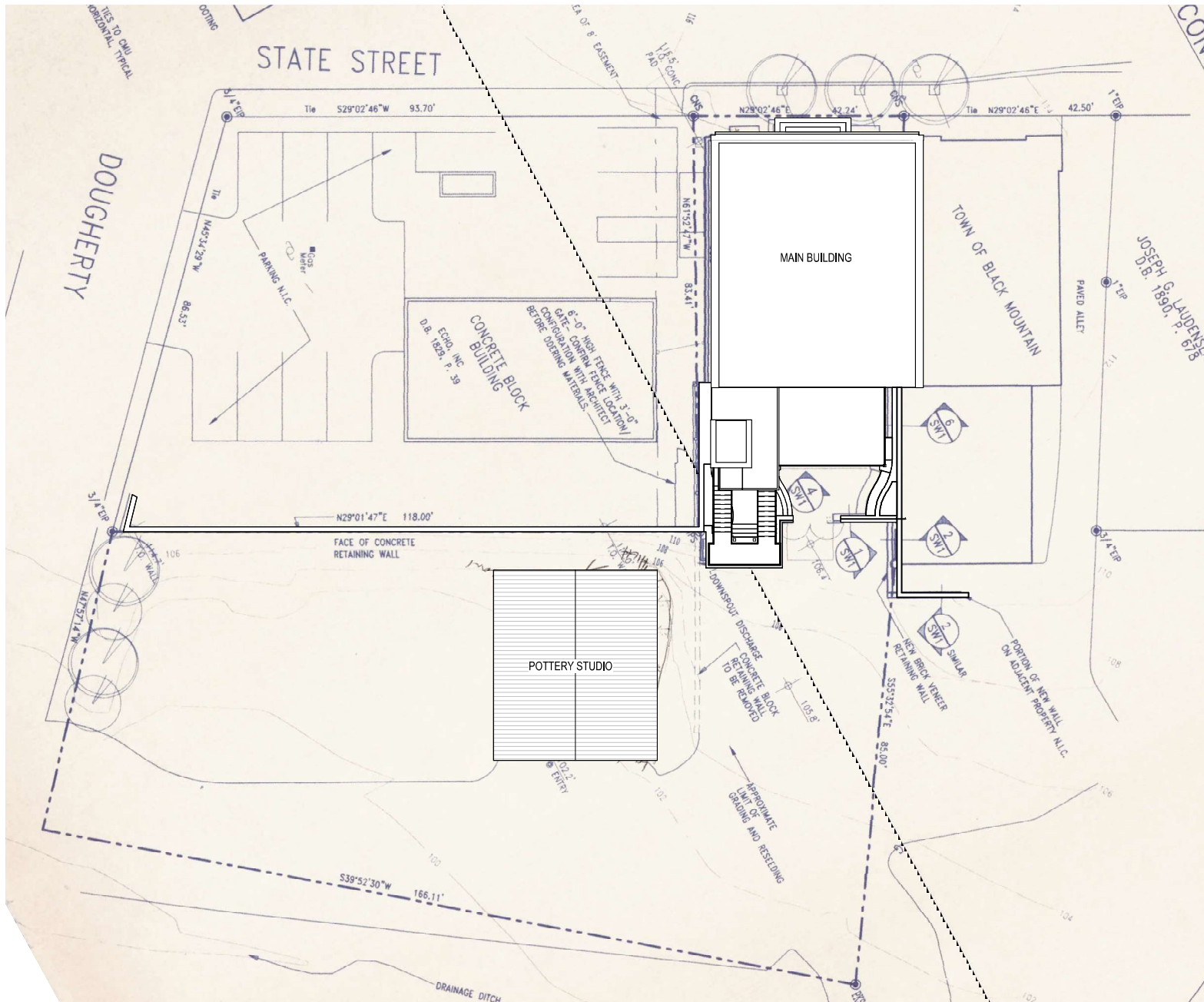
3.1 EXISTING FACILITY DRAWINGS

DRAWING INDEX

- 3.1.1 SITE PLAN
- 3.1.2 ELEVATIONS
- 3.1.3 ELEVATIONS
- 3.1.4 LOWER LEVEL PLAN
- 3.1.5 MAIN LEVEL PLAN
- 3.1.6 UPPER LEVEL PLAN
- 3.1.7 ROOF PLAN
- 3.1.8 POTTERY STUDIO PLAN
- 3.1.9 POTTERY STUDIO ROOF PLAN

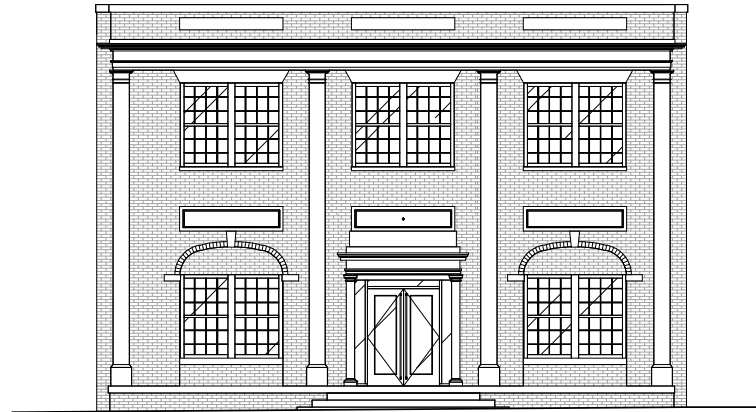
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.1 SITE PLAN

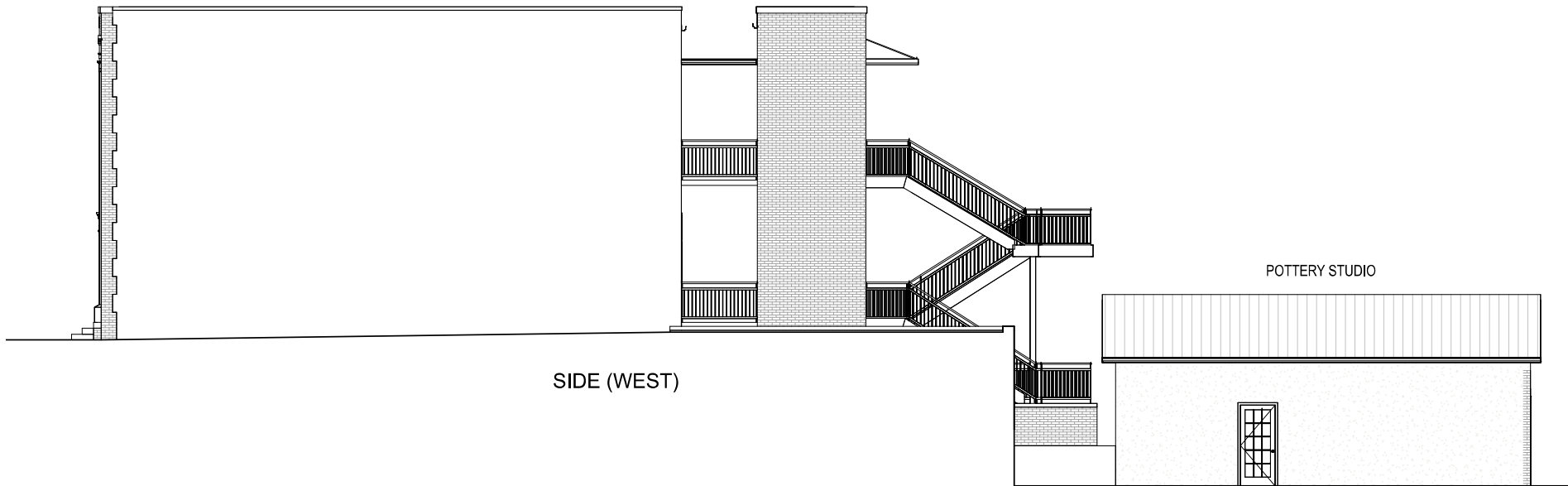


BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.2 ELEVATIONS




FRONT (NORTH)



SIDE (WEST)

POTTERY STUDIO

3/32" = 1'-0" 

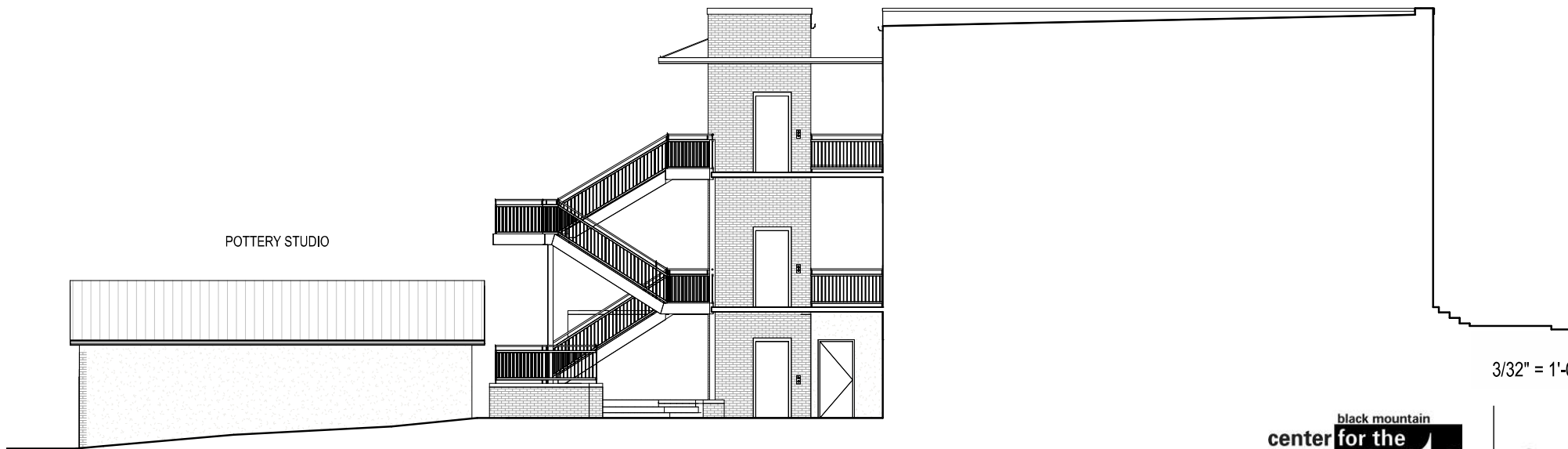
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.3 ELEVATIONS



POTTERY STUDIO

REAR (SOUTH)



POTTERY STUDIO

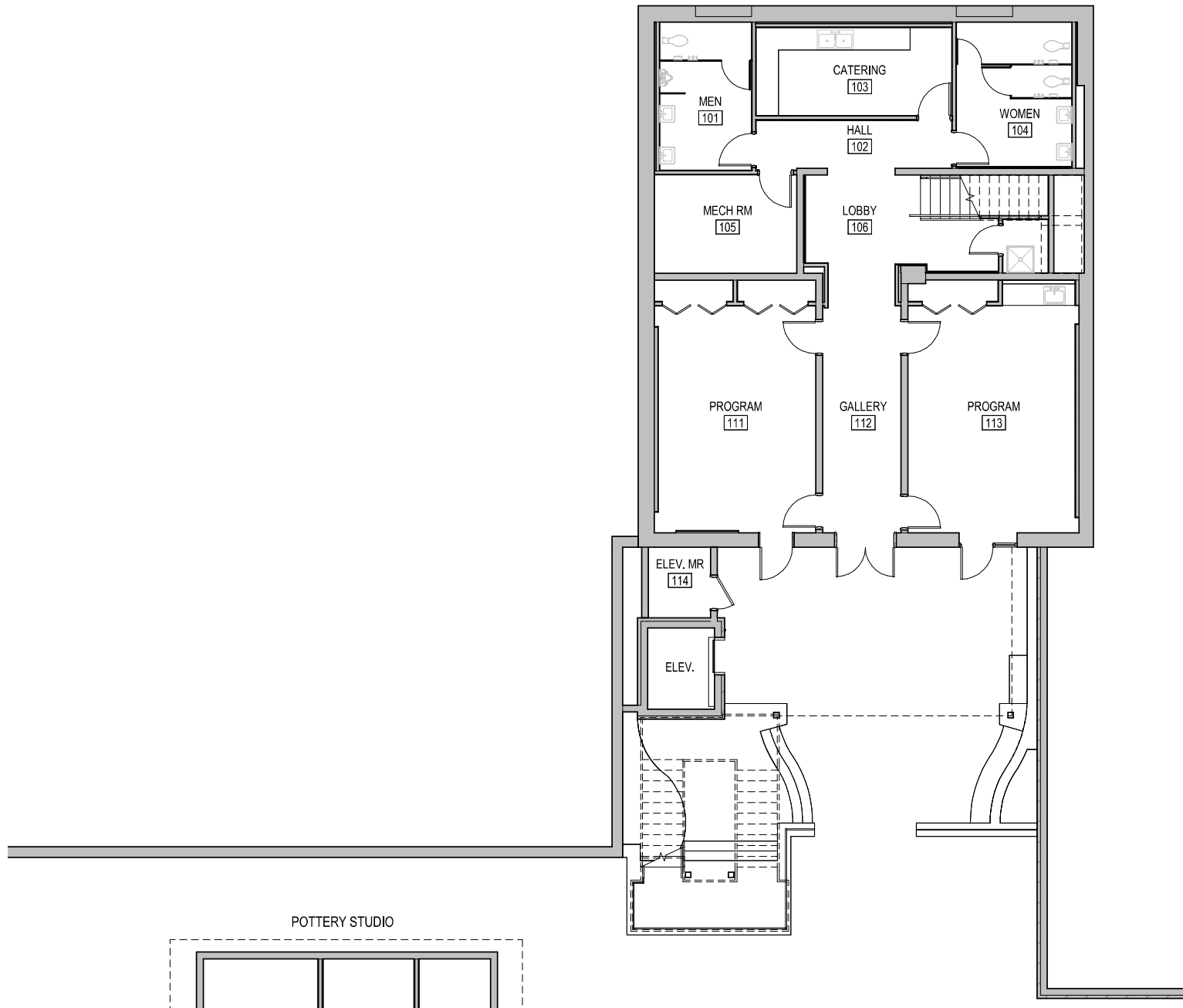
SIDE THRU BUILDING (EAST)

3/32" = 1'-0"
0 5' 10' 20'



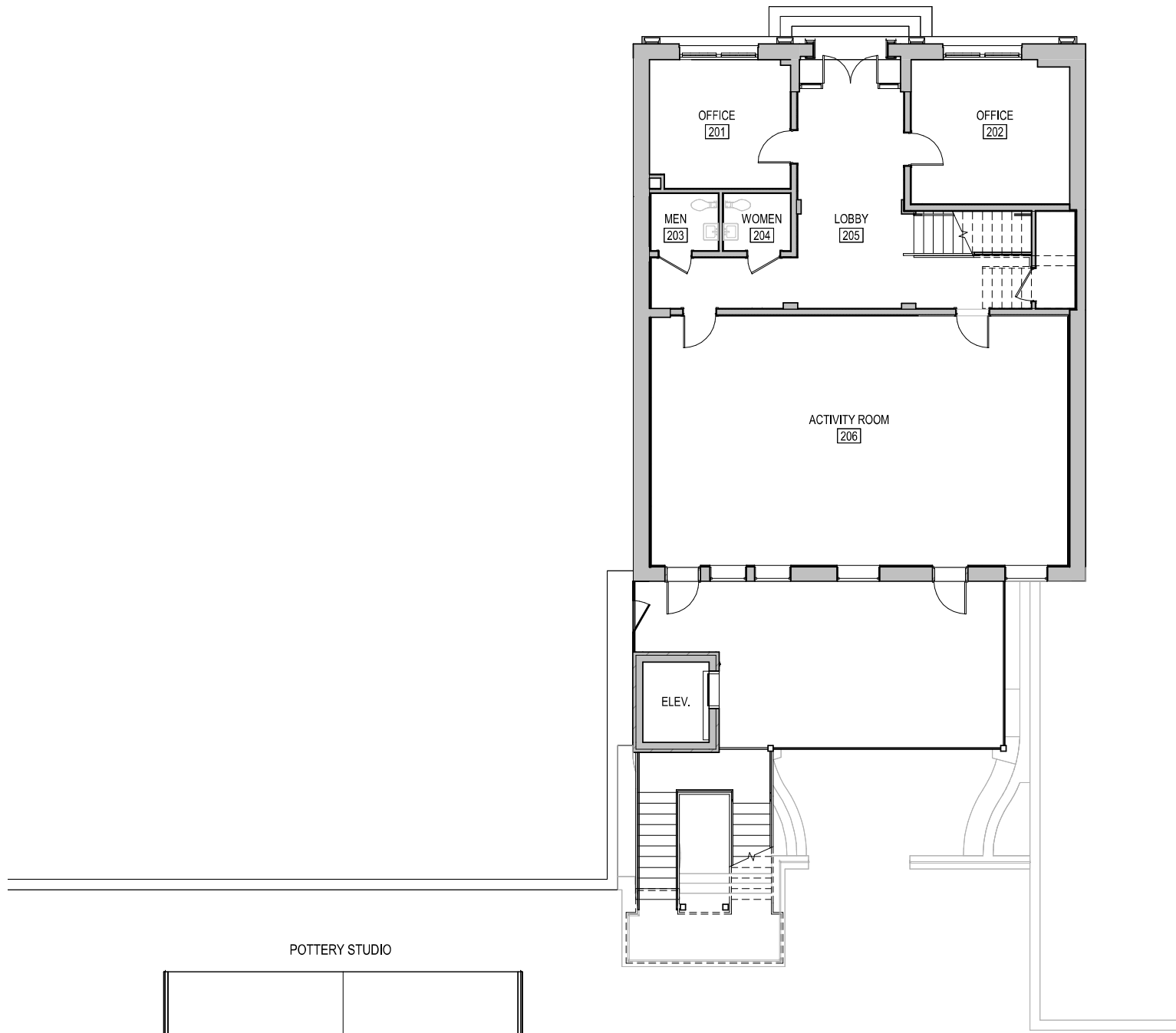
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.4 LOWER LEVEL



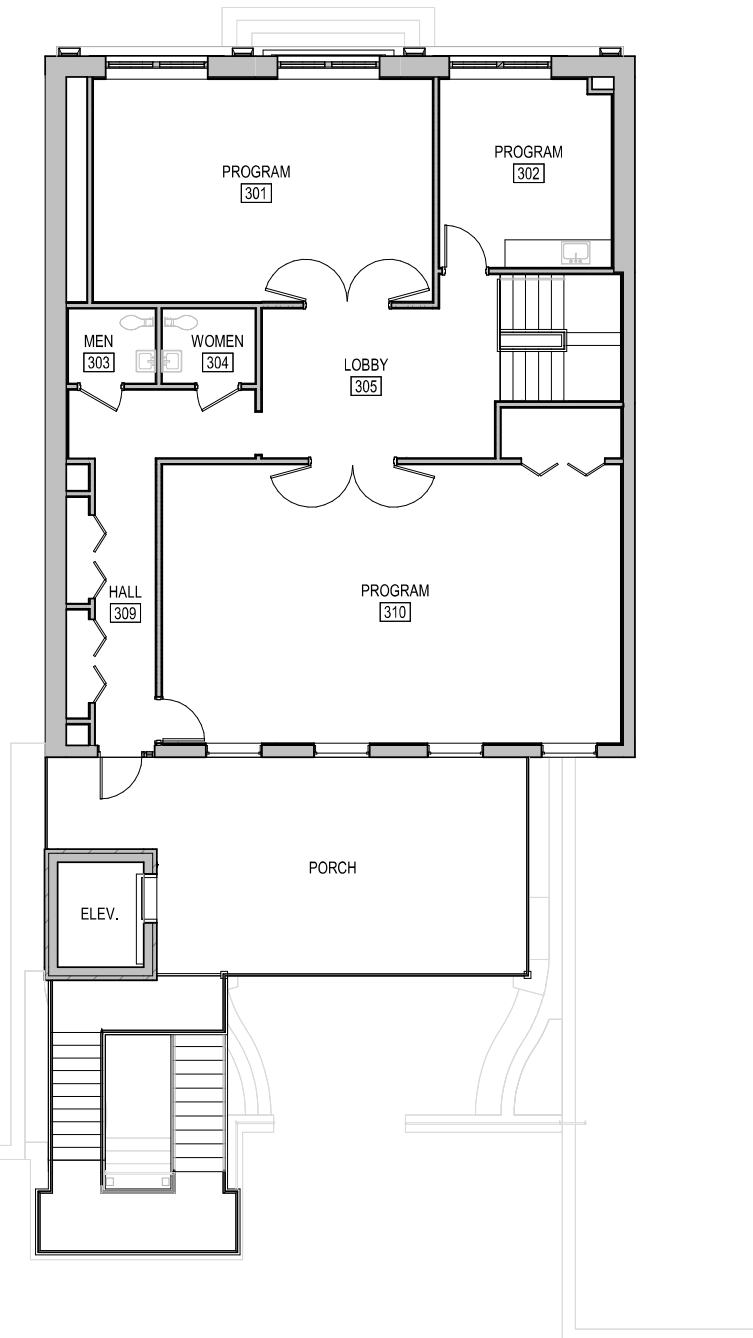
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.5 MAIN LEVEL



BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.6 UPPER LEVEL

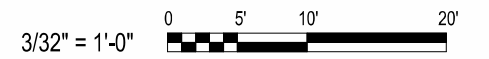
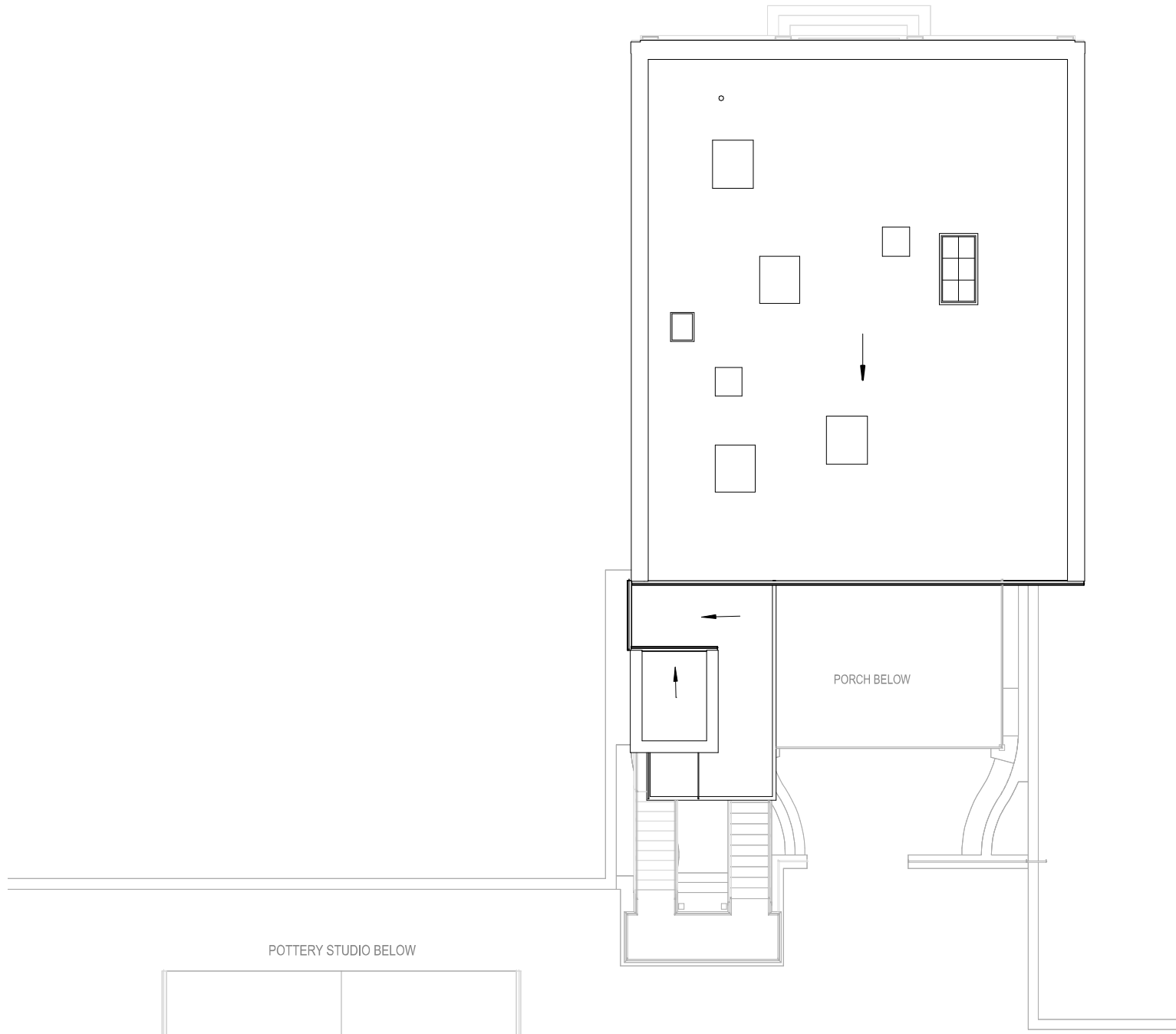


POTTERY STUDIO BELOW



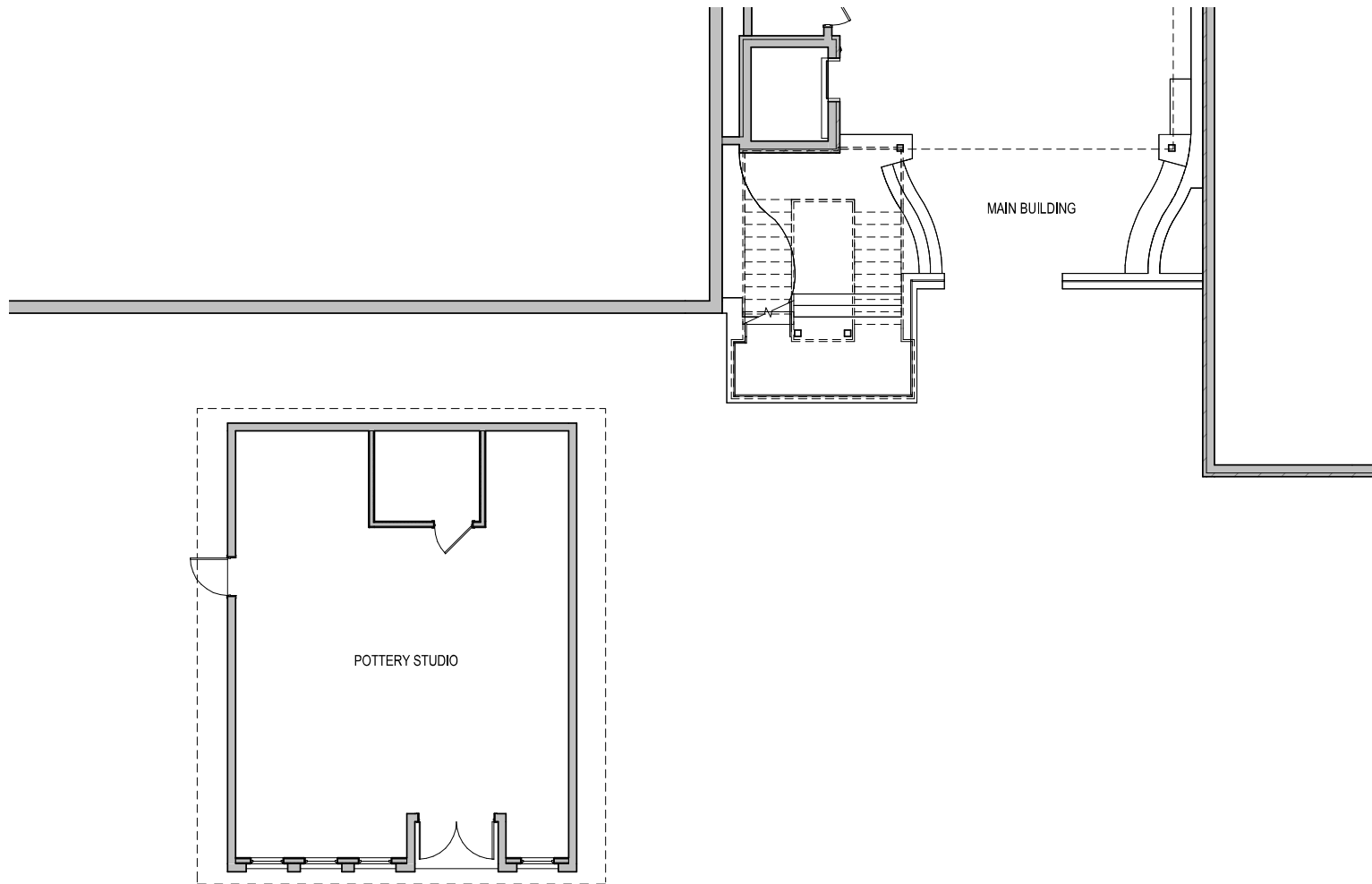
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.7 ROOF LEVEL



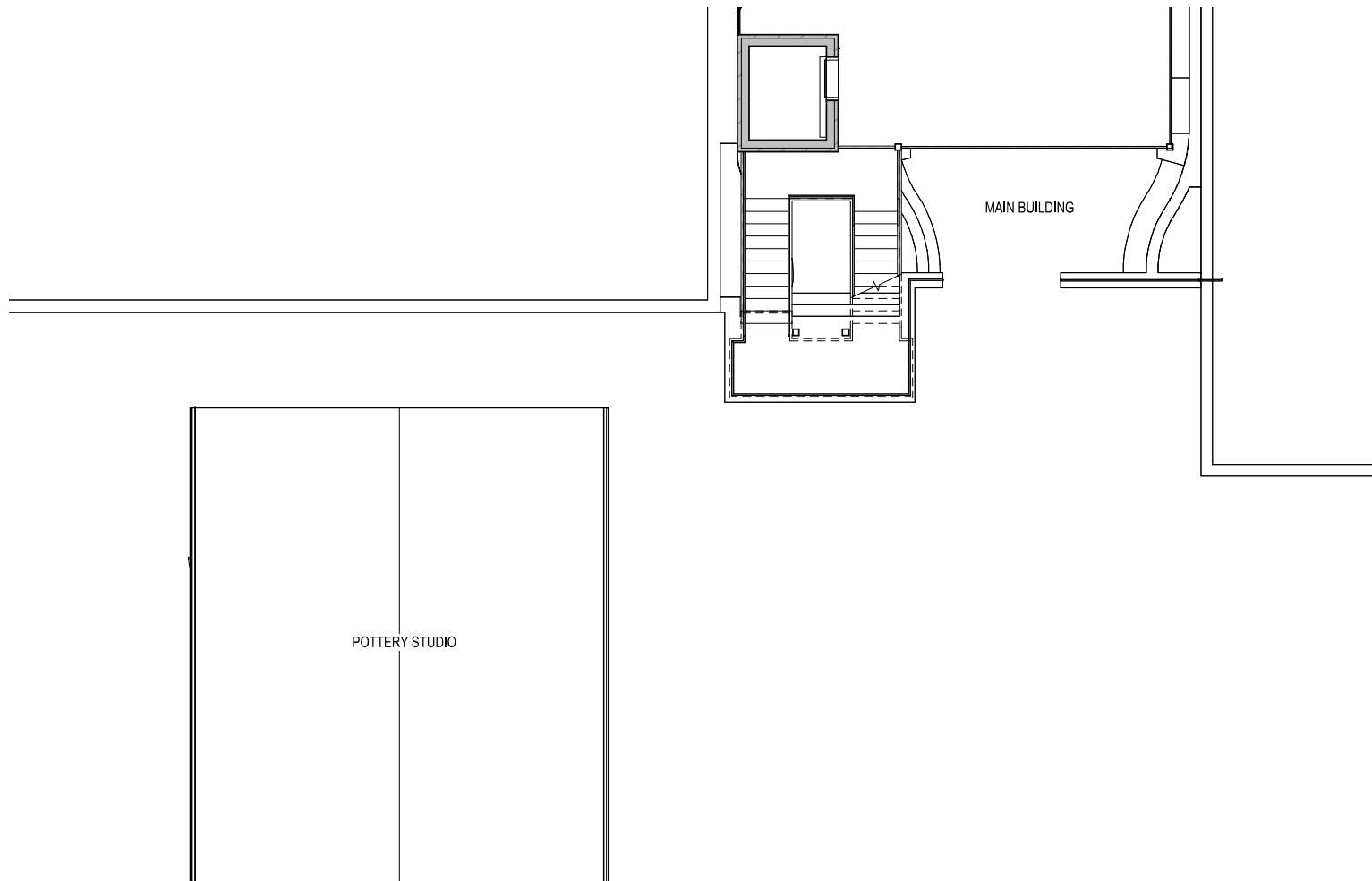
BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.8 POTTERY STUDIO PLAN



BLACK MOUNTAIN CENTER FOR THE ARTS

3.1.9 POTTERY STUDIO ROOF



BLACK MOUNTAIN CENTER FOR THE ARTS

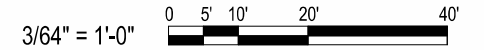
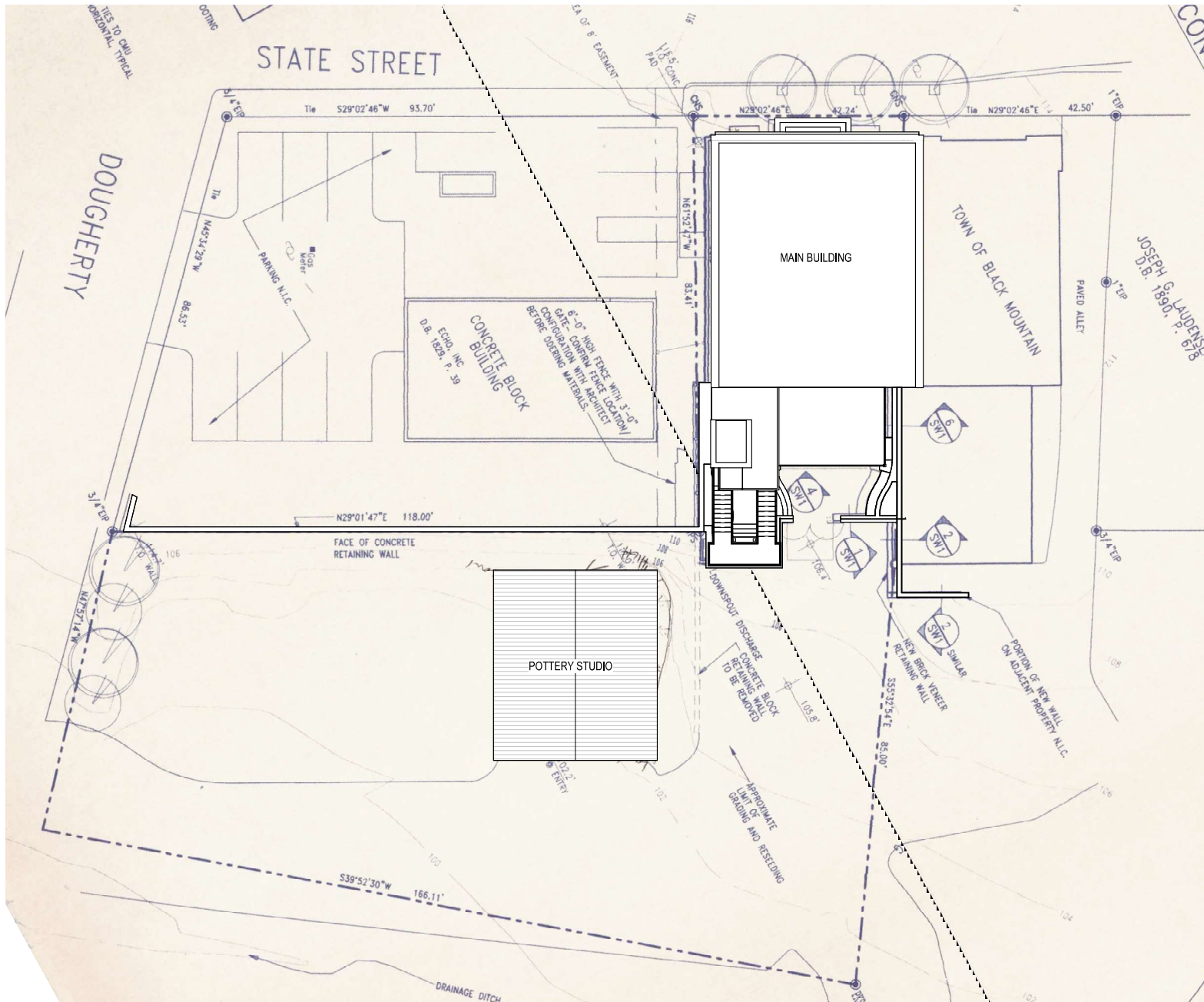
3.2 ITEMS FOR CORRECTION

DRAWING INDEX

- 3.2.1 SITE PLAN
- 3.2.2 ELEVATIONS
- 3.2.3 ELEVATIONS
- 3.2.4 MAIN BUILDING LOWER LEVEL PLAN
- 3.2.5 MAIN BUILDING MAIN LEVEL PLAN
- 3.2.6 MAIN BUILDING UPPER LEVEL PLAN
- 3.2.7 MAIN BUILDING ROOF PLAN
- 3.2.8 POTTERY STUDIO PLAN
- 3.2.9 POTTERY STUDIO ROOF PLAN

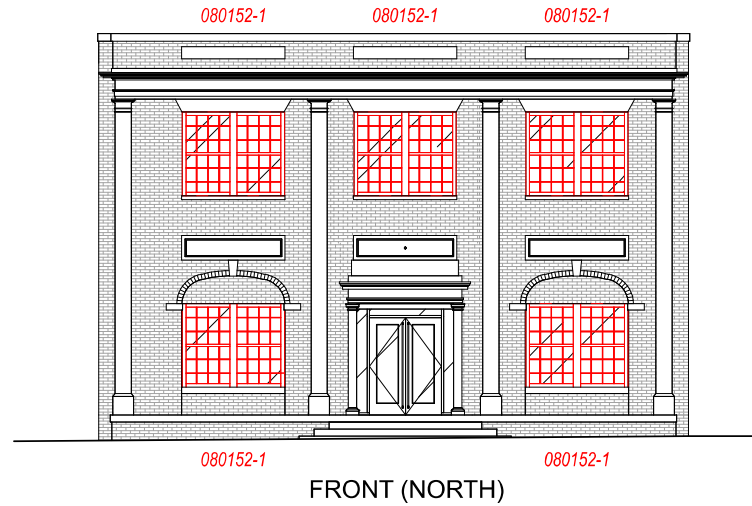
BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.1 SITE PLAN

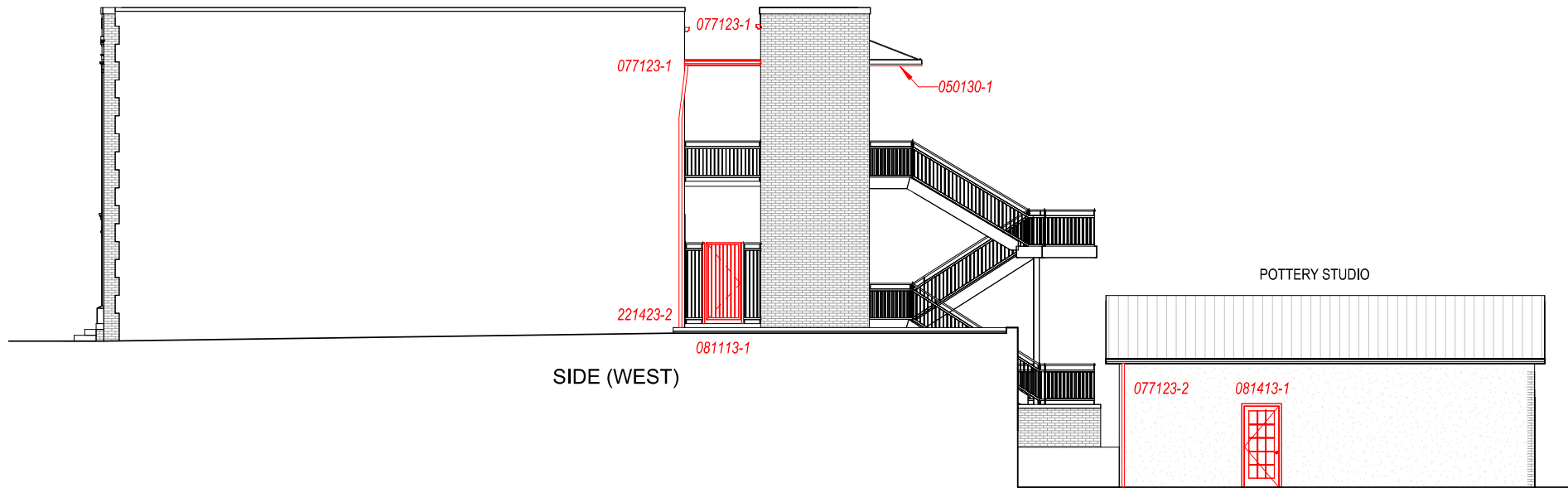


BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.2 ELEVATIONS



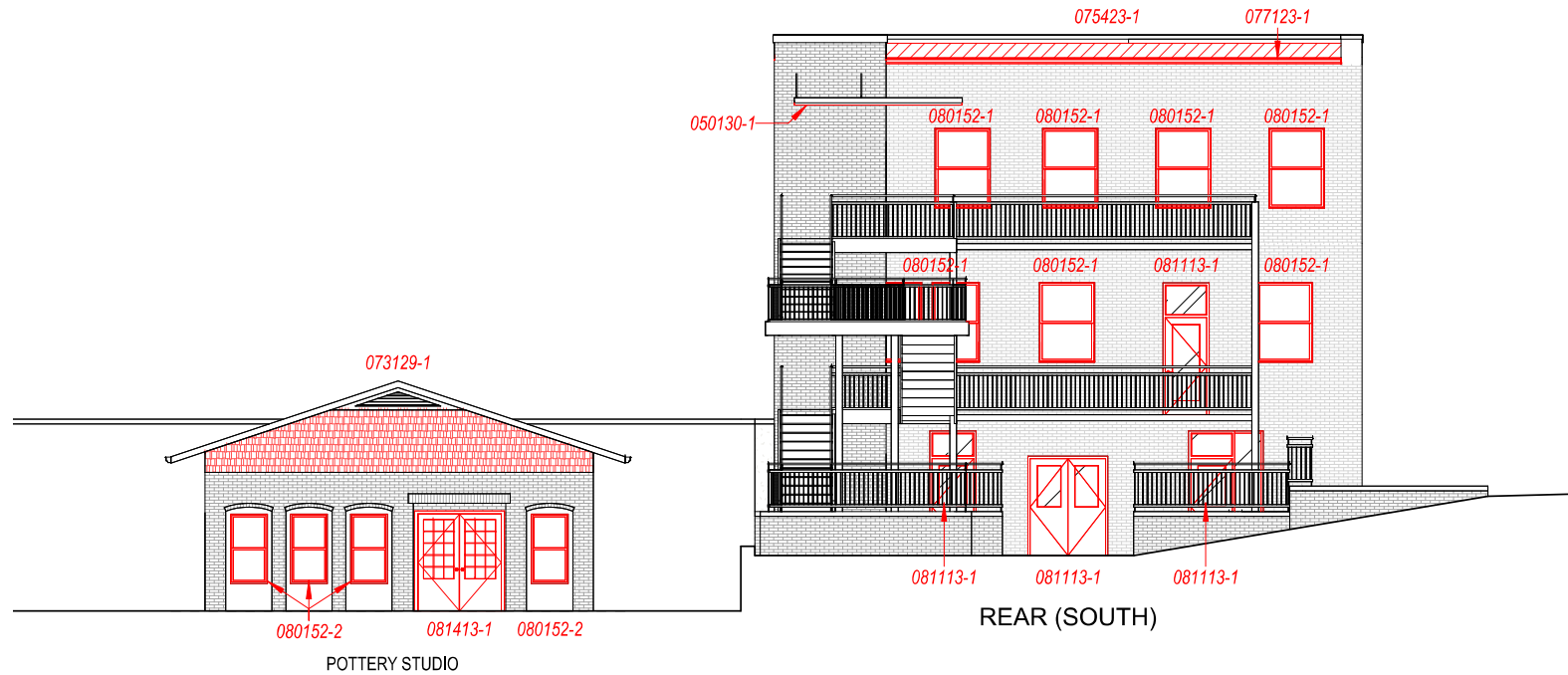
- 050130-1 MAINTENANCE OF METAL DECK/STRUCTURAL STEEL:
SCRAPE AND PAINT
- 077123-1 MANUFACTURED GUTTERS AND DOWNSPOUTS:
REPAIR/REPLACE
- 077123-2 DOWNSPOUT LEADER REWORK
- 080152-1 WOOD WINDOWS: REFURBISH, PAINT, CORRECT TRIM,
ADD INTERIOR STORM SASH



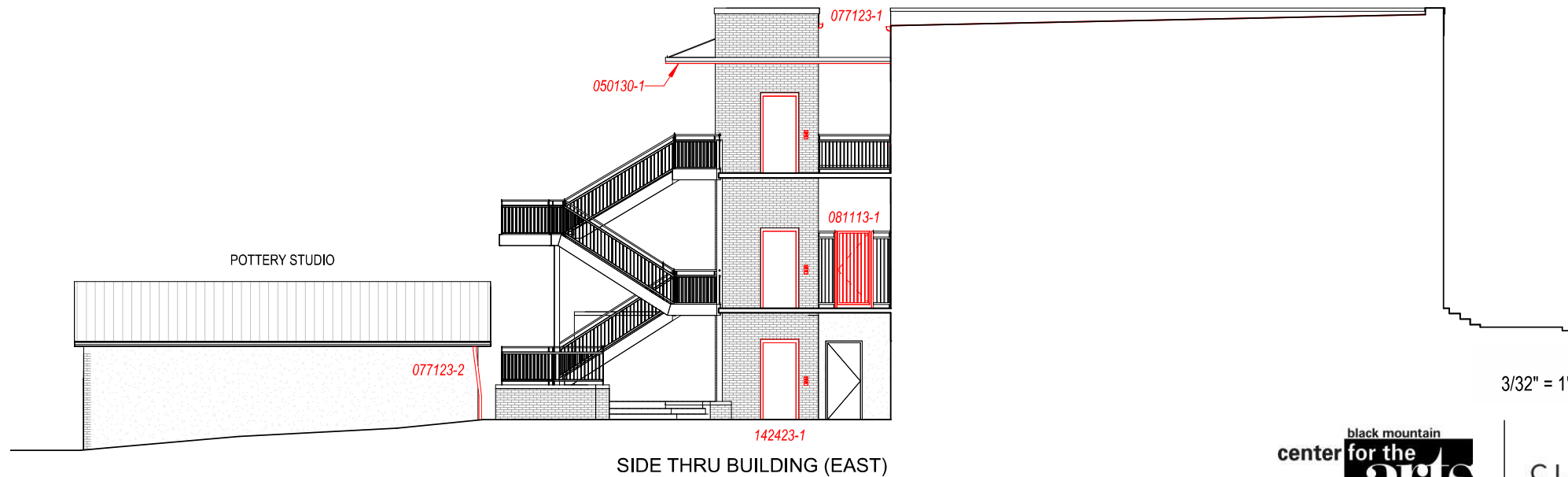
3/32" = 1'-0"

BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.3 ELEVATIONS



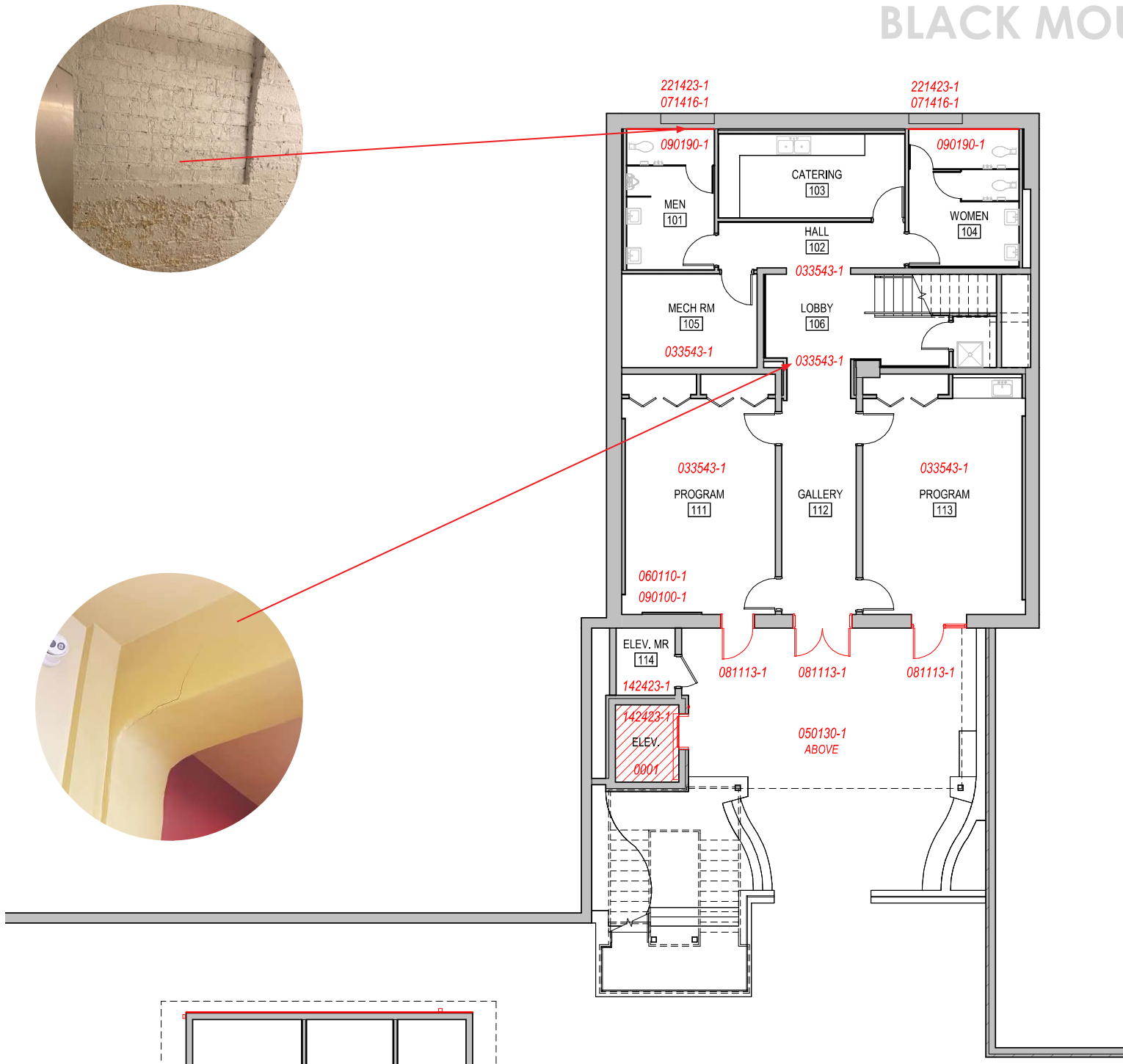
- 050130-1 MAINTENANCE OF METAL DECK/STRUCTURAL STEEL: SCRAPE AND PAINT
- 073129-1 REFINISH WOOD SHINGLES
- 075423-1 THERMOPLASTIC POLYOLEFIN ROOFING: REPAIR/REPLACE
- 077123-1 MANUFACTURED GUTTERS AND DOWNSPOUTS: REPAIR/REPLACE
- 077123-2 DOWNSPOUT LEADER REWORK
- 080152-1 WOOD WINDOWS: REFURBISH, PAINT, CORRECT TRIM, ADD INTERIOR STORM SASH



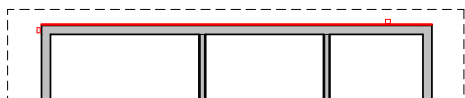
3/32" = 1'-0"

BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.4 LOWER LEVEL

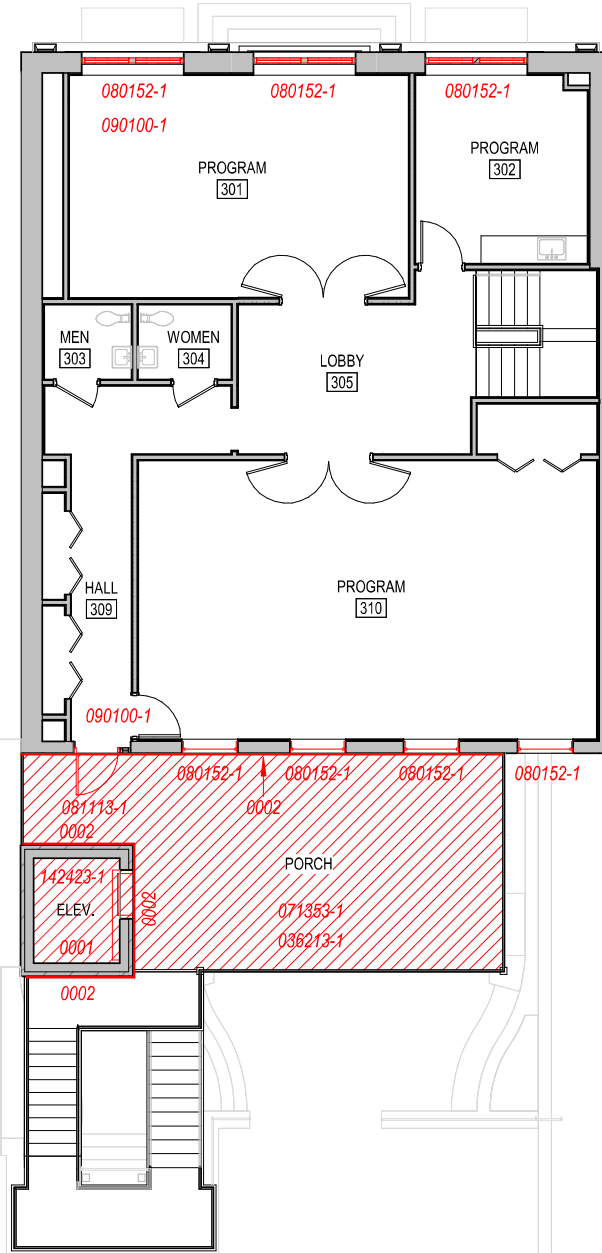


- 0001 STORM DRAIN: REVIEW AND CORRECT
- 033543-1 CLEAN/GRIND CONCRETE, PROVIDE SEALER COATING
- 050130-1 MAINTENANCE OF METAL DECK/STRUCTURAL STEEL: SCRAPE AND PAINT
- 060110-1 WOOD FRAMING STRUCTURE: REVIEW/REPLACE
- 071416-1 FLUID WATERPROOFING
- 081113-1 HOLLOW METAL DOOR, FRAME & SILL: REMOVE DOOR AND SILL, REPLACE
- 090100-1 REPAIR, REPLACE FINISHES
- 090190-1 REMOVE LOOSE PAINT, REPAINT
- 142423-1 REMOVE, REPLACE HYDRAULIC ELEVATOR, EQUIPMENT, AND ELECTRICAL
- 221423-1 STORM DRAIN: REVIEW AND CORRECT AT EXIST. MASONRY INFILL



BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.6 UPPER LEVEL

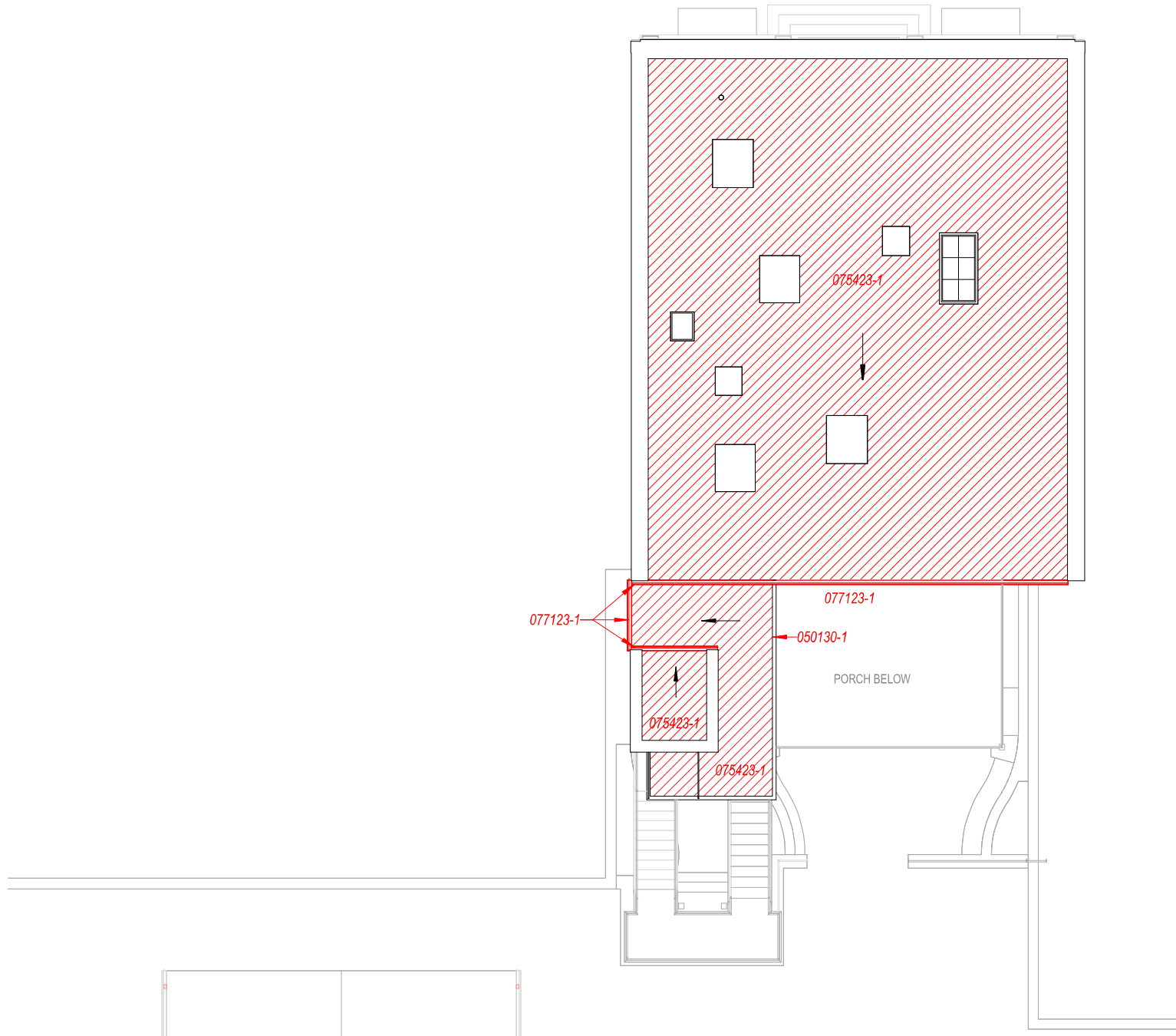


- 0001 STORM DRAIN: REVIEW AND CORRECT
- 0002 HORIZONTAL SEALANT JOINT: CORRECT WITH FLASHING, ETC
- 036213-1 REPAIR SPALLING CONCRETE, EPOXY GROUT
- 071353-1 ELASTOMERIC COATING
- 080152-1 WOOD WINDOWS: REFURBISH, PAINT, CORRECT TRIM ADD INTERIOR STORM SASH
- 081113-1 HOLLOW METAL DOOR, FRAME & SILL: REMOVE DOOR AND SILL, REPLACE
- 090100-1 REPAIR, REPLACE FINISHES
- 142423-1 REMOVE, REPLACE HYDRAULIC ELEVATOR, EQUIPMENT, AND ELECTRICAL



BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.7 ROOF LEVEL



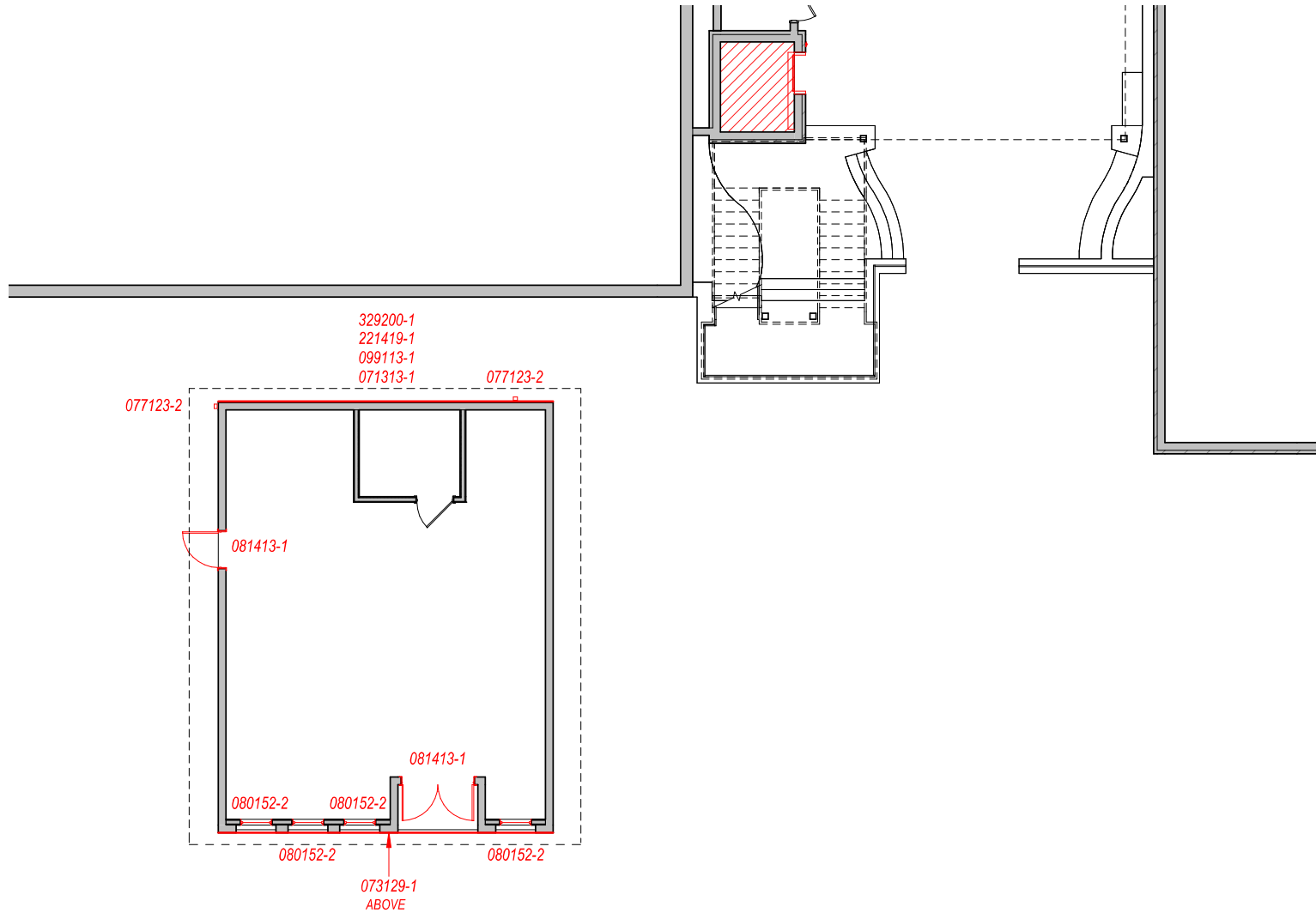
- 050130-1 MAINTENANCE OF METAL DECK/STRUCTURAL STEEL
SCRAPE AND PAINT
- 075423-1 THERMOPLASTIC POLYOLEFIN ROOFING:
REPAIR/REPLACE
- 077123-1 MANUFACTURED GUTTERS AND DOWNSPOUTS:
REPAIR/REPLACE

3/32" = 1'-0"



BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.8 POTTERY STUDIO PLAN



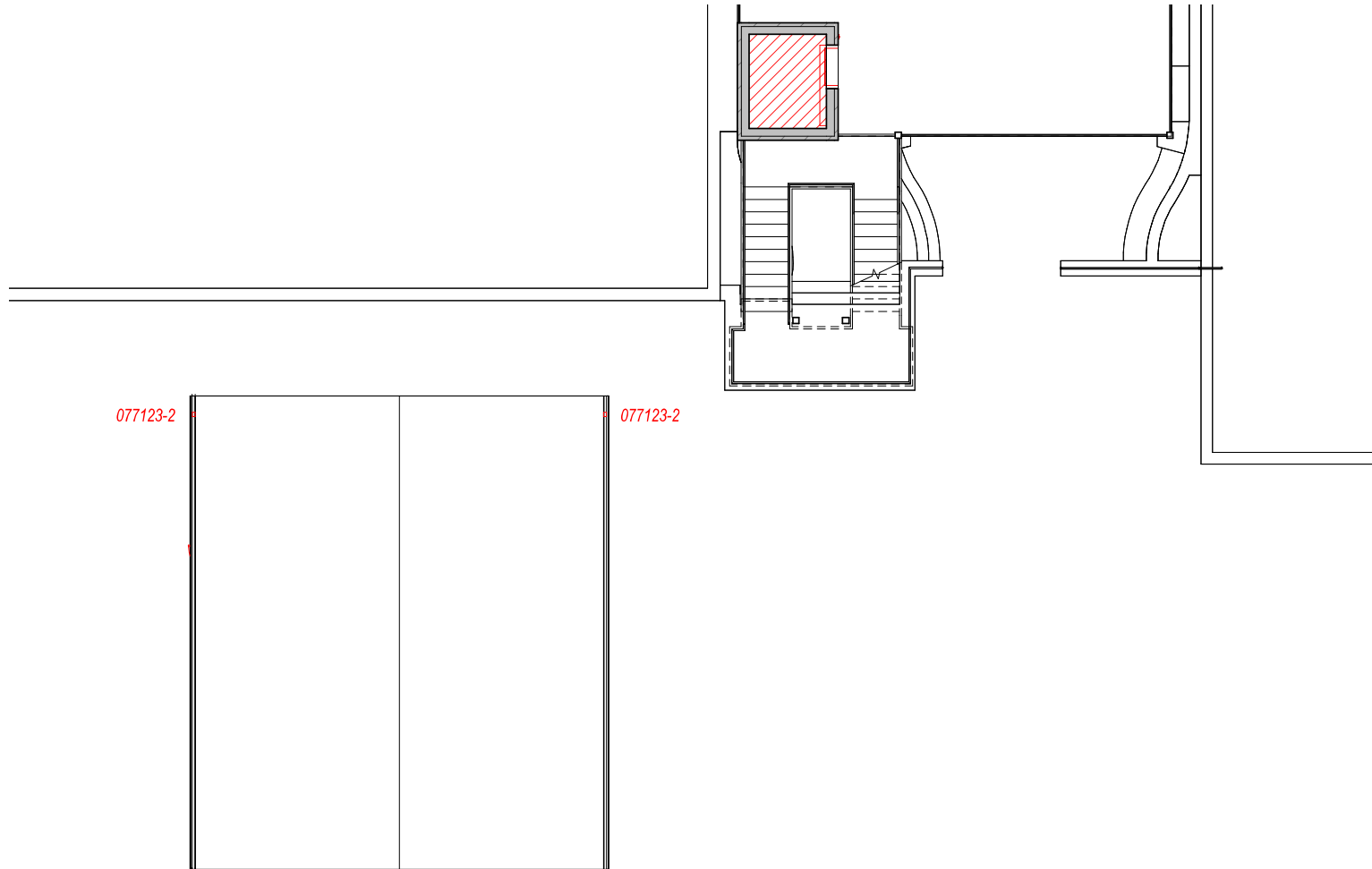
- 071313-1 SHEET ADHESIVE WATERPROOF MEMBRANE
- 073129-1 REFINISH WOOD SHINGLES
- 077123-2 DOWNSPOUT LEADER REWORK
- 080152-2 REFINISH WOOD WINDOW
- 081413-1 REFINISH WOOD DOOR
- 099113-1 EXTERIOR PAINTING
- 221419-1 STORMWATER MANAGEMENT
- 329200-1 PLANTINGS



BLACK MOUNTAIN CENTER FOR THE ARTS

3.2.9 POTTERY STUDIO ROOF

077123-2 DOWNSPOUT LEADER REWORK



BLACK MOUNTAIN CENTER FOR THE ARTS

4 COST BUDGET MODELS



A. **Budget Categories**
 A1 Total: Fully Renovated Facility

1A. Construction Budget Models - BMCA

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 1- General Requirements					\$371,062
A	Construction Manager				\$351,062
	General Conditions 18%	1 al.	\$214,208	\$214,208	
	Bonds & Insurance 1.5%	1 al.	\$17,851	\$17,851	
	Contractor Fee 10%	1 al.	\$119,004	\$119,004	
	Project Management -General Conditions				
	Preconstruction Service -General Conditions				
	Travel Housing - General Conditions				
	Copying Reproduction - General Conditions				
	Temporary Utilities - General Conditions				
	Field Office -General Conditions				
	Sanitary Facilities -General Conditions				
	Construction Aids -General Conditions				
	Temporary Barriers -General Conditions				
	Project Identification -General Conditions				
	Software Licensing-General Conditions				
	Cleaning-General Conditions				
B	Temporary Measures - Project Add Above General Conditions				\$16,000
01 54 19	Boom Crane - Assume 2 days	1 al.	\$3,000.00	\$3,000	
01 54 23	Platform Lifts - Assume 2 Days	1 al.	\$3,000.00	\$3,000	
01 54 23	Scaffolding Assume 2 - Months	1 al.	\$6,000.00	\$6,000	
C	Owner Out-Sourced Costs				\$4,000
01 45 23	Special Inspections	1 al.	\$4,000.00	\$4,000	

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 2 - Existing Conditions					\$23,577
BMCA- Main Facility					
02 41 19	Dumpster Waste Fees 30 Cy. Containers	2 ea.	\$950.00	\$1,900	
Level 01 -Lower Level/Daylight Basement					
02 07 06	Miscellaneous Removals	1,960 sf.	\$1.23	\$2,411	
02 07 06	Opening Removals	5 ea.	\$285.00	\$1,425	
02 07 06	Elevator Equipment/Cab Removals	1 al.	\$8,000.00	\$8,000	
02 82 00	Hazardous Materials Remediation Removal	0 sf.	\$0.00	\$0	
02 85 00	Mold Remediation - Elevator Equip.	80 sf.	\$5.00	\$400	
02 85 00	Mold Remediation - Elevator Shaft	80 sf.	\$5.00	\$400	
Level 02 -Street Entry Level					
02 07 06	Miscellaneous Removals	1,960 sf.	\$1.23	\$2,411	
02 07 06	Opening Removals	6 ea.	\$285.00	\$1,710	
02 82 00	Hazardous Materials Remediation Removal	0 sf.	\$0.00	\$0	
02 85 00	Mold Remediation - Elevator Shaft	80 sf.	\$5.00	\$400	
Level 03 -Upper Level					
02 07 06	Miscellaneous Removals	1,960 sf.	\$1.23	\$2,411	
02 07 06	Opening Removals	6 ea.	\$285.00	\$1,710	
02 82 00	Hazardous Materials Remediation Removal	0 sf.	\$0.00	\$0	
02 85 00	Mold Remediation - Elevator Shaft	80 sf.	\$5.00	\$400	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 3 - Concrete					\$3,905
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
03 31 00	5" Concrete Slab on Grade - Light Well Repair	60 sf.	\$17.00	\$1,020	
Level 02 -Street Entry Level					
03 62 00	High Strength Grout Concrete Repair - Rear Concrete Deck Assume 35% of Area	149 sf.	\$7.50	\$1,118	
Level 03 -Upper Level					
03 62 00	High Strength Grout Concrete Repair - Rear Concrete Deck Assume 35% of Area	149 sf.	\$7.50	\$1,118	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
03 31 00	Concrete Footing 1' x 3' -01990- Daylight Storm Drains	26 lf.	\$25.00	\$650	
Level 02- Roof					
Division 4 - Masonry					\$2,090
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
04 21 13	Brick Veneer Replace - Above Elevator	15 sf.	\$38.00	\$570	
Level 02 -Street Entry Level					
04 21 13	Brick Veneer Replace - Above Elevator	25 sf.	\$38.00	\$950	
Level 03 -Upper Level					
04 21 13	Brick Veneer Replace - Above Elevator	15 sf.	\$38.00	\$570	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 5 - Metals					\$15,630
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
05 12 00	Structural Steel Lintel - Above Elevator	1 ea.	\$600.00	\$600	
05 52 23	Aluminum Handrail	30 lf.	\$95.00	\$2,850	
Level 02 -Street Entry Level					
05 12 00	Structural Steel Lintel - Above Elevator	1 ea.	\$600.00	\$600	
05 12 00	Structural Steel Relief Agle - At Elevator Floor	26 lf.	\$85.00	\$2,210	
05 53 19	Side Walk Grates - Front Light Well	2 ea.	\$2,175.00	\$4,350	
Level 03 -Upper Level					
05 12 00	Structural Steel Lintel - Above Elevator	1 ea.	\$600.00	\$600	
05 12 00	Structural Steel Relief Agle - At Elevator Floor	26 lf.	\$85.00	\$2,210	
Level 04 -Roof					
05 12 00	Structural Steel Relief Agle - At Elevator Floor	26 lf.	\$85.00	\$2,210	
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 6 - Wood & Plastics					\$12,800
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
Level 02 -Street Entry Level					
06 11 10	Wood Structure Floor/Headers Framing Correction	1 al.	\$6,400.00	\$6,400	
Level 03 -Upper Level					
06 11 10	Wood Structure Floor/Headers Framing Correction	1 al.	\$6,400.00	\$6,400	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
Level 02- Roof					
Division 7 - Thermal & Moisture Protection					
					\$121,698
BMCA- Main Facility					
07 92 00	Exterior Joint Sealants - General Elevation - Front	1,276 lf.	\$4.50	\$5,742	
07 92 00	Exterior Joint Sealants - General Elevation - Rear	1,672 lf.	\$4.50	\$7,524	
Level 01 -Lower Level/Daylight Basement					
07 13 13	Sheet Adhesive Bituthene Waterproof Membrane - Front (2) Light/Ventilation wells	92 sf.	\$16.00	\$1,472	
07 14 16	Two Component Polyurethane, Trowel Water proofing (2) Light/Ventilation wells	96 sf.	\$13.64	\$1,309	
07 65 16	Modified Bituminous Sheet Flashing - Elevator Door Lintel	5 sf.	\$16.00	\$80	
Level 02 -Street Entry Level					
07 60 00	Prefinished Aluminum - Spring Counter Flashing , 5" -Deck to Main	36 lf.	\$15.00	\$540	
07 60 00	Prefinished Aluminum - Spring Counter Flashing , 5" -Deck to Elev.	26 lf.	\$15.00	\$390	
07 60 00	Prefinished Metal Flashing 8" Upturn - Deck to Main	36 lf.	\$6.00	\$216	
07 60 00	Prefinished Metal Flashing 8" Upturn - Deck to Elev.	26 lf.	\$6.00	\$156	
07 65 16	Modified Bituminous Sheet Flashing - Elevator Door Lintel	5 sf.	\$16.00	\$80	
07 65 16	Modified Bituminous Sheet Flashing - Elevator Relief Angle	26 sf.	\$16.00	\$416	

Item	Category	Unit	Unit Cost	Subtotal	Total
07 92 00	Exterior Horizontal/Vertical Joint Backer/Rod Sealants DBL.- Deck to Main	36 lf.	\$10.50	\$378	
07 92 00	Exterior Horizontal/Vertical Joint Backer/Rod Sealants DBL.- Deck to Elev	26 lf.	\$10.50	\$273	
Level 03 -Upper Level					
07 60 00	Prefinished Aluminum - Spring Counter Flashing , 5" -Deck to Main	36 lf.	\$15.00	\$540	
07 60 00	Prefinished Aluminum - Spring Counter Flashing , 5" -Deck to Elev.	26 lf.	\$15.00	\$390	
07 60 00	Prefinished Metal Flashing 8" Upturn - Deck to Main	36 lf.	\$6.00	\$216	
07 60 00	Prefinished Metal Flashing 8" Upturn - Deck to Elev.	26 lf.	\$6.00	\$156	
07 65 16	Modified Bituminous Sheet Flashing - Elevator Door Lintel	5 sf.	\$16.00	\$80	
07 65 16	Modified Bituminous Sheet Flashing - Elevator Relief Angle	26 sf.	\$16.00	\$416	
07 92 00	Exterior Horizontal/Vertical Joint Backer/Rod Sealants DBL.- Deck to Main	36 lf.	\$10.50	\$378	
07 92 00	Exterior Horizontal/Vertical Joint Backer/Rod Sealants DBL.- Deck to Elev	26 lf.	\$10.50	\$273	
Level 04 -Roof					
07 54 19	Thermoplastic Polyolefin (TPO) Roof - Main Upper Roof Assume 3" Rigid Insulation Add rigid/taper insulation Protection Board TPO Membrane Flashings	2,050 sf.	\$29.50	\$60,475	
07 54 19	Thermoplastic Polyolefin (TPO) Roof - Main Upper Roof Addition Remove /Reset - Existing Mechanical Equipment/Ductwork	2,050 sf.	\$10.00	\$20,500	
07 54 19	Thermoplastic Polyolefin (TPO) Roof - Main Upper Roof Addition Provide and Install New Equipment Rails /Curbs	6 ea.	\$1,500.00	\$9,000	
07 54 19	Thermoplastic Polyolefin (TPO) Roof - Main Upper Roof Addition Mechanical Ductwork/Supports/ Insulation See Mechanical	0 ea.	\$0.00	\$0	
Alternate Roof					
	Silicone Roof Coating - Main Upper Roof Addition	2,050 ea.	\$15.00	\$0	
07 71 13	Prefinished Metal Coping - Upper Main Roof Concealed Attachment Oversize Width	148 lf.	\$26.00	\$3,848	
07 71 23	5" K Style Prefinished Aluminum Gutter - Upper Main Roof Drip Edge Concealed Fasteners	44 lf.	\$19.50	\$858	
07 71 23	4" K Style Prefinished Aluminum Gutter - Upper Elevator Good Condition No Repair	16 lf.	\$0.00	\$0	

Item	Category	Unit	Unit Cost	Subtotal	Total
07 71 23	5" Rectangular Prefinished Aluminum Downspout/Leader- Upper Main Roof Concealed Fasteners	72 lf.	\$19.50	\$1,404	
07 71 23	Re-Work Leader Terminations at Storm Connection/Other - Upper Main Roof	2 ea	\$500.00	\$1,000	
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
07 13 13	Sheet Adhesive Waterproof Membrane	156 sf.	\$16.00	\$2,496	
07 21 24	Protective/Drainage Board	156 sf.	\$4.50	\$702	
Level 02- Roof					
07 61 16	Pre-finished Batten Seam Metal Roof Good Condition No Repair, Routine Maintenance	1,287 lf.	\$0.00	\$0	
07 71 23	4" K Style Prefinished Aluminum Gutter Good Condition No Repair, Routine Maintenance	78 lf.	\$0.00	\$0	
07 71 23	4" Rectangular Leader line Re-Route	20 lf.	\$19.50	\$390	
Item	Category	Unit	Unit Cost	Subtotal	Total
Division 8 - Openings					\$125,000

Item	Category	Unit	Unit Cost	Subtotal	Total
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
08 12 00	Hollow Metal Single Door Frame & Sill , Main Facility - Rear Exterior	2 ea.	\$500.00	\$1,000	
08 12 00	Hollow Metal Single Door Frame & Sill, Elevator Equip.- Rear Exterior	1 ea.	\$500.00	\$500	
08 12 00	Hollow Metal Double Door Frame & Sill , Main Exterior - Rear Exterior	1 ea.	\$600.00	\$600	
08 13 13	Hollow Metal Single Door, Main Facility -Rear Exterior	2 ea.	\$1,200.00	\$2,400	
08 13 13	Hollow Metal Single Door, Elevator Equip. - Rear Exterior	1 ea.	\$1,200.00	\$1,200	
08 13 13	Hollow Metal Double, Main Facility Door - Rear Exterior	1 ea.	\$4,500.00	\$4,500	
08 71 00	Finish Hardware Single Exit Doors, Main Facility - Rear Exterior	2 ea.	\$1,200.00	\$2,400	
08 71 00	Finish Hardware Single Exit Doors, Elevator Equip.- Rear Exterior	1 ea.	\$1,200.00	\$1,200	
08 71 00	Finish Hardware Double Exit Panic Doors, Main Facility - Rear Exterior	1 ea.	\$3,800.00	\$3,800	
08 71 00	Finish Hardware Double Assist Door Opening, Main Facility - Rear Exterior	1 ea.	\$6,500.00	\$6,500	
08 91 19	Aluminum Fixed Metal Louvers , Bathrooms - Exterior	2 ea.	\$1,200.00	\$2,400	

Item	Category	Unit	Unit Cost	Subtotal	Total
Level 02 -Street Entry Level					
08 01 52	Wood Windows Refurbishment - Front -2 Double Windows	2 ea.	\$6,000.00	\$12,000	
08 12 00	Hollow Metal Single Door Frame & Sill, Main Facility - Rear Exterior	2 ea.	\$800.00	\$1,600	
08 14 00	Wood Double Door Frame & Sill, Main Facility - Front Exterior Re-furbish	1 ea.	\$600.00	\$600	
08 13 13	Hollow Metal Single Door, Main Facility - Rear Exterior	2 ea.	\$1,200.00	\$2,400	
08 14 13	Wood Double Door Refinish, Main Facility - Front Exterior	1 ea.	\$1,000.00	\$1,000	
08 54 13	Fiberglass Replacement Window - Rear Windows	4 ea.	\$4,500.00	\$18,000	
08 71 00	Finish Panic Hardware Exterior Single Exit Doors, Main Facility - Rear Exterior	2 ea.	\$1,200.00	\$2,400	
08 71 00	Finish Hardware Exterior Double Exit Panic Doors, Main Facility -Front Exterior	1 ea.	\$3,800.00	\$3,800	
08 71 00	Finish Hardware Single Assist Door Opening, Main Facility - Rear Exterior	1 ea.	\$3,500.00	\$3,500	
Level 03 -Upper Level					
08 01 52	Wood Windows Refurbishment - Front -2 Double Windows	3 ea.	\$6,000.00	\$18,000	
08 12 00	Hollow Metal Single Door Frame & Sill, Main Facility - Rear Exterior	1 ea.	\$800.00	\$800	
08 13 13	Hollow Metal Single Door, Main Facility - Rear Exterior	1 ea.	\$1,200.00	\$1,200	
08 54 13	Fiberglass Replacement Window - Rear Windows	4 ea.	\$4,500.00	\$18,000	
08 71 00	Finish Panic Hardware Exterior Single Exit Doors, Main Facility - Rear Exterior	1 ea.	\$1,200.00	\$1,200	
08 71 00	Finish Hardware Single Assist Door Opening, Main Facility - Rear Exterior	1 ea.	\$3,500.00	\$3,500	
Level 04 -Roof					
08 62 00	Unit Skylight- See Division 7, Thermal & Moisture Protection	1 ea.	\$1,200.00	\$1,200	
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
08 14 13	Refinish Wood Single Door	1 ea.	\$400.00	\$400	
08 14 13	Refinish Wood Double Door	1 ea.	\$800.00	\$800	
08 71 00	Finish Hardware Double Assist Door Opening, -Front Entry	1 ea.	\$6,500.00	\$6,500	
08 01 52	Refinish Wood Windows	4 ea.	\$400.00	\$1,600	
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 9 - Finishes					\$132,072
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
09 30 13	Ceramic Floor Tile - Men	119 sf.	\$29.75	\$3,540	
09 30 13	Ceramic Floor Tile - Women	119 sf.	\$29.75	\$3,540	
09 51 00	ACT Ceilings - 2x 2 /0Hr. Rating - Men's	119 sf.	\$7.00	\$833	
09 51 00	ACT Ceilings - 2x 2 /0Hr. Rating - Women's	119 sf.	\$7.00	\$833	
09 51 00	ACT Ceilings - 2x 2 /0Hr. Rating - Catering	167 sf.	\$7.00	\$1,169	
09 91 13	<u>Exterior Painting</u>				
09 91 13	Single Metal Door (2 coats) - Rear	0 ea.	\$725.00	\$0	
09 91 13	Double Metal Door (2 coats) - Rear	1 ea.	\$1,450.00	\$1,450	
09 91 13	Single Metal Door/Transom - Glazing (2 coats) - Rear	1 ea.	\$825.00	\$825	
09 91 13	Single Metal Door/Transom/Sidelite Windows (2 coats) - Rear	1 ea.	\$900.00	\$900	
09 91 23	<u>Interior Painting</u>				
09 91 23	Paint Interior Miscellaneous Repair/50%	980 sf.	\$6.75	\$6,615	
09 91 23	Single Metal Door (2 coats) - Rear	0 ea.	\$725.00	\$0	
09 91 23	Double Metal Door (2 coats) - Rear	1 ea.	\$1,450.00	\$1,450	
09 91 23	Single Metal Door/Transom - Glazing (2 coats) - Rear	1 ea.	\$825.00	\$825	
09 91 23	Single Metal Door/Transom/Sidelite Windows (2 coats) - Rear	1 ea.	\$900.00	\$900	
09 96 00	Masonry Siloxane Sealer - Rear	660 sf.	\$3.85	\$2,541	
09 96 00	Masonry Siloxane Sealer - Elevator 3 Sides	180 sf.	\$3.85	\$693	
09 97 13	Exterior Steel Coating - Exterior Steel Decks	496 sf.	\$6.00	\$2,976	
09 97 13	Exterior Steel Coating - Exterior Horizontal Railings	49 lf.	\$14.00	\$686	
09 97 23	Interior Epoxy Concrete Sealer	1,555 sf.	\$12.45	\$19,360	
Level 02 -Street Entry Level					
09 91 13	<u>Exterior Painting</u>				
09 91 13	Single Wood Windows (3 coats) - Front	0 ea.	\$625.00	\$0	
09 91 13	Double Wood Windows (3 coats) - Front	2 ea.	\$1,250.00	\$2,500	
09 91 13	Single Fiberglass Windows (2 coats) - Rear	4 ea.	\$350.00	\$1,400	
09 91 23	<u>Interior Painting</u>				
09 91 23	Paint Interior Miscellaneous Repair/50%	980 sf.	\$6.75	\$6,615	
09 91 23	Single Wood Windows (2 coats) - Front	0 ea.	\$350.00	\$0	
09 91 23	Double Wood Windows (3 coats) - Front	0 ea.	\$700.00	\$0	
09 91 13	Single Fiberglass Windows (2 coats) - Rear	4 ea.	\$350.00	\$1,400	

Item	Category	Unit	Unit Cost	Subtotal	Total
09 96 00	Masonry Siloxane Sealer - Front	660 sf.	\$3.85	\$2,541	
09 96 00	Masonry Siloxane Sealer - Rear	660 sf.	\$3.85	\$2,541	
09 96 00	Masonry Siloxane Sealer - Elevator 4 Sides	432 sf.	\$3.85	\$1,663	
09 97 13	Exterior Steel Coating - Exterior Steel Decks	496 sf.	\$6.00	\$2,976	
09 97 13	Exterior Steel Coating - Exterior Horizontal Railings	48 lf.	\$14.00	\$672	
09 97 13	Exterior Steel Coating - Exterior Stair Railings	90 lf.	\$18.00	\$1,620	
09 97 23	Interior Concrete Sealer	496 sf.	\$12.00	\$5,952	
09 97 23	Modified Acrylic Concrete Coating - Exterior Concrete Decks	496 sf.	\$8.00	\$3,968	
09 97 23	Modified Acrylic Concrete Coating - Exterior Stair	218 sf.	\$8.00	\$1,744	
Level 03 -Upper Level					
09 51 00	ACT Ceilings - 2x 2 /0Hr. Rating - 10% Replacement	167 sf.	\$5.00	\$835	
<u>Exterior Painting</u>					
09 91 13	Single Wood Windows (3 coats) - Front	0 ea.	\$625.00	\$0	
09 91 13	Double Wood Windows (3 coats) - Front	3 ea.	\$1,250.00	\$3,750	
09 91 13	Single Fiberglass Windows (2 coats) - Rear	4 ea.	\$350.00	\$1,400	
<u>Interior Painting</u>					
09 91 23	Paint Interior Miscellaneous Repair/50%	980 sf.	\$6.75	\$6,615	
09 91 23	Single Wood Windows (2 coats) - Front	0 ea.	\$350.00	\$0	
09 91 23	Double Wood Windows (3 coats) - Front	0 ea.	\$700.00	\$0	
09 91 13	Single Fiberglass Windows (2 coats) - Rear	4 ea.	\$350.00	\$1,400	
09 96 00	Masonry Siloxane Sealer - Front	660 sf.	\$3.85	\$2,541	
09 96 00	Masonry Siloxane Sealer - Rear	660 sf.	\$3.85	\$2,541	
09 96 00	Masonry Siloxane Sealer - Elevator 4 Sides	540 sf.	\$3.85	\$2,079	
09 97 13	Exterior Steel Coating - Exterior Steel Decks	193 sf.	\$6.00	\$1,158	
09 97 13	Exterior Steel Coating - Exterior Horizontal Railings	48 lf.	\$14.00	\$672	
09 97 13	Exterior Steel Coating - Exterior Stair Railings	90 lf.	\$18.00	\$1,620	
09 97 23	Modified Acrylic Concrete Coating - Exterior Concrete Decks	496 sf.	\$8.00	\$3,968	
09 97 23	Modified Acrylic Concrete Coating - Exterior Stair	218 sf.	\$8.00	\$1,744	
Level 04 -Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
09 91 13	<u>Exterior Painting</u>				
09 91 13	Paint on CMU (3 coats) - Front	196 sf	\$6.50	\$1,274	
09 91 13	Paint on Wood Siding Eave (2 coats) - Front	140 sf	\$4.85	\$679	
09 91 23	<u>Interior Painting</u>				
09 91 23	Paint Interior Miscellaneous Repair/50%	490 sf.	\$6.75	\$3,308	
09 97 23	Interior Concrete Sealer	980 sf.	\$12.00	\$11,760	
Level 02- Roof					
Division 10 - Specialties					
					\$1,300
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
10 14 14	Exterior Signage- ADA Parking	2 ea.	\$650.00	\$1,300	
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 11 - Equipment					\$0
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 12 - Furnishings Construction Budget Only - See Tabulations for Additions					\$0
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 13 - Special Construction					\$0

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 14 - Conveying Equipment					\$330,000
14 20 00	New 3- Stop Hydraulic Base Equipment	1 ea.	\$60,000.00	\$60,000	
14 20 00	Per Floor Cost - Hydraulic Elevator	3 ea.	\$90,000.00	\$270,000	
Alternate Deduct					
14 20 00	Refurbish 3- Stop Hydraulic Base Equipment	1 ea.	\$60,000.00	\$60,000	
14 20 00	Re-Furbish Per Floor Cost - Hydraulic Elevator	3 ea.	\$50,000.00	\$150,000	

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 21 - Fire Suppression					\$0
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 22 - Plumbing					\$9,439
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
22 00 01	Storm Water Maintenance- Water Jet Existing Drains	2 ea.	\$150.00	\$300	
22 13 29	Elevator Pump/Separator	1 ea.	\$3,000.00	\$3,000	
22 14 13	Storm Water Piping Raise/Correct	2 ea.	\$200.00	\$400	
22 14 26	Storm Water Drain + Overflow	2 ea.	\$1,200.00	\$2,400	

Item	Category	Unit	Unit Cost	Subtotal	Total
22 42 13	Plumbing Fixtures - Toilets - Women's Bathroom	1 ea.	\$1,200.00	\$1,200	
	Level 02 -Street Entry Level				
	Level 03 -Upper Level				
	Level 04 -Roof				
	BMCA- Auxiliary Facility, Pottery Worksho				
	Level 01- Grade Entry Level				
22 14 19	6" Corrugated Pipe Storm Water Management (5) Below Grade Lines @ 38 lf. Excavation/Backfill Division 31	95 lf.	\$9.18	\$872	
22 14 19	4" Corrugated Pipe Storm Water Management (5) Below Grade Lines @ 38 lf. Excavation/Backfill Division 31	95 lf.	\$6.18	\$587	
22 14 19	Corrugated Pipe Storm Water Fittings	1 al.	\$680.00	\$680	
	Level 02- Roof				

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 23 - Heating Ventilating and Air-Conditioning					\$10,900
	BMCA- Main Facility				
	Level 01 -Lower Level/Daylight Basement				
23 81 16	3 Ton Single Zone Mini-Split Air Conditioning System - Elevator	1 ea.	\$6,000.00	\$6,000	
	Level 02 -Street Entry Level				
	Level 03 -Upper Level				
	Level 04 -Roof				
23 07 13	Rigid Polyisocyanurate Insulation and Jacket - HVAC Exposed Ductwork Roof Thermoplastic Polyolefin (TPO) Roof - Main Upper Roof Addition See Division 07	70 lf.	\$70.00	\$4,900	
	BMCA- Auxiliary Facility, Pottery Worksho				
	Level 01- Grade Entry Level				
	Level 02- Roof				

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 25 - Integrated Automation					\$0
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Workshop					
Level 01- Grade Entry Level					
Level 02- Roof					
Division 26 - Electrical					\$32,675
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
General Electrical Power/Distribution					
26 10 00	120 Power Receptacles - Elevator	7 ea.	\$350.00	\$2,450	
26 10 00	120 Power Receptacles - Entry Assist Operator	2 ea.	\$450.00	\$900	
26 10 00	Mechanical Direct Expansion Mini-Split Outdoor Unit/Conn - Elevator	1 ea.	\$1,200.00	\$1,200	
26 10 00	Mechanical Direct Expansion Mini-Split Indoor Cassette/Conn - Elevator	1 ea.	\$400.00	\$400	
26 10 00	Plumbing Pumps - Connection - Elevator	1 ea.	\$1,200.00	\$1,200	
26 10 00	Plumbing Hydraulic Pump - Connection - Elevator	1 ea.	\$1,200.00	\$1,200	
26 24 13	Panel Board - 1P2/225A- Equip. - Elevator	1 al.	\$4,500.00	\$4,500	
26 24 13	Panel Board - 1P2/225A- Equip.- Connections/Wire - Elevator	1 al.	\$2,225.00	\$2,225	
26 24 13	Panel Board - 1P2/225A- Equip. - Distribution - Elevator	1 al.	\$4,500.00	\$4,500	
26 24 13	Panel Board - 1P2/225A- Equip.. - Labor - Elevator	1 al.	\$2,250.00	\$2,250	
General Lighting/Controls					
26 51 00	Lighting General Switching	3 ea.	\$500.00	\$1,500	
26 51 00	LED - Wall mount - Utility/Emerg. - Elevator	6 ea.	\$1,300.00	\$7,800	

Item	Category	Unit	Unit Cost	Subtotal	Total
Level 02 -Street Entry Level					
26 10 00	120 Power Receptacles - Entry Assist Operator	2 ea.	\$600.00	\$1,200	
Level 03 -Upper Level					
26 10 00	120 Power Receptacles - Entry Assist Operator	1 ea.	\$450.00	\$450	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
26 10 00	120 Power Receptacles - Entry Assist Operator	2 ea.	\$450.00	\$900	
Level 02- Roof					
Division 27 - Communications					
					\$7,200

Item	Category	Unit	Unit Cost	Subtotal	Total
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
27 21 16	Communication Connections - Elevator	1 ea.	\$1,200.00	\$1,200	
27 21 16	Fire Alarm Connections - Elevator	1 al.	\$6,000.00	\$6,000	
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 28 - Electronic Safety and Security					\$6,600
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
28 20 00	Interior Video Surveillance Elevator Cameras	3 ea.	\$1,200.00	\$3,600	
28 46 00	Detection Smoke/Heat Appliances -	2 ea.	\$1,000.00	\$2,000	
Level 02 -Street Entry Level					
Level 03 -Upper Level					
28 46 00	Detection Smoke/Heat Appliances -	1 ea.	\$1,000.00	\$1,000	
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
Level 02- Roof					
Division 31 - Earthwork					\$12,126
BMCA- Main Facility					
Level 01 -Lower Level/Daylight Basement					
31 23 16	Excavating Grade, for Waterproofing - Front Daylight Lite Wells	10 cy.	\$50.00	\$500	
31 23 19	Granular Fill - Back Fill -Front Daylight Lite Wells	4 cy.	\$56.00	\$224	
Level 02 -Street Entry Level					
Level 03 -Upper Level					
Level 04 -Roof					
BMCA- Auxiliary Facility, Pottery Worksho					
Level 01- Grade Entry Level					
31 23 16	Excavating Utility Storm Water Piping Trenching	195 lf.	\$12.00	\$2,340	
31 23 16	Excavating Grade, for Waterproofing - Rear	105 cy.	\$26.00	\$2,730	

31 23 19	Granular Fill - Trenching	28 cy.	\$56.00	\$1,568
31 23 19	Granular Fill - Back Fill - Rear Assume 50%	52 cy.	\$56.00	\$2,912
31 23 19	Grade Fill/Replace, Create a drainage swale	52 cy.	\$26.00	\$1,352
31 25 00	Soil Erosion Control Measures/Maintenance	1 al.	\$500.00	\$500

Level 02- Roof

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 32- Exterior Improvements					\$14,500

BMCA- Main Facility

Level 01 -Lower Level/Daylight Basement

32 17 23	Pavement - ADA/Loading	1 al.	\$2,500.00	\$2,500
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Level 02 -Street Entry Level

Level 03 -Upper Level

Level 04 -Roof

BMCA- Auxiliary Facility, Pottery Workshop

Level 01- Grade Entry Level

32 92 00	Soil Preparation	1 al.	\$2,000.00	\$2,000
32 92 00	Plantings- Grade Stabilization, Region, Climate, Shade	1 al.	\$10,000.00	\$10,000

Level 02- Roof

Item	Category	Unit	Unit Cost	Subtotal	Total
Division 34- Transportation					\$0

Division 41- Material Processing and Handling Equipment					\$0
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II. TABULATIONS						
A. Construction Costs Divisions 1-41						
Item		Unit	Unit Cost	Subtotal	Total	
1.01	Construction Cost Subtotal - All Construction Items				\$1,232,575	
B. Contingencies						
1.01	Estimating Contingency		15%	\$184,886		
1.02	Construction Contingency		20%	\$246,515		
C. Total Construction Budget					\$1,663,977	

Council Member _____ made a motion to approve the following resolution. A vote of ____.

**A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION
FOR THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD) COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER
RECOVERY (CDBG-DR) GRANT PROGRAM FOR THE BLACK MOUNTAIN
CENTER FOR THE ARTS**

RESOLUTION NO. R-26-53

WHEREAS, Tropical Storm Helene caused extensive damage to Town of Black Mountain properties; and

WHEREAS, the Black Mountain Center for the Arts building experienced extensive flooding during Helene; and

WHEREAS, the building has several issues limiting the use and accessibility of the building, including damage to its elevator; and

WHEREAS, the project to repair and floodproof the building falls within the eligibility of the CDBG-DR program; and

WHEREAS, the Land of Sky Regional Council has offered to assist the Town of Black Mountain with this application; and

WHEREAS, the Town has received a Preliminary Architecture Report detailing estimated construction costs; and

WHEREAS, the Town is in discussion with the architects about further items which may need to be added or removed; and

WHEREAS, the initial costs provided did not include design costs, document preparation, construction management, or administrative costs; and

WHEREAS, the Town expects these components to add further costs to the project which will be included in the CDBG-DR grant application; and

WHEREAS, Town expects the total project costs to be roughly \$3,780,000 for the Black Mountain Center for the Arts building and activities associated with the repairs;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN:

1. That the Town of Black Mountain is authorized to submit a formal application to the CDBG-DR grant program for repairing the Black Mountain Center for the Arts building.

2. That the Town Manager (or designee) is authorized to execute and file the application, including all assurances and agreements required, on behalf of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Approved this the 9th day of July 2026.

C. Michael Sobol, Mayor

Attest:

Wesley M. Barker, Town Clerk



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Matt Begley, Recovery & Capital Programs Director **MEETING DATE:** July 9, 2026

AGENDA SECTION: New Business **DEPARTMENT:** Finance

TITLE OF ITEM: Consideration of Submission of a Sub-application to FEMA Building Resilient Infrastructure and Communities (BRIC) Grant Program for a Replacement Public Safety Building.

SUGGESTED MOTION(S):

Motion to authorize Town staff to submit an application for the FEMA BRIC Grant Program for a replacement Public Safety Facility.

SUMMARY:

The Town Council will consider a resolution authorizing the submission of a sub-application to the FEMA Building Resilient Infrastructure and Communities (BRIC) FY2024-25 competitive grant program for construction of a new combined fire, police, and EMS facility at a donated state parcel on North Fork Road. The resolution also commits non-federal match funds from identified local sources as required by the grant program.

Matt Begley, Town Recovery and Capital Programs Director, and Clarity Collins, Recovery Project Manager with the Land of Sky Regional Council, will present for Council consideration and action.

BUDGET IMPACT:

Is this expenditure approved in the current fiscal year budget? n/a- application to grant program.

If no, describe how it will be funded. n/a

ATTACHMENTS:

1. R-26-XX Resolution to Apply for BRIC for Public Safety Facility_2026.07.09

Council Member _____ made a motion to approve the following resolution. A vote of ____.

A RESOLUTION AUTHORIZING TOWN STAFF TO SUBMIT AN APPLICATION FOR THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES (BRIC) GRANT PROGRAM FOR A REPLACEMENT PUBLIC SAFETY FACILITY

RESOLUTION NO. R-26-54

WHEREAS, Tropical Storm Helene caused extensive damage to the Town of Black Mountain Public Safety Building; and

WHEREAS, the Town is currently appealing the denial determination from FEMA Public Assistance for the building; and

WHEREAS, even if successful, FEMA PA funding will not cover the majority of funding needed to adequately repair or replace the current facility; and

WHEREAS, the State has donated property on North Fork Road to the Town restricted to public safety uses; and

WHEREAS, the Land of Sky Regional Council has offered to assist the Town of Black Mountain with this application; and

WHEREAS, the BRIC program requires local and State matching funds (25% of total project costs – estimated to be approximately \$5M), which the Town intends to be sourced from a combination of the value of the parcel proposed as the intended site, NC OSBM grant funding, future departmental allocations, fund balance in the Helene Recovery Fund, and any other appropriate state funding; and

WHEREAS, the Town Council wishes to pursue a formal application to cover costs associated with engineering, construction, site preparation, and other activities associated with constructing a replacement facility for Town of Black Mountain Public Safety services;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF BLACK MOUNTAIN:

1. That Land of Sky on behalf of the Town of Black Mountain is authorized to develop and submit a formal application to the FEMA BRIC program for funding a replacement public safety facility.
2. That the Town Manager (or designee) is authorized to execute and file the application, including all assurances and agreements required, on behalf of the Town of Black Mountain.

This Resolution shall take effect immediately upon its adoption.

Approved this the 9th day of July 2026.

C. Michael Sobol, Mayor

Attest:

Wesley M. Barker, Town Clerk



TOWN OF BLACK MOUNTAIN AGENDA ITEM SUMMARY

SUBMITTER: Richard Hicks, Interim Town Manager
MEETING DATE: July 9, 2026

AGENDA SECTION: New Business
DEPARTMENT: Administration

TITLE OF ITEM: Agenda Review for the July 13, 2026 Monthly Council Meeting

SUGGESTED MOTION(S):

Motion to approve the July 13, 2026 meeting agenda as presented (or as amended).

SUMMARY:

Council and staff will review the proposed agenda items for the July 13, 2026 monthly Council meeting and will approve this agenda as presented, or as amended.

BUDGET IMPACT:

Is this expenditure approved in the current fiscal year budget? n/a

If no, describe how it will be funded. n/a

ATTACHMENTS:

1. July 13, 2026 Agenda- Draft v1



TOWN OF BLACK MOUNTAIN TOWN COUNCIL

July 13, 2026


REGULAR SESSION AGENDA

Time: 6:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

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 Conserve Resources; print only when necessary.

The Town of Black Mountain is committed to providing accessible facilities, programs, and services for all people in compliance with the American with Disabilities Act (ADA). Hearing assistive devices are available at the door. Should you need other assistance or accommodation for this meeting, please contact Town Clerk Wesley Barker at: town.clerk@tobm.org, or **(828) 419-9300 / TDD (800) 735-2962**

1. CALL TO ORDER

- 1.A. Welcome
- 1.B. Pledge of Allegiance
- 1.C. Moment of Silence
- 1.D. Announcements
- 1.E. Ethics Statement

In accordance with the Code of Ethics adopted by the Council, all Council Members have a duty to conduct the affairs of the governing board in an open and public manner free of conflicts of interest. Is there any item on the agenda the outcome of which will have a direct, substantial, and readily identifiable financial impact for any Council Member, his or her family or close business associates? Does any Council Member have a financial interest in any public contract coming before this Council today? There being none, all Council

Members have a duty and obligation to vote.

2. ORGANIZATIONAL MEETING

- 2.A. Appointment to Fill the Vacant Seat on the Town Council**
- 2.B. Administration of the Oath of Office to the Appointed Council Member**
- 2.C. Appointment to the Black Mountain-Swannanoa Chamber of Commerce Executive Board- Primary Member**
- 2.D. Appointment to Land of Sky Regional Council Board of Directors - Alternate Delegate**
- 2.E. Appointment to the Friends of Fonta Flora State Trail Board of Directors - Alternate Delegate**

3. PROCLAMATIONS, AWARDS, RECOGNITIONS, SPECIAL RESOLUTIONS

- 3.A. Resolution Recognizing Doug Hay for his service to the Town of Black Mountain**

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

- 4.A. Salvation Army of Buncombe County Presentation**
- 4.B. Update on the BearWise Recognized Community Program - Michelle Kennedy, Planning Director**
Motion: n/a- presentation and update only.
- 4.C. Presentation on the Fairway Dr. / Tomahawk Ave. Stormwater Project - Matt Begley, Recovery & Capital Programs Director**
Motion: n/a- presentation only.

5. CITIZEN COMMENTS

Individuals wishing to address the Council are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Council. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a public hearing scheduled for this meeting, please reserve your comment for the applicable public hearing. Note: Council will not respond during the citizen comment period.

6. COMMUNICATION FROM MAYOR AND TOWN COUNCIL

7. COMMUNICATION FROM TOWN ATTORNEY & TOWN MANAGER

8. CONSENT AGENDA

All items on the consent agenda are considered routine, to be enacted by one motion

without discussion. If a member of the governing body requests discussion of an item, the item will be removed from the consent agenda and considered separately.

8.A. Adoption of Meeting Minutes

8.B. Monthly Tax Collector Report

8.C. Resolution to Adopt 2026 Buncombe Madison Hazard Mitigation Plan - Michelle Kennedy, Planning Director

Motion: I move to adopt the resolution to adopt the 2026 Buncombe Madison Hazard Mitigation Plan.

8.D. Call for Public Hearing for One-Year Moratorium for Street Dedications to the Town - Michelle Kennedy, Planning Director

Motion: To call for a public hearing to amend Chapter 3, Section 3.6.3, of the Land Use Code to impose a one-year moratorium on the dedication of streets to the town, to be held on Monday, August 10, 2026, at 6:00 p.m. in the Council Room of Town hall, 160 Midland Avenue, N.C. or as soon thereafter as possible.

8.E. Resolution to Award Town Drinking Water Resiliency Improvements Project A&E to McGill Associates - Matt Begley, Recovery & Capital Programs Director

Motion: Motion to approve the resolution to award Town Drinking Water Resiliency Improvements Project A&E to McGill Associates

8.F. Resolution Authorizing Town Staff to Pursue the Design for Decommissioning the Lower Watershed Dam - Matt Begley, Recovery & Capital Programs Director

Motion: Motion to Approve the Resolution Authorizing Town Staff to Pursue the Design for Decommissioning the Lower Watershed Dam.

9. PUBLIC HEARING - NONE

10. CITIZEN COMMENTS

Individuals wishing to address the Council are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Council. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a public hearing scheduled for this meeting, please reserve your comment for the applicable public hearing. Note: Council will not respond during the citizen comment period.

11. UNFINISHED BUSINESS - NONE

12. NEW BUSINESS

12.A. Request from Baptist on Mission for One-Year Extension of Temporary Use

Emergency Housing at 1114 Montreat Road - Michelle Kennedy, Planning Director

Motion: I move to grant a one-year extension to Baptist on Mission for temporary use of emergency housing at 1114 Montreat Road.

12.B. Consideration of Resolution Approving the Financing Terms for the Purchase of a Fire Truck - Richard Hicks, Interim Town Manager

Motion: Motion to adopt the resolution approving the financing terms for the purchasing of a fire truck as presented.

12.C. Technical Response Regrading Alleged Use of Email Draft Folders to Avoid Public Records Request - Richard Hicks, Interim Town Manager

Motion: Motion to approve conducting a limited, well-scoped Microsoft 365 Technical Review as presented.

12.D. Consideration of Award of Bid for Highway 70 Waterline Project -

Motion: I move that Council award the bids for the Highway 70 Waterline Project to Cooper Construction Company, Inc. in the amount of \$796,345.

12.E. Concur with NCDOT Award of Bid for Ninth Street Bridge Project - Richard Hicks, Interim Town Manager

Motion: I move that Council concur with the award of bids on the Ninth Street Bridge Project to Kemp Sigmon Construction in the amount of \$1,184,032.

12.F. Update on Reactivating Town Wells - Richard Hicks, Interim Town Manager

Motion: Motion to approve the initial testing of the two (2) inactive wells.

12.G. Advisory Boards & Commissions Appointments

- 1) ABC Board Appointment & ABC Board Chair Appointment
- 2) Planning Board Appointment
- 3) Board of Adjustment Appointments
- 4) Active Mobility Commission Appointments
- 5) Historic Preservation Commission Appointment

13. CLOSED SESSION - NC GENERAL STATUTE 143-318.11(A)(3) TO CONSULT WITH AN ATTORNEY EMPLOYED OR RETAINED BY THE PUBLIC BODY IN ORDER TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE BETWEEN THE ATTORNEY AND THE PUBLIC BODY, WHICH PRIVILEGE IS HEREBY ACKNOWLEDGED., AND N.C.G.S. 143-318.11 (A)(6): TO CONSIDER THE QUALIFICATIONS, COMPETENCE, PERFORMANCE, CHARACTER, FITNESS, CONDITIONS OF APPOINTMENT, OR CONDITIONS OF INITIAL EMPLOYMENT OF AN INDIVIDUAL PUBLIC OFFICER.

14. ADJOURNMENT