Moseley

Facility Condition Assessment

Town of Black Mountain Public Safety Building

Annual Inflation Escalation	6.00%	1 Year	2 to 5 Years	6 to 9 Years	10+ Years

Priority	Full Project Cost Estimate					FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)										
Priority 1	$1,061,900	$127,428	$31,857	$106,190	**$1,327,375**	$1,371,768									
Priority 2	$25,000	$3,000	$750	$2,500	**$31,250**	$33,125									
Priority 3	$327,310	$39,277	$9,819	$32,731	**$409,138**	$417,123				$8,364					$16,789
Priority 4	$152,950	$18,354	$4,589	$15,295	**$191,188**	$7,685	$3,511	$14,888		$100,367			$9,962		$155,916
Priority 5	$198,993	$23,879	$5,970	$19,899	**$248,741**	$22,005	$1,405			$204,305					$132,635
Grand Totals	**$1,766,153**				**$2,207,691**	**$1,851,706**	**$4,916**	**$14,888**	**$0**	**$313,036**	**$0**	**$0**	**$9,962**	**$0**	**$305,340**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.

Moseley

Facility Condition Assessment

Priority 1 - Currently High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Structural	0	Urgent (1 Year)	Drain Pipe Inspection	Scope drain pipes to identify and repair cracks.	$0	$0	$0	$0	**$0**										
2	Structural	0	Urgent (1 Year)	Soil Boring Study	Perform soil borings in and around facility to determine the extent of the soft soils. Contact Moseley with the results to for further analysis. Cost depends on the number and location of soil borings required, but is estimated to cost around $15,000-$20,000.	$20,000	$2,400	$600	$2,000	**$25,000**	$25,000									
3	Structural	0	Urgent (1 Year)	Allowance for Structural Repairs	Allowance for Structural Repairs based on Soil Boring Study.	$450,000	$54,000	$13,500	$45,000	**$562,500**	$562,500									
4	Architecture	1	Urgent (1 Year)	Corridor Water Intrusion Study	Conduct a water intrusion study to investigate the cause of water intrusion in interior corridor floors.	$0	$0	$0	$0	**$0**										
5	Architecture	1	Urgent (1 Year)	Apparatus Bay Water Intrusion Study	Conduct a water intrusion study to investigate cause of water intrusion into apparatus bay. Staff report that water backs up into apparatus bay during large precipitation events.	$0	$0	$0	$0	**$0**										
6	Architecture	1	Urgent (1 Year)	Downspouts	Replace damaged or missing downspouts.	$7,200	$864	$216	$720	**$9,000**	$9,540									
7	Architecture	1	Urgent (1 Year)	Police Station Roof	End of life replacement of roof over police department. Evidence of roof leaks is present throughout the facility.	$158,700	$19,044	$4,761	$15,870	**$198,375**	$210,278									

Moseley

Facility Condition Assessment

Priority 1 - Currently High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate													
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
8	Site	1	Urgent (1 Year)	Stormwater Pipe Repair	Option A: Repair Existing Pipe Structural pipe lining1, flowable fill for cracks in pipe and voids underground, and a pump-around system for stormwater during repairs ($150,000) Option B: Stormwater System Reroute Fill existing pipe and voids with flowable fill, plug and abandon existing pipe, install three (3) new structures and new stormwater pipe, pavement repairs, and a pump-around system for stormwater during repairs ($250,000) 1Note: Structural pipe liner has a 100-year life span.	$250,000	$30,000	$7,500	$25,000	**$312,500**	$331,250									
9	Electrical	1	Urgent (1 Year)	Smoke Detectors	Install smoke detectors in sleeping areas.	$500	$60	$15	$50	**$625**	$663									
10	Electrical	1	Urgent (1 Year)	Emergency Power System	End of life replacement of generator and emergency power system. The current system is undersized. Recommend relocation of generator outside of potential flood waters.	$150,000	$18,000	$4,500	$15,000	**$187,500**	$198,750									
11	Mechanical	1	Urgent (1 Year)	IT Room Thermostat	Repair or replace thermostat serving IT room split system. Current thermostat is not functional.	$500	$60	$15	$50	**$625**	$663									

Moseley

Facility Condition Assessment

Priority 1 - Currently High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
12	Structural	1	Urgent (1 Year)	Structural Repairs	Repair slab, wall, and ceiling cracks, and bowing walls caused by structural settlement. Cost for repairs to be determined after the soil boring study.	$25,000	$3,000	$750	$2,500	**$31,250**	$33,125									
					Grand Totals	**$1,061,900**				**$1,327,375**	#######	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.

Moseley

Facility Condition Assessment

Priority 2 - Potentially High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation **6.00%**

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate													
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Mechanical	1	Urgent (1 Year)	Unit Heaters	Fire department staff report three unit heaters are not operational. Repair or replace units to avoid pipe freezing.	$8,000	$960	$240	$800	**$10,000**	$10,600									
2	Plumbing	1	Urgent (1 Year)	Fire Department Storage Room Water Heater	Refurbish water heater in fire department storage room. Exhaust flue pipe corrosion and condensation near water heater indicate potential leaks. An expansion tank should be provided with the water heater.	$5,000	$600	$150	$500	**$6,250**	$6,625									
3	Plumbing	1	Urgent (1 Year)	Sanitary Waste Piping	Replace sanitary waste piping in basement. Sanitary piping is sticking up through slab in one location and appears to be abandoned. Remove or cap abandoned piping. Future piping should be rerouted to avoid placement above electrical panels.	$12,000	$1,440	$360	$1,200	**$15,000**	$15,900									
4	Architecture	5	Near Term (2-5 years)	Exterior Wall Repair	Repair water damage to exterior walls caused by missing or damaged downspouts.	$0	$0	$0	$0	**$0**										
					Grand Totals	**$25,000**				**$31,250**	**$33,125**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.

Moseley

Facility Condition Assessment

Priority 3 - Necessary-Not Yet High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Electrical	1	Urgent (1 Year)	Interior Lighting	End of life replacement of interior lighting system. Recommend full upgrade of original fluorescent lighting to LED and update controls to meet current code.	$269,160	$32,299	$8,075	$26,916	**$336,450**	$356,637									
2	Mechanical	1	Urgent (1 Year)	Nonfunctional Exhaust Fans	Replace seven exhaust fans that were are not functional. Rooms include IT room, police equipment room, police breakroom, police men's restroom, fire department maintenance room, and fire department men's showers.	$3,500	$420	$105	$350	**$4,375**	$4,638									
3	Mechanical	1	Urgent (1 Year)	Police Department 3.5 Ton System	End of life replacement of gas furnace and 3.5 ton condenser serving police department.	$8,000	$960	$240	$800	**$10,000**	$10,600									
4	Mechanical	1	Urgent (1 Year)	Infrared Heaters	Controls for fire department maintenance room infrared heaters were not located. Staff report that the maintenance room is now being used as a garage/storage room. Infrared heaters should be repaired or replaced depending on the desired future use of the room.	$10,000	$1,200	$300	$1,000	**$12,500**	$13,250									
5	Mechanical	1	Urgent (1 Year)	Grilles, Diffusers and Ductwork	Clean grilles, diffusers, and ductwork throughout building.	$22,500	$2,700	$675	$2,250	**$28,125**	$29,813									
6	Plumbing	1	Urgent (1 Year)	Drinking Fountains	End of life replacement of water fountain in police department. Existing piping should be capped if a replacement unit will not be installed.	$1,650	$198	$50	$165	**$2,063**	$2,186									
7	Architecture	3	Near Term (2-5 years)	Exterior Doors	Reseal areas on the east side of the building where the door frame and wall have separated.	$0	$0	$0	$0	**$0**										

Moseley

Facility Condition Assessment

Priority 3 - Necessary-Not Yet High-Priority

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
8	Architecture	5	Near Term (2-5 years)	Fire Department Shower Tile	Replace damaged wall and floor tile in fire department shower. Recommend replacement after structural issues have been addressed.	$5,000	$600	$150	$500	**$6,250**					$8,364					
9	Architecture	10	10+ Years	Sidewalks	Repair settlement and cracking damage to sidewalks.	$2,500	$300	$75	$250	**$3,125**										$5,596
10	Architecture	10	10+ Years	Parking Lot	Repair settlement and cracking damage to east side parking lot.	$5,000	$600	$150	$500	**$6,250**										$11,193
					Grand Totals	**$327,310**				**$409,138**	**$417,123**	**$0**	**$0**	**$0**	**$8,364**	**$0**	**$0**	**$0**	**$0**	**$16,789**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.

Moseley

Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate													
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Mechanical	1	Urgent (1 Year)	Truck Repair Room Furnace	End of life replacement of gas furnace in truck repair room. Staff report the room is primarily used as storage. Gas furnace should be replaced with an appropriate system for the room use.	$4,000	$480	$120	$400	**$5,000**	$5,300									
2	Plumbing	1	Urgent (1 Year)	Open Ended Piping	Open ended piping/conduit was noted in basement and appears to be abandoned. Remove or cap as necessary.	$0	$0	$0	$0	**$0**										
3	Plumbing	1	Urgent (1 Year)	Mop Sinks	End of life replacement of fire department mop sink faucet. Mop sink in basement appears to be abandoned.	$1,800	$216	$54	$180	**$2,250**	$2,385									
4	Plumbing	2	Near Term (2-5 years)	Fire Department Breakroom Water Heater	Staff report fire department water heater does not supply enough hot water. Unit was not accessible during the assessment. Consider replacement with instantaneous water heater.	$2,500	$300	$75	$250	**$3,125**		$3,511								
5	Mechanical	3	Near Term (2-5 years)	Exhaust Fans	End of life replacement of eight exhaust fans. Rooms include CID men's and women's restrooms, fire department bays, fire department truck repair room, police women's restroom, and police communication room.	$10,000	$1,200	$300	$1,000	**$12,500**			$14,888							
6	Architecture	5	Near Term (2-5 years)	Ceiling	Repair ceiling water damage throughout facility.	$30,000	$3,600	$900	$3,000	**$37,500**					$50,183					

Moseley

Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate													
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
7	Electrical	5	Near Term (2-5 years)	Building Exterior Lighting	End of life replacement of exterior building mounted fixtures. Recommend replacement with LED fixtures.	$8,000	$960	$240	$800	**$10,000**					$13,382					
8	Mechanical	5	Near Term (2-5 years)	Fire Department 7.5 Ton System	End of life replacement of two gas furnaces and 7.5 ton condensing unit serving fire department.	$10,000	$1,200	$300	$1,000	**$12,500**					$16,728					
9	Mechanical	5	Near Term (2-5 years)	Police Department 4 Ton Systems	End of life replacement of two gas furnaces and one 4 ton Carrier condensing unit serving police station. Existing furnaces may not have enough front service clearance.	$12,000	$1,440	$360	$1,200	**$15,000**					$20,073					
10	Mechanical	8	Long Term (6-9 years)	IT Room Split System	End of life replacement of split system serving IT room. Existing condensing unit does not have proper pad support.	$5,000	$600	$150	$500	**$6,250**								$9,962		
11	Architecture	10	10+ Years	Police Department Floors	Replace flooring damaged from water intrusion near detective office.	$2,000	$240	$60	$200	**$2,500**										$4,477
12	Architecture	10	10+ Years	Toilet Partitions	End of life replacement of toilet partitions in fire department restroom.	$2,400	$288	$72	$240	**$3,000**										$5,373
13	Architecture	10	10+ Years	Kitchen Casework	End of life replacement of fire department kitchen casework and countertops.	$12,750	$1,530	$383	$1,275	**$15,938**										$28,542
14	Architecture	10	10+ Years	Exterior Windows	End of life replacement of ten exterior windows on the north and east facades of the police department building.	$19,500	$2,340	$585	$1,950	**$24,375**										$43,652
15	Architecture	10	10+ Years	Fire Department Floors	Replace cracked and damaged floor finishes in the fire department. Recommend replacement after structural issues have been addressed.	$33,000	$3,960	$990	$3,300	**$41,250**										$73,872
					Grand Totals	**$152,950**				**$191,188**	**$7,685**	**$3,511**	**$14,888**	**$0**	**$100,367**	**$0**	**$0**	**$9,962**	**$0**	**$155,916**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Moseley

Facility Condition Assessment

Priority 4 - Recommended

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year	Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.

Moseley

Facility Condition Assessment

Priority 5 – Does Not Meet Current Code/Standards

Town of Black Mountain Public Safety Building

Annual Inflation Escalation 6.00%

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information				Full Project Cost Estimate												
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
1	Electrical	1	Urgent (1 Year)	Emergency Lighting	Upgrade emergency lighting system to provide adequate coverage to maintain building functionality in the event of power loss.	$5,608	$673	$168	$561	**$7,009**	$7,430									
2	Mechanical	1	Urgent (1 Year)	Gas Furnace Venting	Ensure gas furnaces serving fire department are properly vented. Stains on walls and ceilings indicate potential improper furnace venting and/or combustion air in the space.	$0	$0	$0	$0	**$0**										
3	Mechanical	1	Urgent (1 Year)	Basement Dehumidifier	Dehumidifier in basement piping and electrical wiring is not properly routed and could cause a trip hazard when storage is moved. Recommend reinstallation of dehumidifier with proper routing.	$500	$60	$15	$50	**$625**	$663									
4	Mechanical	1	Urgent (1 Year)	Evidence Room Exhaust Fan	Exhaust fan in the evidence room is on a manual timer. Recommend to operate as a continuous exhaust fan. Cost includes unit replacement.	$500	$60	$15	$50	**$625**	$663									
5	Plumbing	1	Urgent (1 Year)	Pipe Insulation	Insulate all water piping to prevent pipe freezing. Uninsulated pipes were noted in basement and around water heaters. Repair existing damage to fire station hose bibbs from previous burst pipe.	$10,000	$1,200	$300	$1,000	**$12,500**	$13,250									
6	Electrical	2	Near Term (2-5 years)	Emergency Responder Radio Coverage System	Conduct a study to determine if an Emergency Responder Radio Coverage System is required.	$0	$0	$0	$0	**$0**										

Moseley

Facility Condition Assessment

Priority 5 – Does Not Meet Current Code/Standards

Town of Black Mountain Public Safety Building

Annual Inflation Escalation **6.00%**

1 Year	2 to 5 Years	6 to 9 Years	10+ Years

	Project Information					Full Project Cost Estimate											
	Type	Action Year		Name	Description	Trade Contractor Subtotal	Prof. Fees 12%	Permit & Fees 3%	Owner Contingency 10%	Total Cost* (2025 $)	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
7	Mechanical	2	Near Term (2-5 years)	Holding Cell and Armory Room Exhaust Fans	Staff report no exhaust fans are present in holding cell and armory room. Recommend installing exhaust fans in these rooms.	$1,000	$120	$30	$100	**$1,250**		$1,405								
8	Electrical	5	Near Term (2-5 years)	Fire Alarm System	Install full fire alarm system. Current code requires a fire alarm system for this building occupancy.	$100,935	$12,112	$3,028	$10,094	**$126,169**					$168,842					
9	Plumbing	5	Near Term (2-5 years)	Police Breakroom Sink	End of life replacement of police breakroom sink and piping.	$1,200	$144	$36	$120	**$1,500**					$2,007					
10	Plumbing	5	Near Term (2-5 years)	Water Closets	End of life replacement of seven water closets throughout facility. Consider replacement with flush valve type water closets.	$20,000	$2,400	$600	$2,000	**$25,000**					$33,456					
11	Architecture	10	10+ Years	Door Knobs	Replace door knobs throughout facility with levers that comply with current accessibility requirements.	$59,250	$7,110	$1,778	$5,925	**$74,063**										$132,635
					Grand Totals	**$198,993**				**$248,741**	**$22,005**	**$1,405**	**$0**	**$0**	**$204,305**	**$0**	**$0**	**$0**	**$0**	**$132,635**

*Project Specific Overhead Includes Design Contingencies, Phasing Contingencies, and General Contractor Overhead and Profit Appropriate for Each Project

Recommendations that are considered strictly maintenance items with no capital impact are noted as $0 amounts. Assuming minor internal labor/material costs will be associated.