BLACK MOUNTAIN CENTER FOR THE ARTS

PRELIMINARY ARCHITECTURAL REPORT



SOUTHWESTERN COMMISSION
COUNCIL OF GOVERNMENTS

black mountain center for the arts

CLARKNEXSEN-NC
A Division of JMT

BLACK MOUNTAIN CENTER FOR THE ARTS

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1 NARRATIVE



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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.

2 GOALS



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:

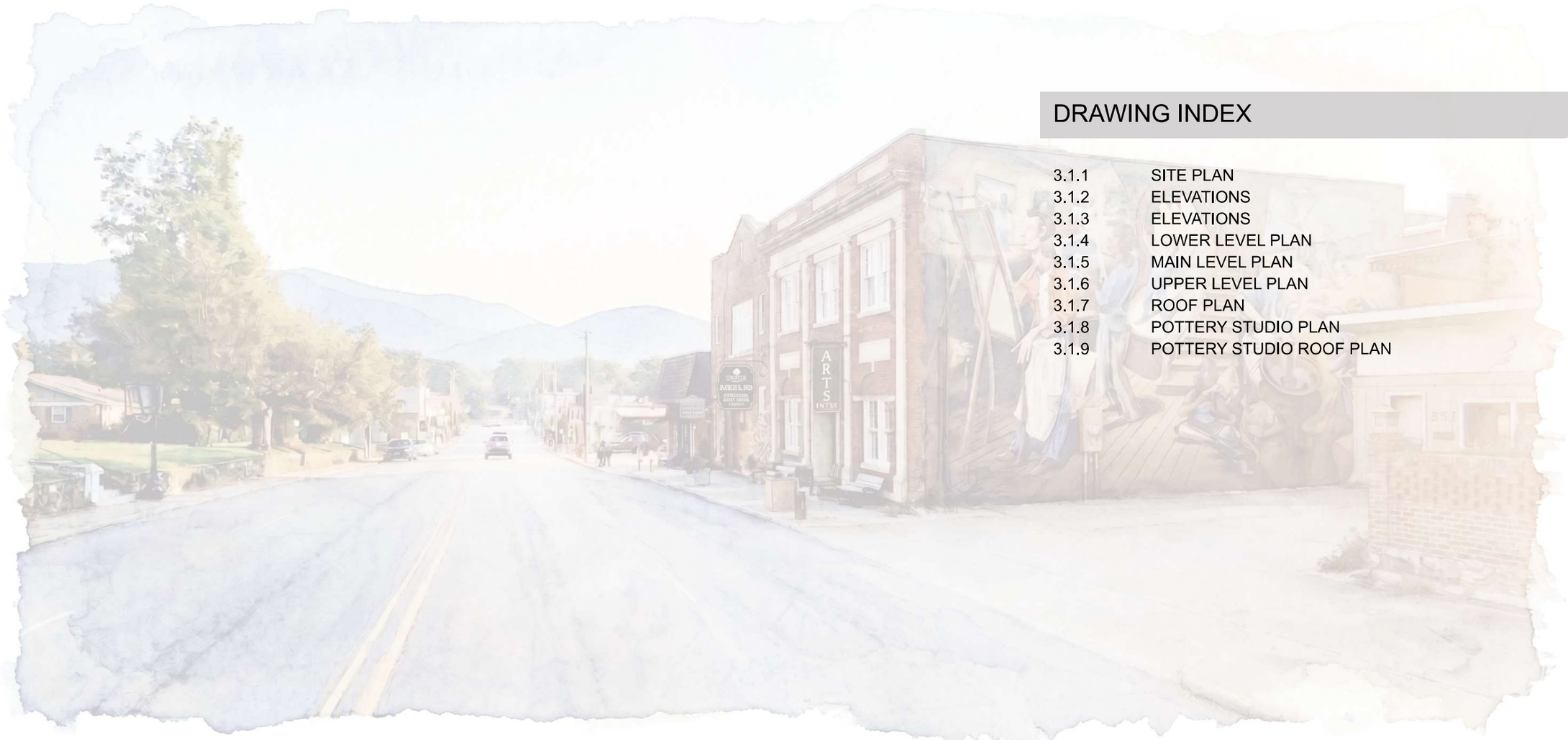
_Restore a critical community asset and ensure continued public access to arts and cultural programming
_Preserve a historic structure that contributes to the identity and economic vitality of downtown
_Support regional recovery efforts by strengthening cultural infrastructure impacted by Hurricane Helene.
_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.

3 SITE + BUILDING CONSIDERATIONS



3.1 EXISTING FACILITY DRAWINGS



DRAWING INDEX

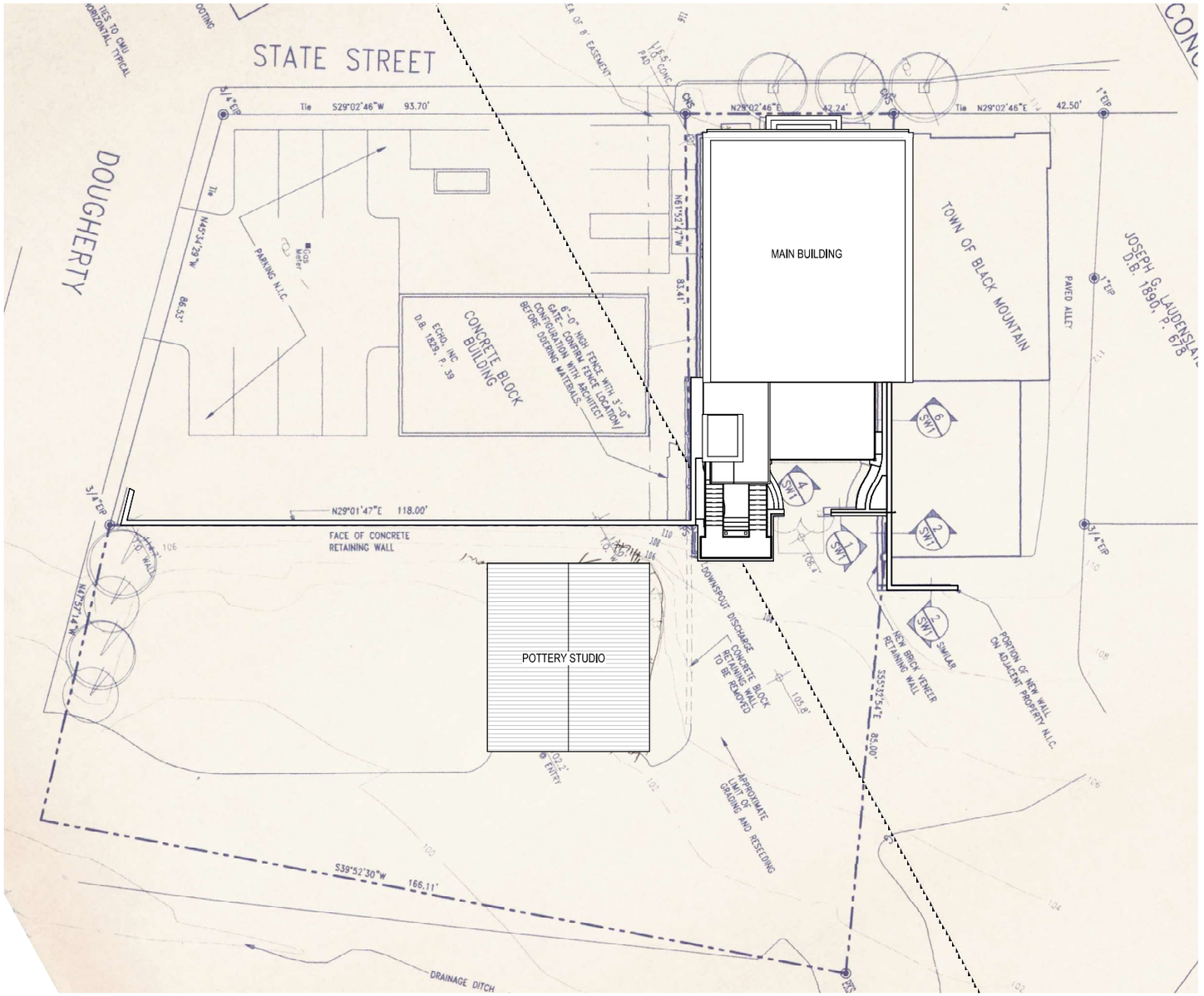
3.1.1	SITE PLAN
3.1.2	ELEVATIONS
3.1.3	ELEVATIONS
3.1.4	LOWER LEVEL PLAN
3.1.5	MAIN LEVEL PLAN
3.1.6	UPPER LEVEL PLAN
3.1.7	ROOF PLAN
3.1.8	POTTERY STUDIO PLAN
3.1.9	POTTERY STUDIO ROOF PLAN

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3.1.1 SITE PLAN



3/64" = 1'-0"

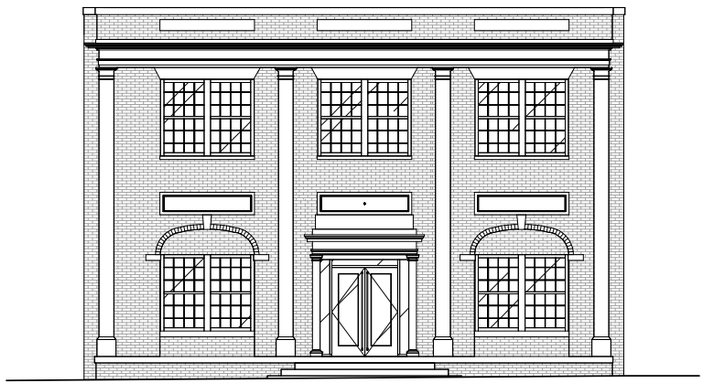
0 5' 10' 20' 40'

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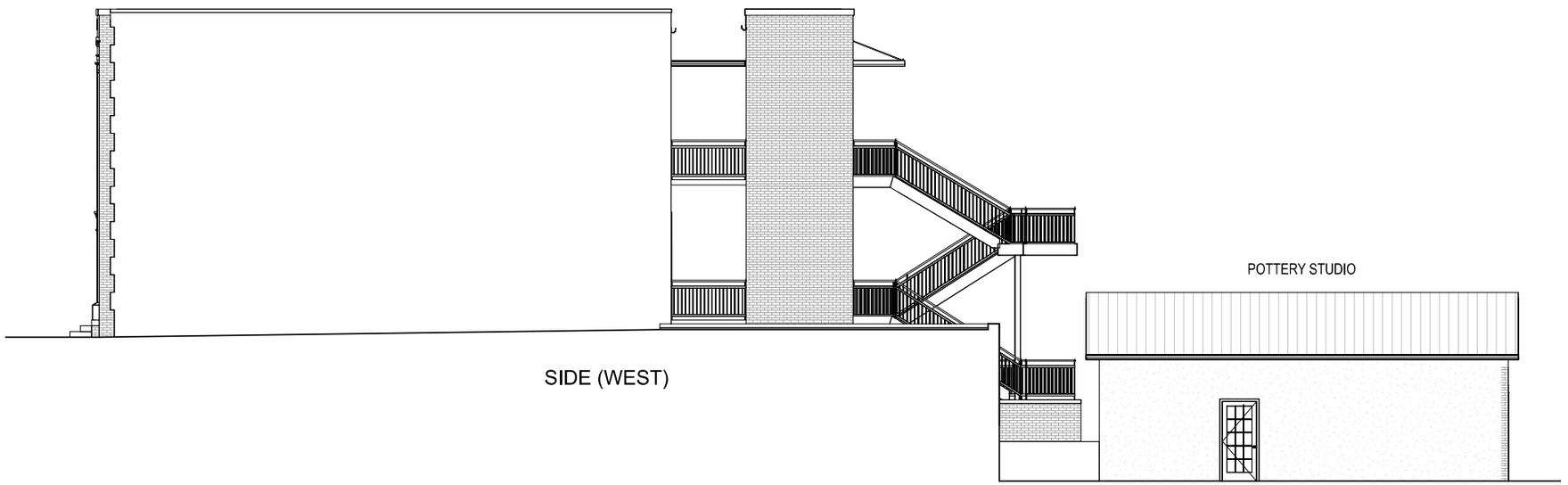
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3.1.2 ELEVATIONS



FRONT (NORTH)



SIDE (WEST)

3/32" = 1'-0"

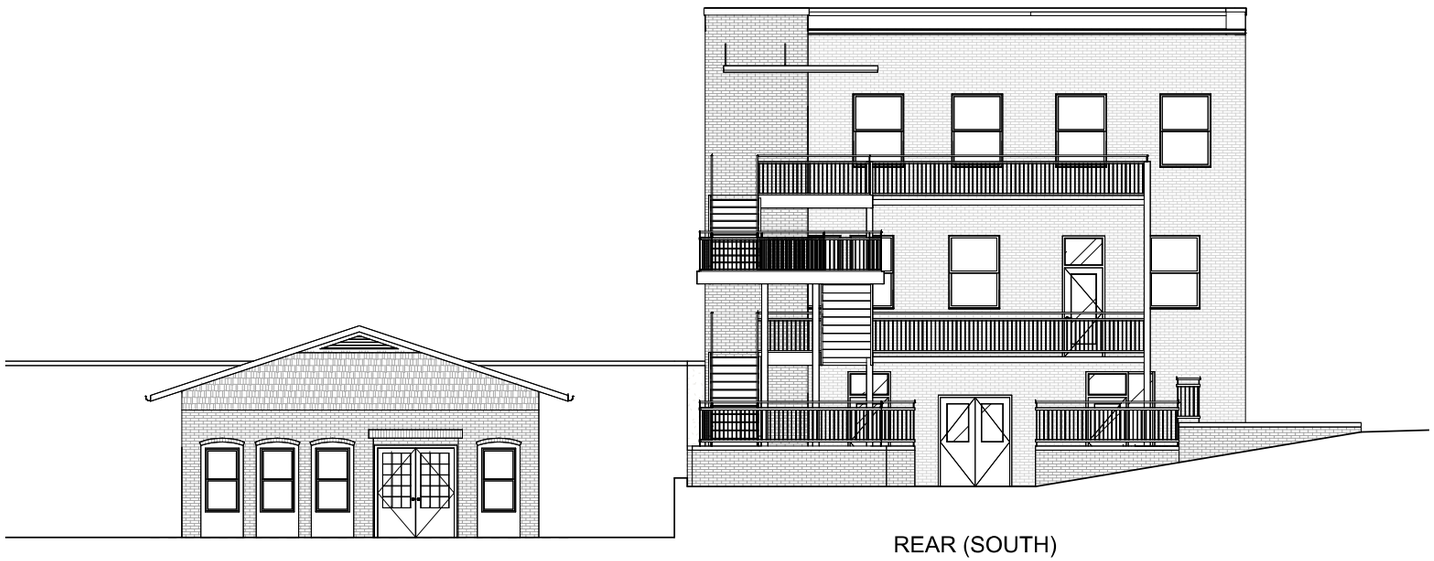
0 5' 10' 20'

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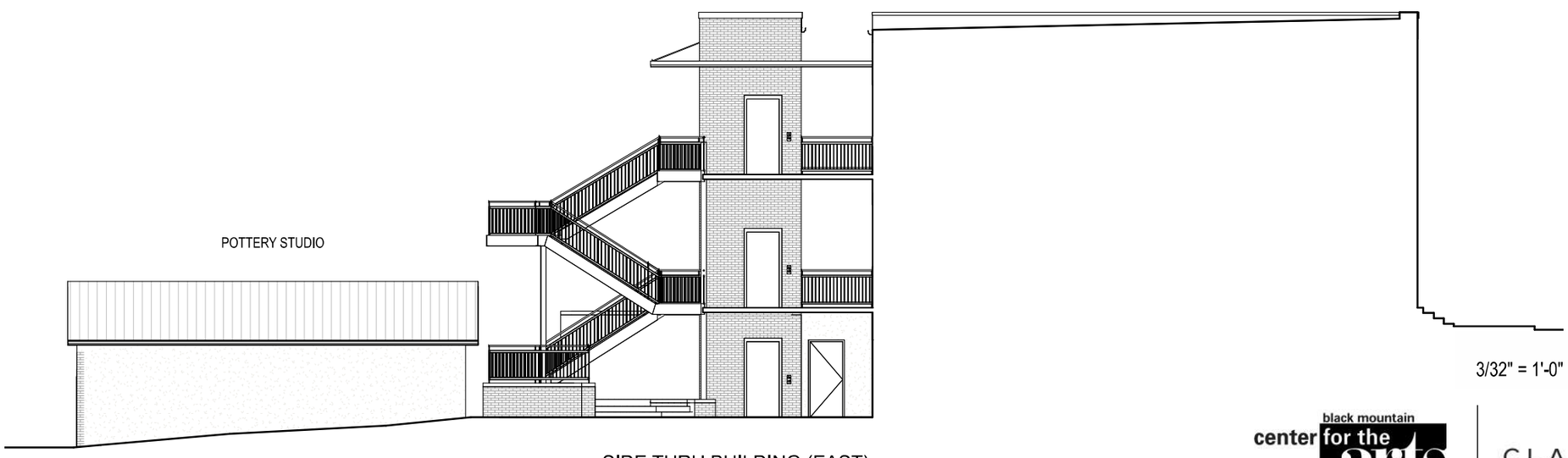
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3.1.3 ELEVATIONS



REAR (SOUTH)



SIDE THRU BUILDING (EAST)

3/32" = 1'-0"

0 5' 10' 20'

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3.1.4 LOWER LEVEL



3/32" = 1'-0"

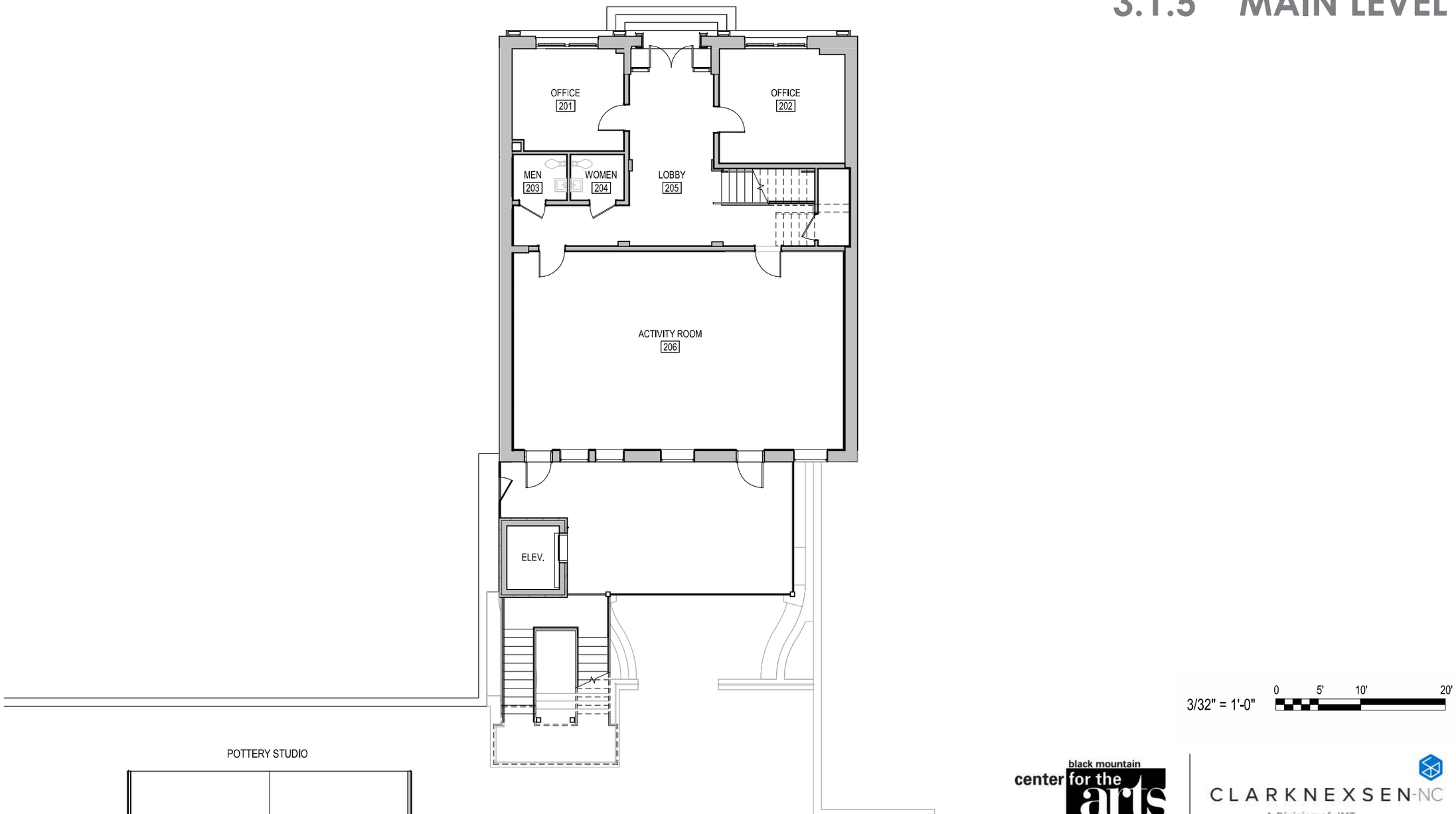
0 5' 10' 20'

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3.1.5 MAIN LEVEL



3/32" = 1'-0"

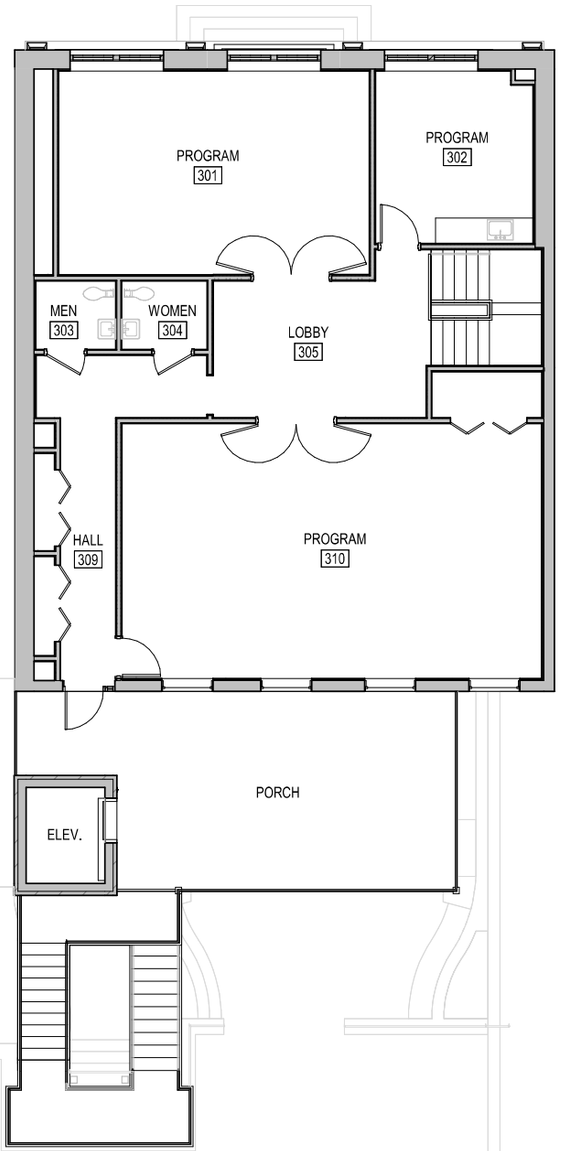
0 5' 10' 20'

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3.1.6 UPPER LEVEL



POTTERY STUDIO BELOW

3/32" = 1'-0"

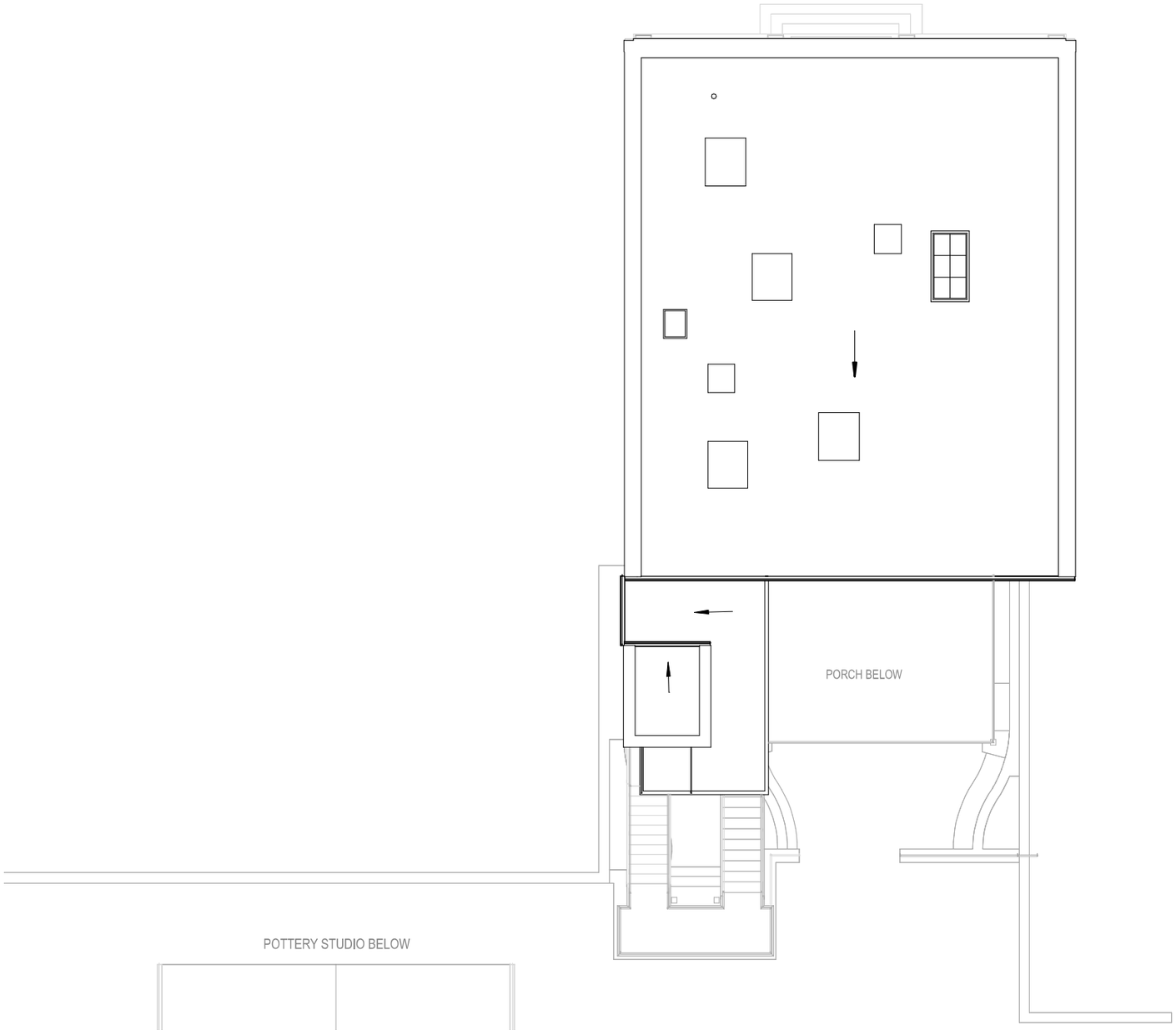
0 5' 10' 20'

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3.1.7 ROOF LEVEL



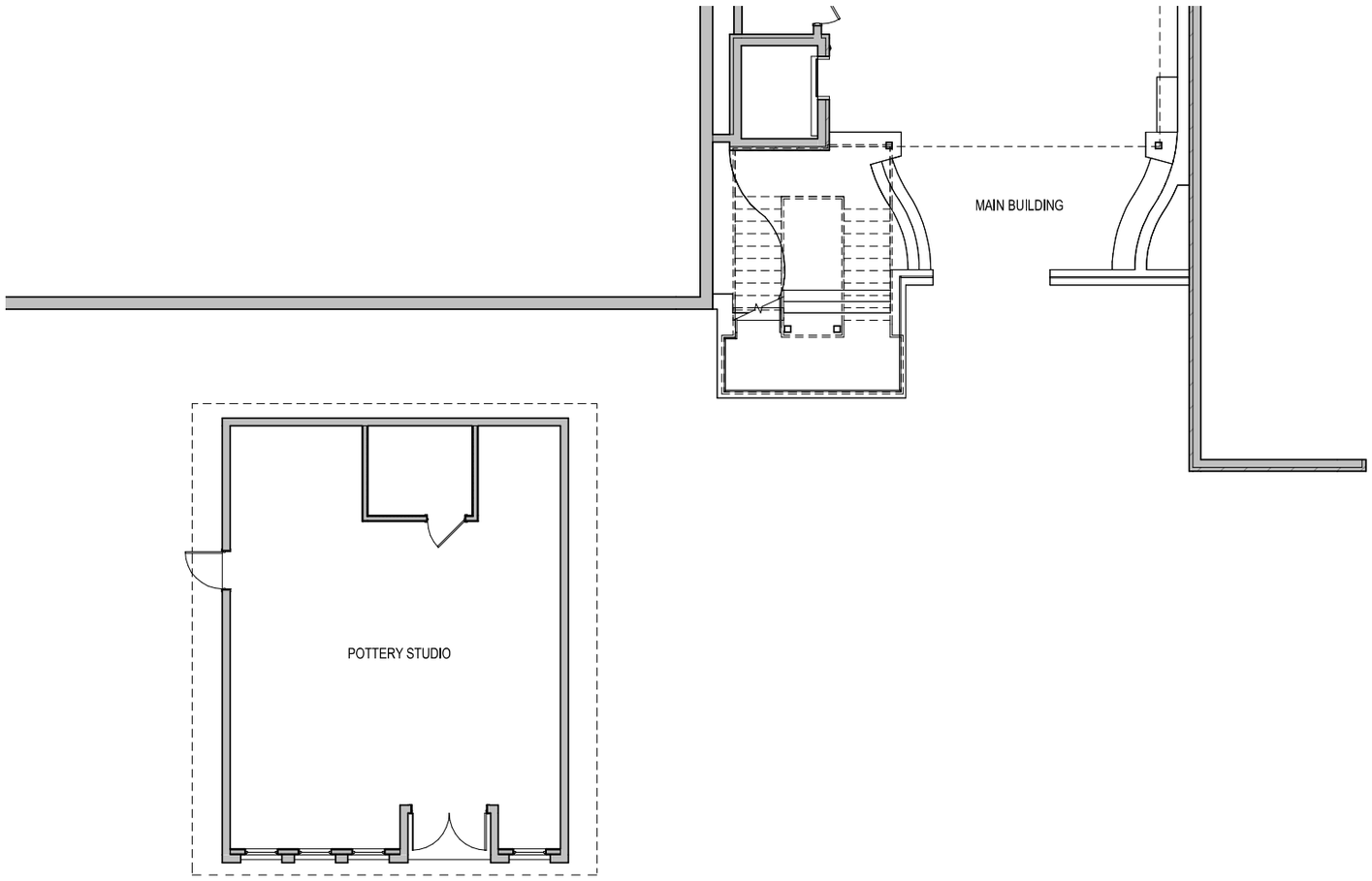
3/32" = 1'-0"

0 5' 10' 20'

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3.1.8 POTTERY STUDIO PLAN



3/32" = 1'-0"

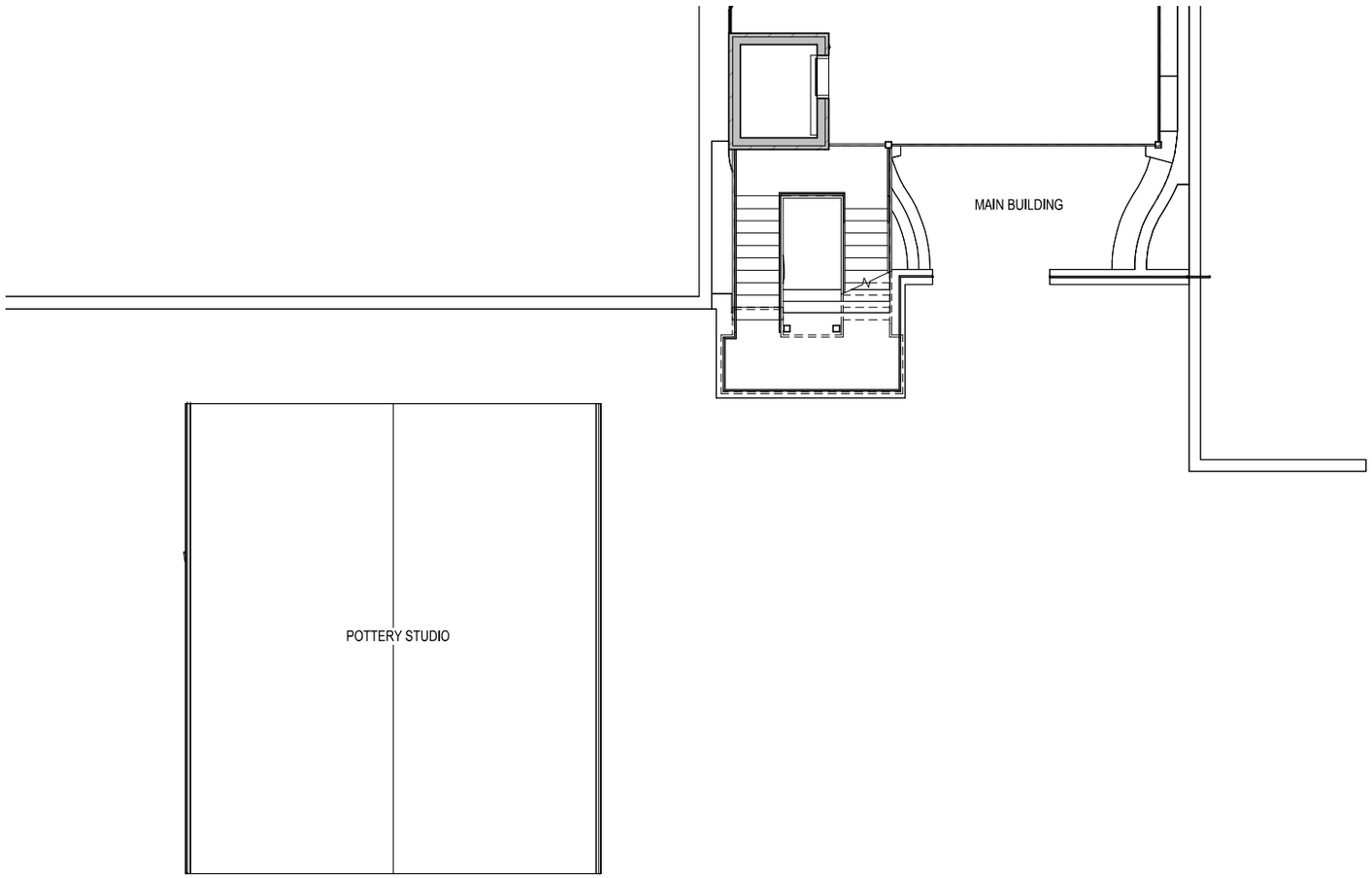
0 5' 10' 20'

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3.1.9 POTTERY STUDIO ROOF



3/32" = 1'-0"

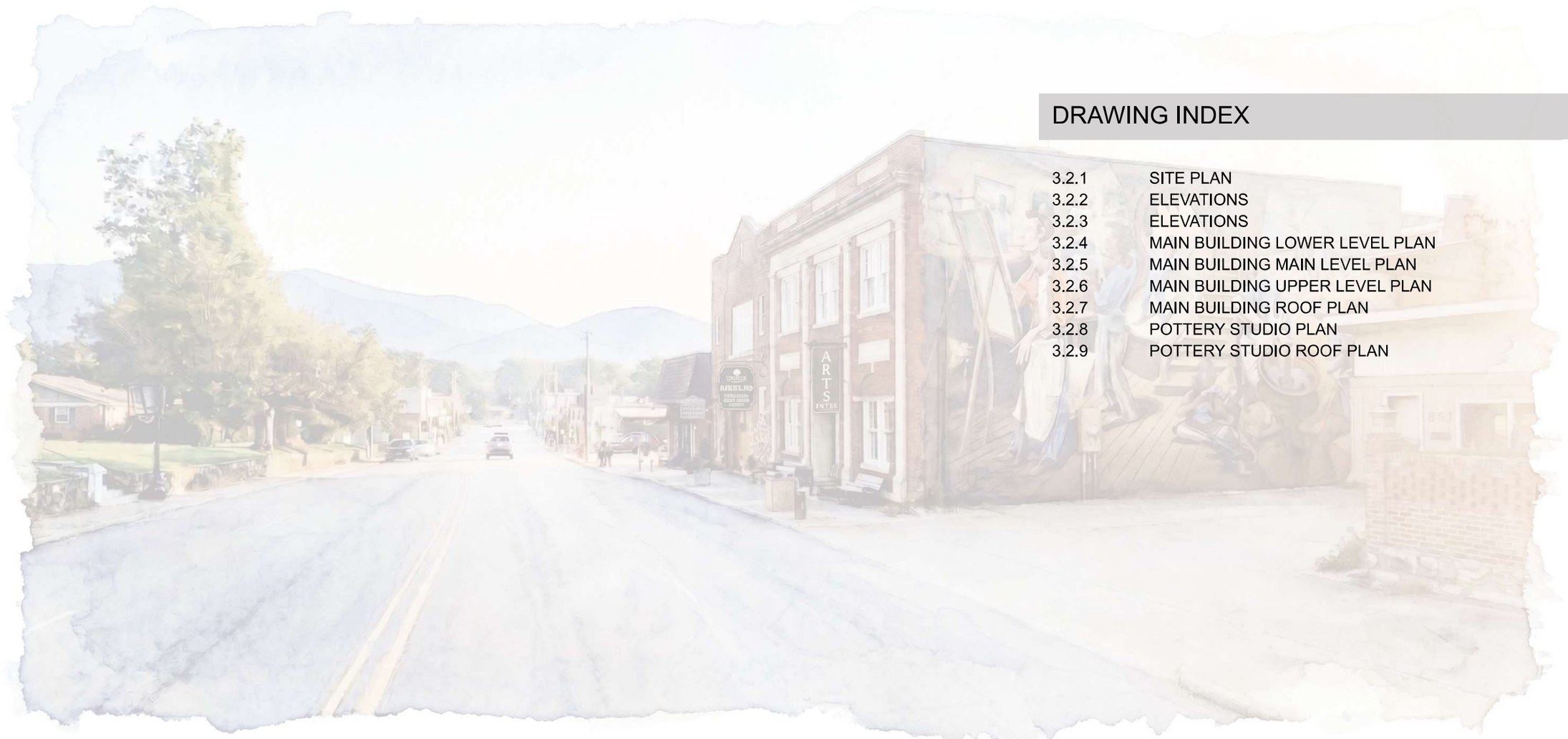
0 5' 10' 20'

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3.2 ITEMS FOR CORRECTION



DRAWING INDEX

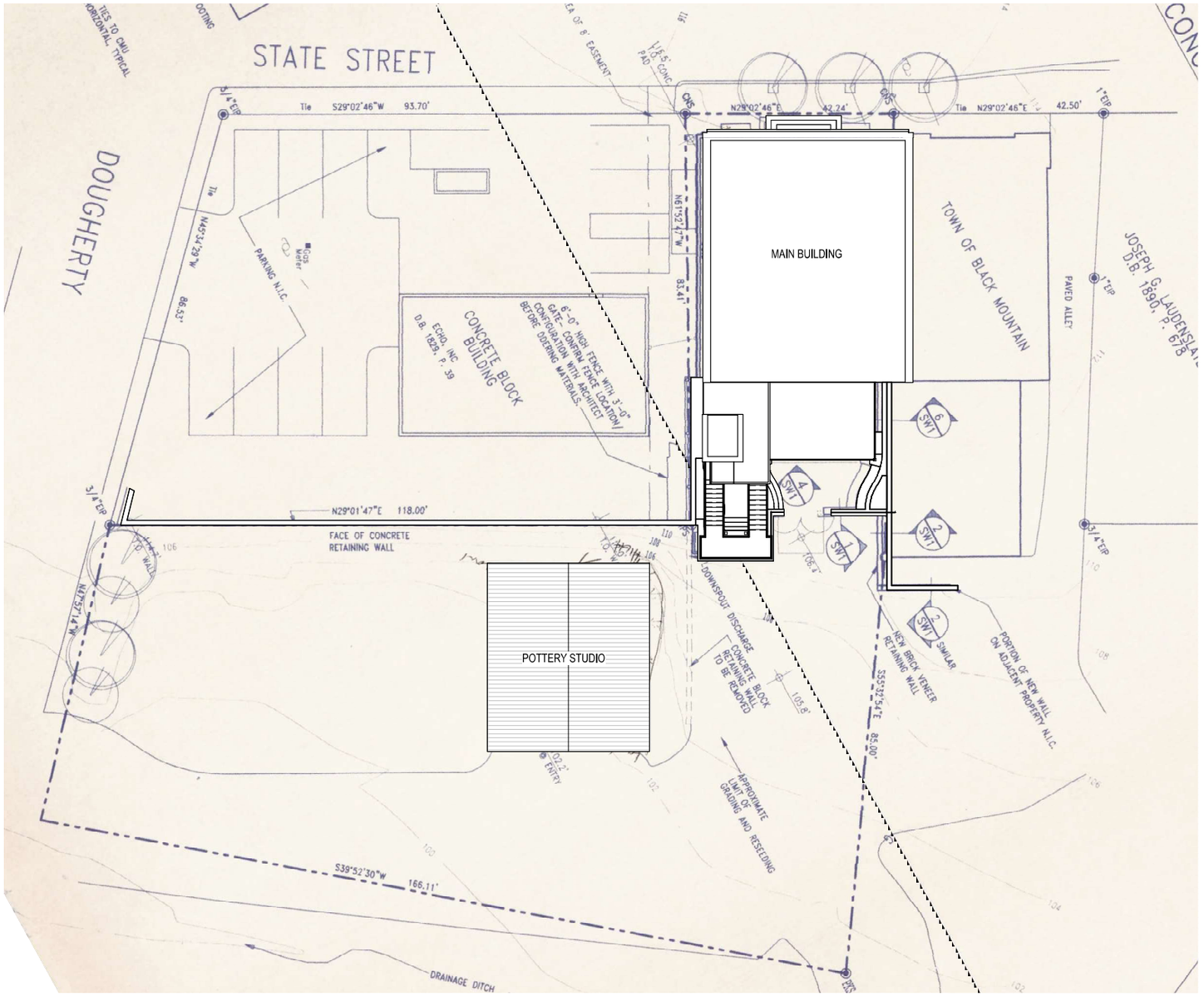
3.2.1	SITE PLAN
3.2.2	ELEVATIONS
3.2.3	ELEVATIONS
3.2.4	MAIN BUILDING LOWER LEVEL PLAN
3.2.5	MAIN BUILDING MAIN LEVEL PLAN
3.2.6	MAIN BUILDING UPPER LEVEL PLAN
3.2.7	MAIN BUILDING ROOF PLAN
3.2.8	POTTERY STUDIO PLAN
3.2.9	POTTERY STUDIO ROOF PLAN

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3.2.1 SITE PLAN



3/64" = 1'-0"

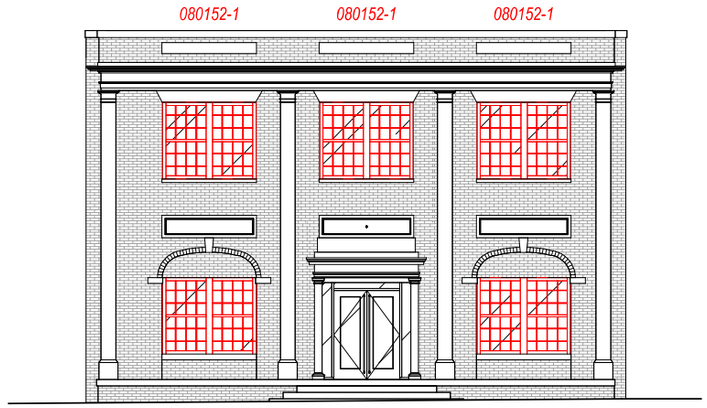
0 5' 10' 20' 40'

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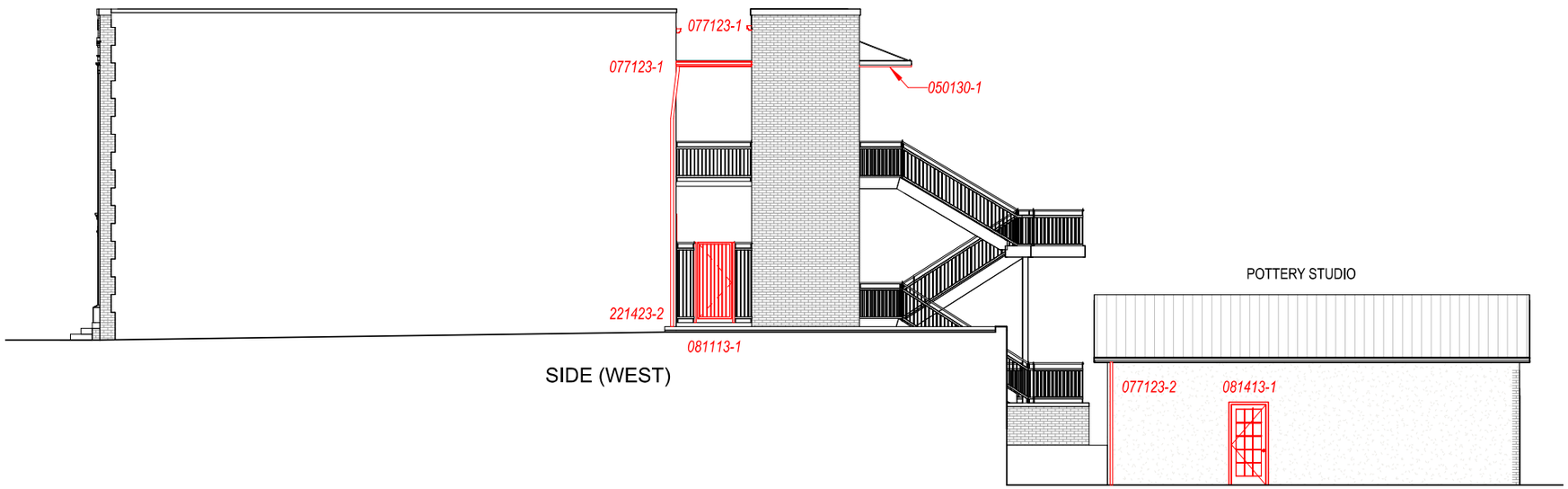
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3.2.2 ELEVATIONS



FRONT (NORTH)



SIDE (WEST)

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"

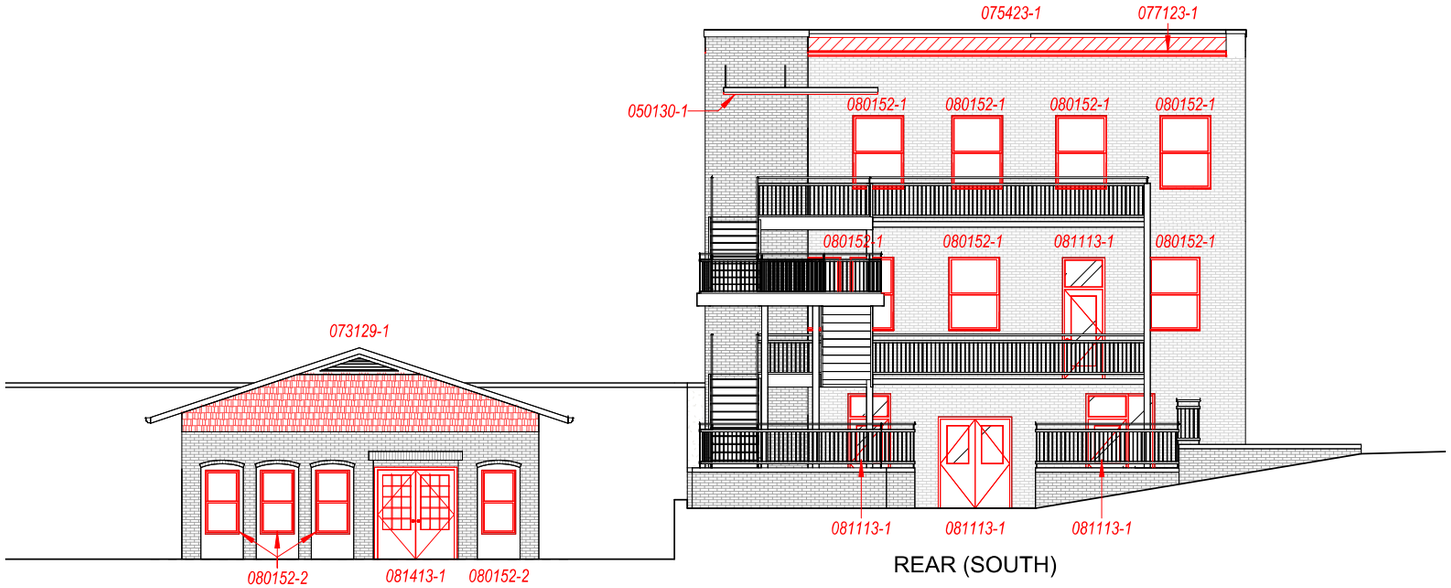
0 5' 10' 20'

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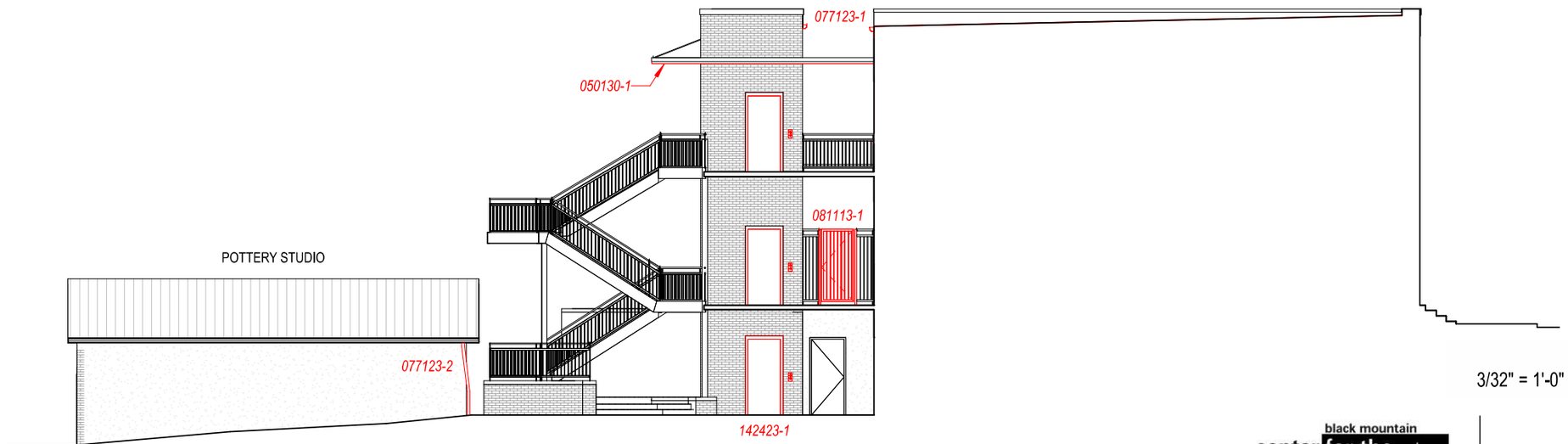
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3.2.3 ELEVATIONS



REAR (SOUTH)



SIDE THRU BUILDING (EAST)

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"

0 5' 10' 20'

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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 DOOI 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

3/32" = 1'-0"

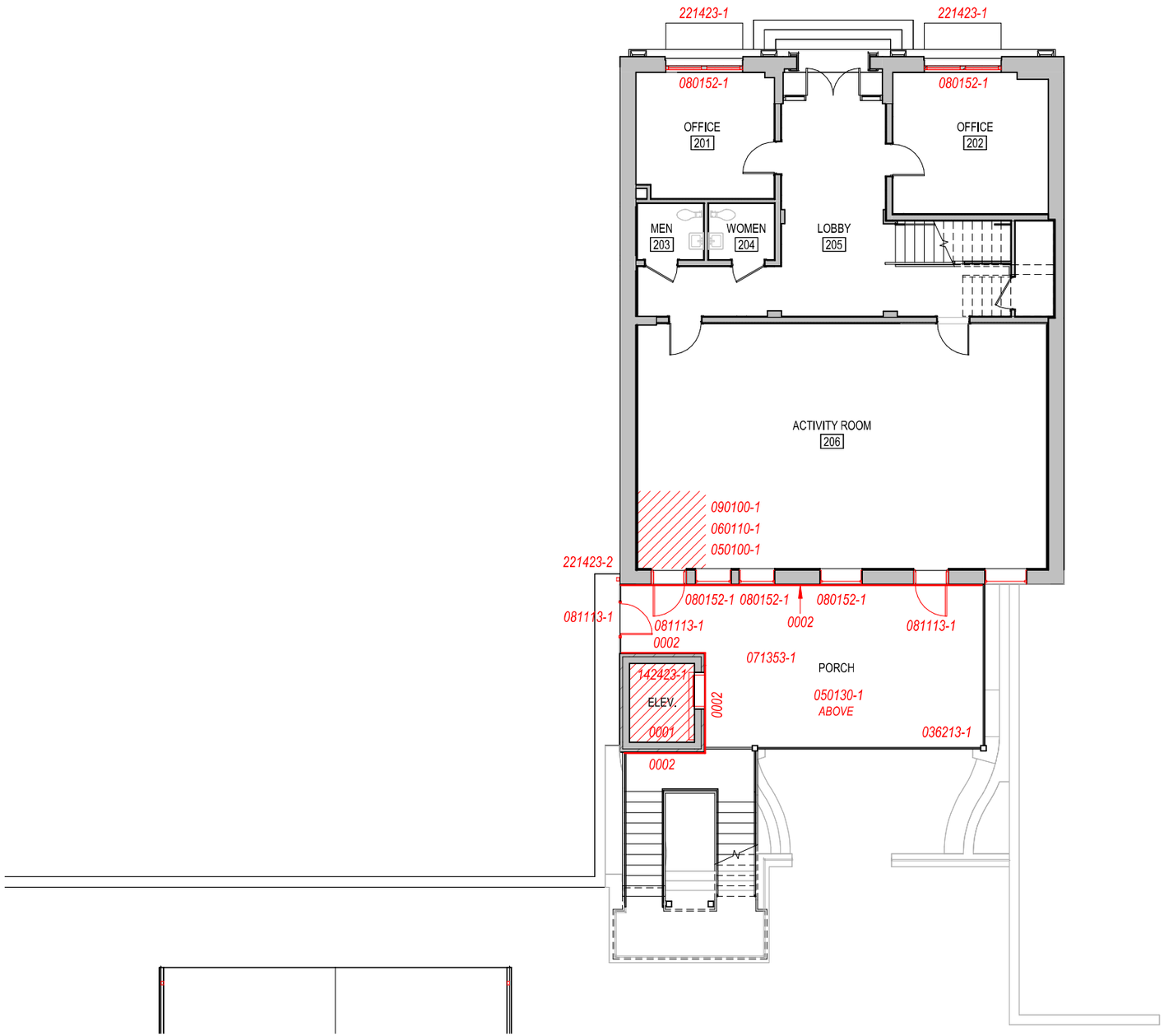
0 5' 10' 20'

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3.2.5 MAIN LEVEL



0001	STORM DRAIN: REVIEW AND CORRECT
0002	HORIZONTAL SEALANT JOINT: CORRECT WITH FLASHING, ETC
036213-1	REPAIR SPALLING CONCRETE, EPOXY GROUT
050100-1	MAINTENANCE OF STEEL: STEEL LINTEL
050130-1	MAINTENANCE OF METAL DECK/STRUCTURAL STEEL SCRAPE AND PAINT
060110-1	WOOD FRAMING STRUCTURE: REVIEW/REPLACE
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
221423-1	STORM DRAIN: REVIEW AND CORRECT AT EXIST. MASONRY INFILL
221423-2	DOWNSPOUT INLET: CORRECT AND PROVIDE CLEANOUT

3/32" = 1'-0"

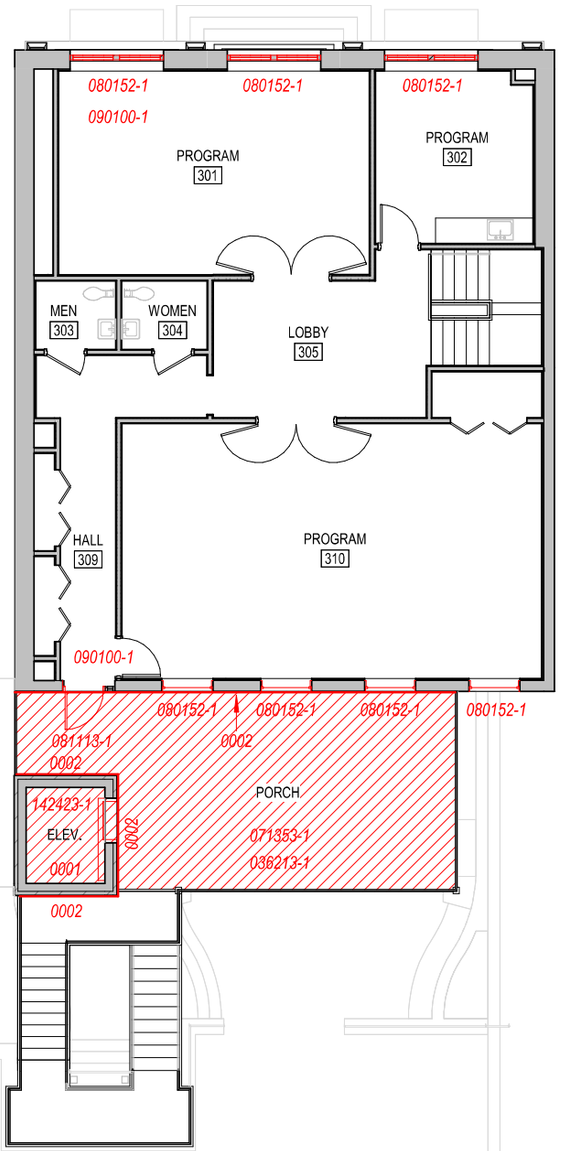
0 5' 10' 20'

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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 TRI ADD INTERIOR STORM SASH
081113-1	HOLLOW METAL DOOR, FRAME & SILL: REMOVE DOO AND SILL, REPLACE
090100-1	REPAIR, REPLACE FINISHES
142423-1	REMOVE, REPLACE HYDRAULIC ELEVATOR, EQUIPMENT, AND ELECTRICAL

3/32" = 1'-0"

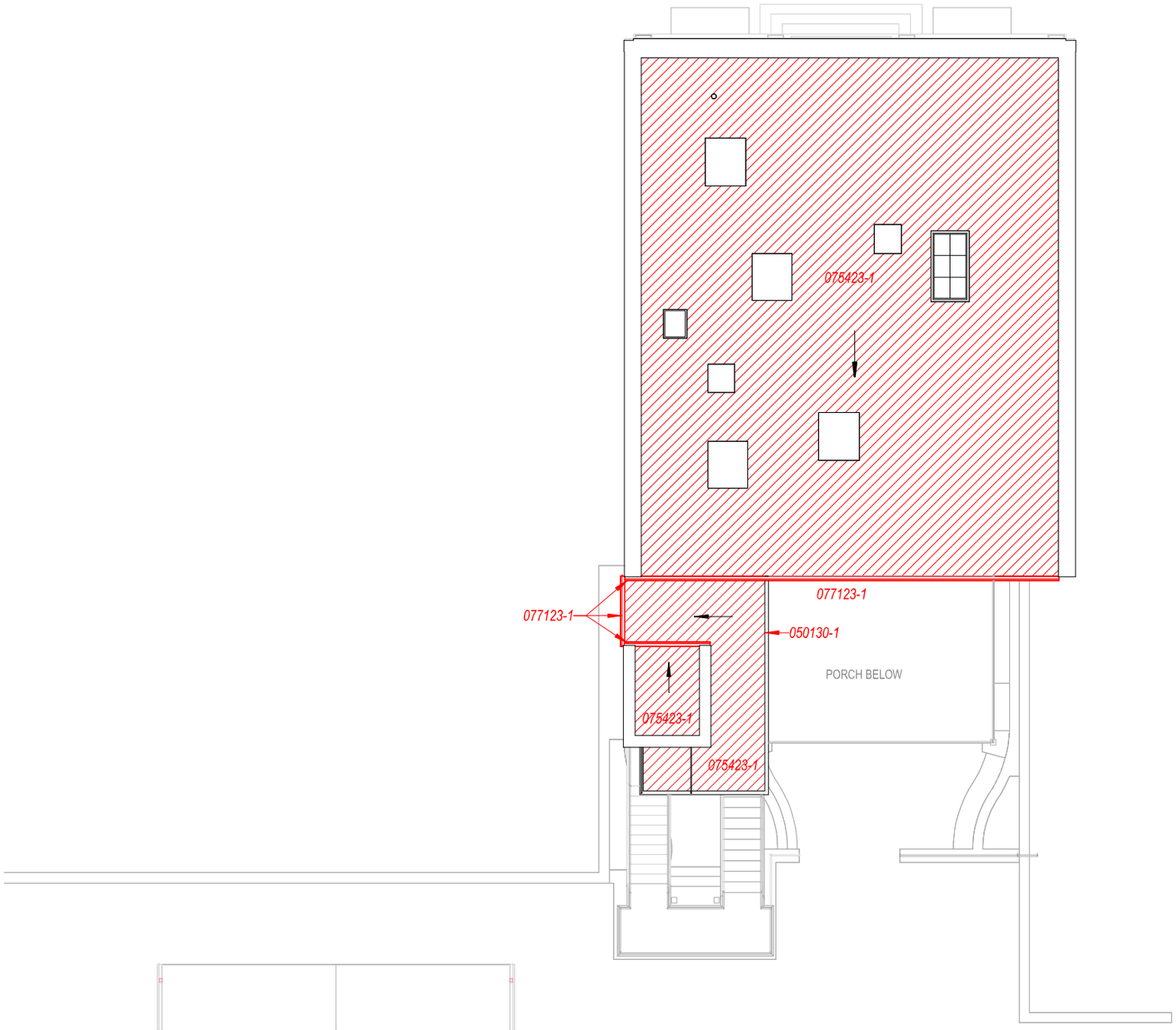
0 5' 10' 20'

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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"

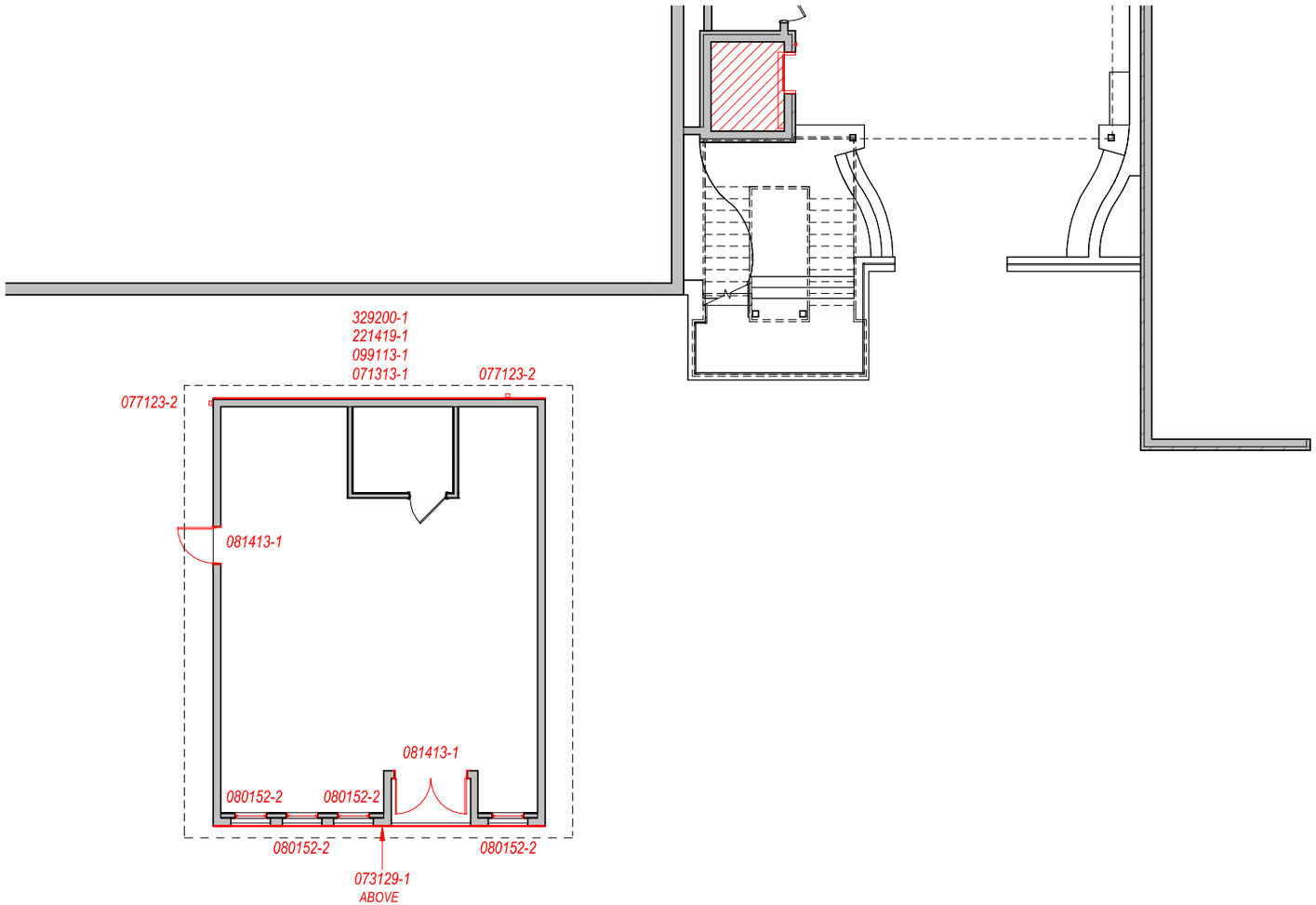
0 5' 10' 20'

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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

3/32" = 1'-0"

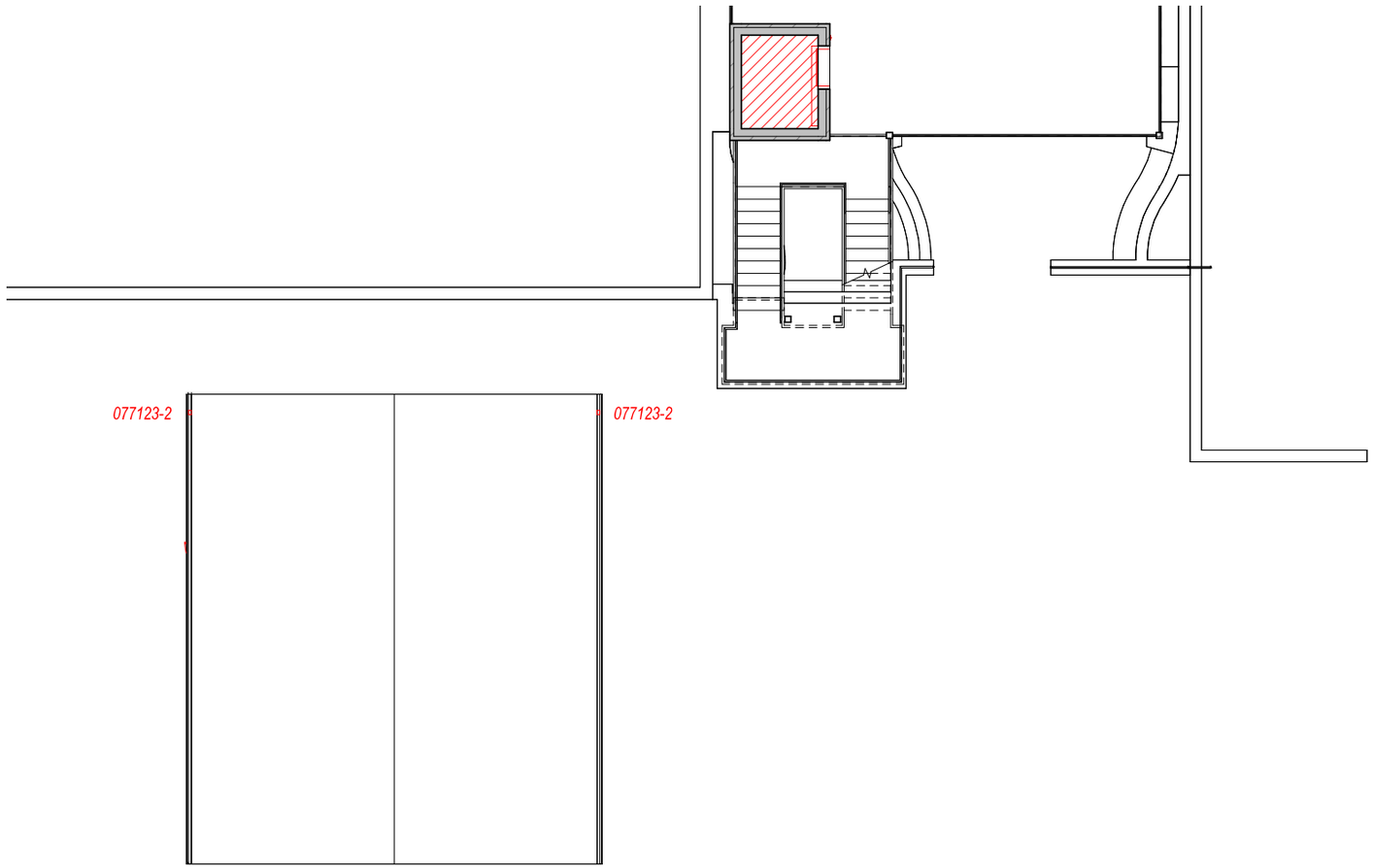
0 5' 10' 20'

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3.2.9 POTTERY STUDIO ROOF



077123-2 DOWNSPOUT LEADER REWORK

3/32" = 1'-0"

0 5' 10' 20'

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4 COST BUDGET MODELS



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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 Worksho				
	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 Worksho				
	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				

Item	Category	Unit	Unit Cost	Subtotal	Total
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 Worksho				
	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 Worksho				
	Level 01- Grade Entry Level				
	Level 02- Roof				

Item	Category	Unit	Unit Cost	Subtotal	Total
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 Worksho				
		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
		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 Workshop				
		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	Exterior Painting				
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	Interior Painting				
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	Exterior Painting				
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	Interior Painting				
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	
09 91 13		Exterior Painting				
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	
09 91 23		Interior Painting				
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		Exterior Painting				
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		Interior Painting				
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				

Item	Category	Unit	Unit Cost	Subtotal	Total
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 Worksho				
	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 Worksho

Level 01- Grade Entry Level

Level 02- Roof

Item	Category	Unit	Unit Cost	Subtotal	Total
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				

Item	Category		Unit	Unit Cost	Subtotal	Total
Division 27 - Communications						$7,200
		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				

Item	Category	Unit	Unit Cost	Subtotal	Total
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	
	Level 02 -Street Entry Level				
	Level 03 -Upper Level				
	Level 04 -Roof				
	BMCA- Auxiliary Facility, Pottery Worksho				
	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

Clark Nexsen

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**