Moseley

TOWN OF BLACK MOUNTAIN - PUBLIC SAFETY BUILDING
BLACK MOUNTAIN, NORTH CAROLINA
BUDGET ESTIMATE

July 9, 2026

Since we have no control over the cost of labor and materials, current market conditions, or competitive bidding, we cannot guarantee the accuracy of this estimate of probable construction costs.

CONSTRUCTION COSTS			
Public Safety Building	23,000 SF @	$520.00	$11,960,000
Site work (no off-site improvements)	4.0 AC @	$1,100,000	$4,400,000
Construction Cost Subtotal		$711.30	**$16,360,000**
OTHER COSTS			
Misc Building Systems			
Furniture, Fixtures, and Equipment Allowance ($40 PSF)			Not included
Graphics & Signage ($1.25 PSF)			Not included
Voice and data systems ($8 PSF)			$184,000
Site Improvements			
Permitting and Utility Connection Allowance			$20,000
Utility Relocation Costs			Not included
Environmental mitigation cost			Not included
Legal/ILA, Plans and closing fees			Not included
Legal Expenses			Not included
Financing Expenses			Not included
Design soft costs			
Architectural/Engineering Services			$1,440,000
Furniture Design Services			Not included
Boundary and Topographic Survey			$50,000
Construction soft costs			
Moving Expenses Allowance			Not included
Geotech/const materials testing Allowance			$40,900
Special/third party inspect (0.5% of constr cost)			$81,800
Other Costs Subtotal			**$1,816,700**
Project Cost Subtotal			**$18,176,700**
Contingency (10%)			$1,818,000
TOTAL			**$19,994,700**