2026 Capital Update

Recap of Q3, FY 25-26

May 26, 2026

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Capital & Asset Management Department



Key Takeaways



Construction is moving — The Municipal Building and multiple sidewalk and park projects are entering or already in active construction in 2026.



Recovery-driven investment — Helene recovery efforts are actively underway, with major projects funded and in design.



Delivering across the portfolio — Completed projects, new construction starts, and designs in progress show steady, broad advancement across the capital program.

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Completed Projects

- McCormick Field Renovation
- Roof Replacements at:
  - Thomas Wolfe Auditorium
  - 29 Haywood Road
  - Grove Street, Senior Opportunities Center





Asheville Tourist Stadium at HomeTrust Park

Completed Projects

- WNC Nature Center Gateway to the Southern Appalachians
- Substantially Complete:
  - Weaver Park Improvements



WNC Nature Center Gateway





Weaver Park Playground Before & After

Construction Starts

- Johnston Boulevard Sidewalk
- Airport Road Sidewalk



Johnston Blvd Sidewalk
Construction in progress



Airport Road Sidewalk
Construction in progress



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Deep Dive Projects

Scope, Goals & Background

Built 1920s
Renovated 1999
Fire & Police HQ
Fire Station #1

Extend building life an additional 20+ years.

Scope of Work

- Concrete slab replacement in Fire Station #1 apparatus bay
- Structural member & connection repairs throughout the building
- Solar photovoltaic array installation
- Bid Alternates:
  - Masonry restoration: cleaning, repair & re-pointing
  - Window & canopy seal/gasket replacement
  - Boiler Heating System replacement

Goals & Success Markers

- Maintain uninterrupted service from Fire Station #1
- Preserve centralized downtown services of Fire & Police HQ
- Deliver a structurally sound, weather-protected, safe facility

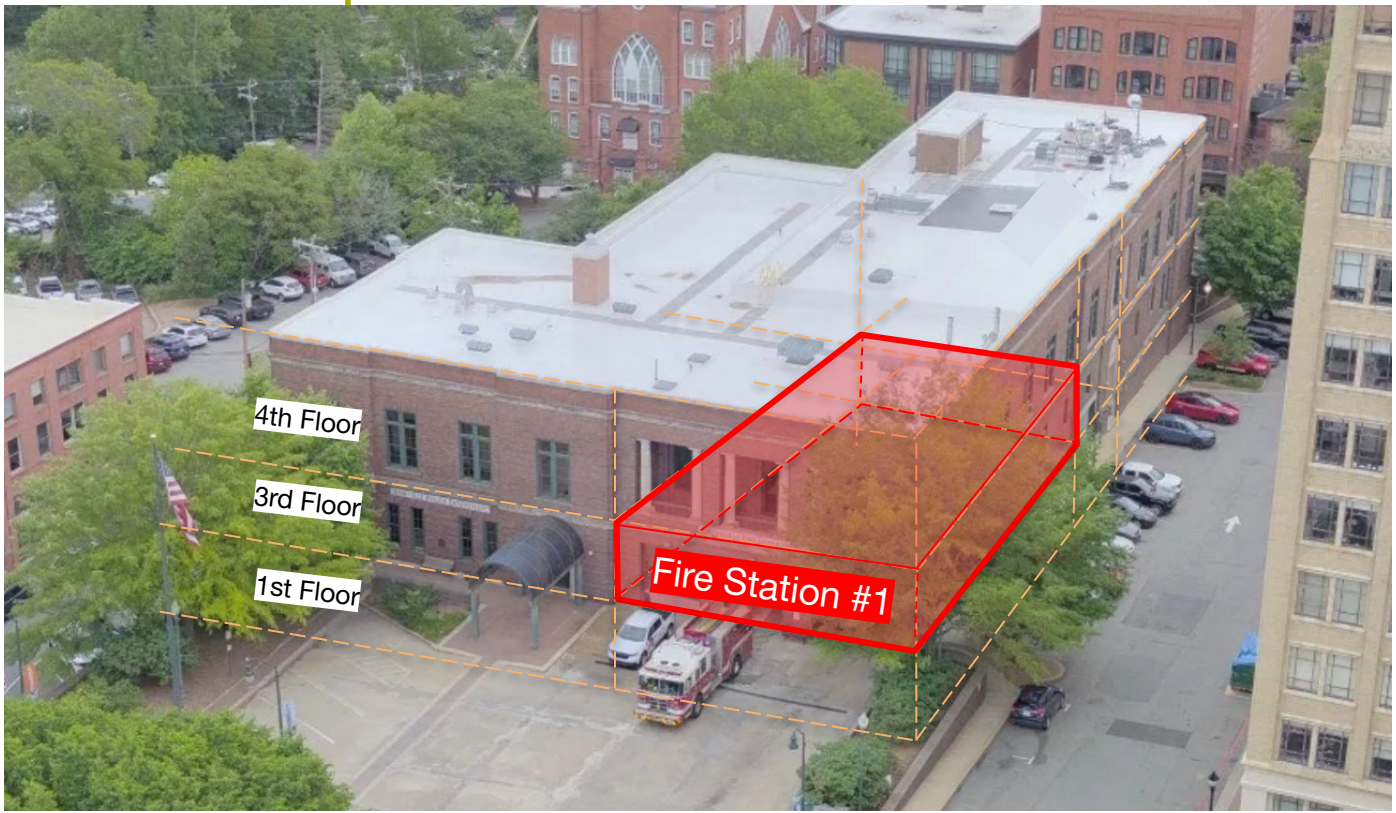
Why Now?

In 2019, firefighters reported floor movement when trucks entered the bay. Structural investigation confirmed slab irregularities. One bay was taken out of service and temporary repairs were completed in 2022. A full building assessment then defined the current project scope to be implemented in this project.

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Municipal Building Capital Repairs

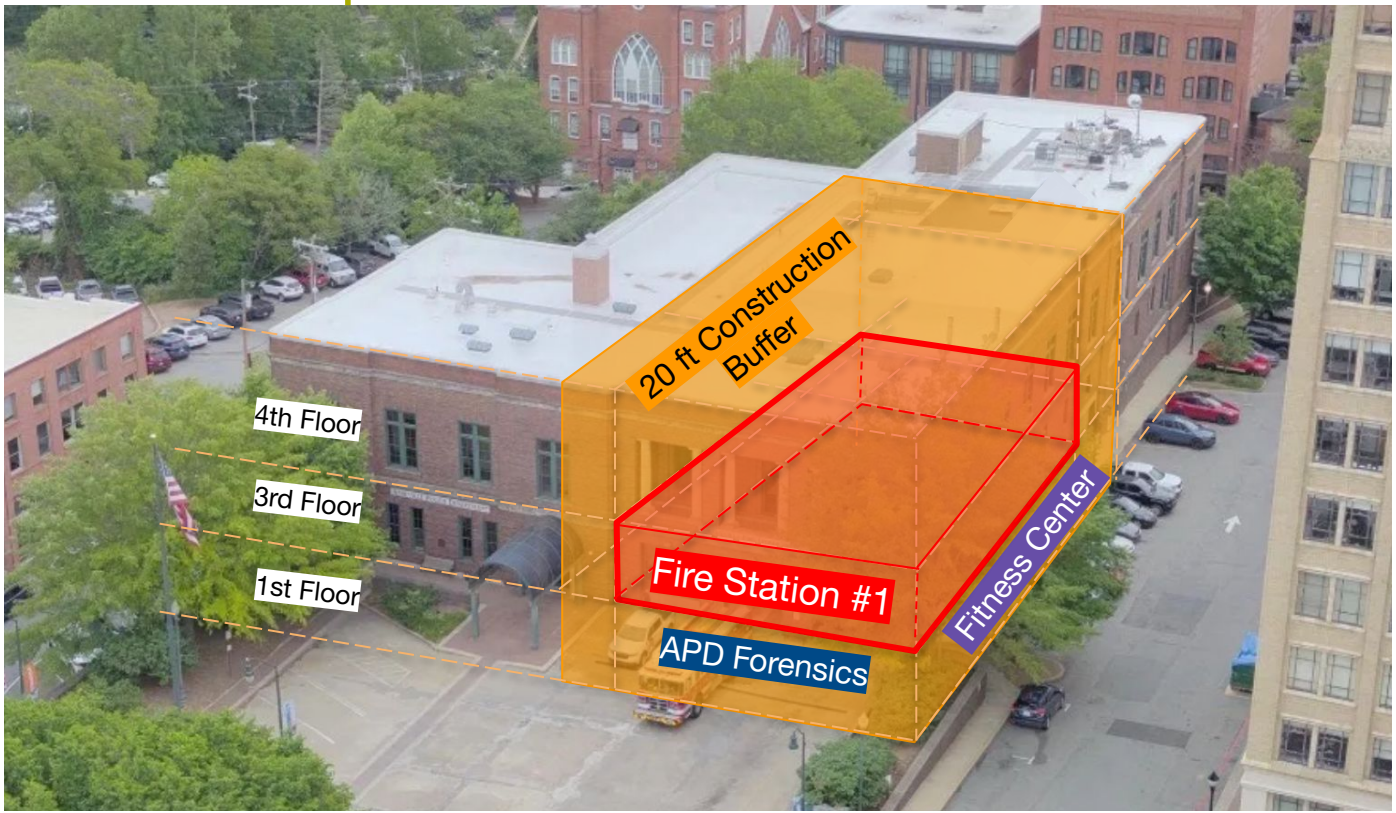
Where and what work is planned?



*The 2nd floor is subdivided towards the back half of the building

Municipal Building Capital Repairs

Where and what work is planned?



*The 2nd floor is subdivided towards the back half of the building

Cost & Timeline

Built 1920s
Renovated 1999
Fire & Police HQ
Fire Station #1

Extend building life an additional 20+ years.

Construction Costs

- $7.5M from General Fund Capital Improvement

Construction Timeline

- June 2026 Construction Contract at City Council with Blum Construction
- July Construction Starts in Municipal Building
  - Temporarily Relocate Fitness to 179 S Charlotte (separate contract, Fall)
  - --------- 18 Months of Construction ---------
- Late 2027/Early 2028 Fire Station #1 returns to full service at the Municipal Building

Biltmore Village Infrastructure Project

HELENE RECOVERY INITIATIVE

Streetscape Historic Preservation & Safety

This project seeks to restore the "Gateway to the Biltmore Estate", one of the most highly trafficked commercial nodes in the city.

- → **Historic Preservation:** Align repairs with the Biltmore Historic Design Standards
- → **Infrastructure:** Replacement of brick sidewalks, curbing, ramps, crosswalks and removal and replacement of trees.
- → **Accessibility:** New construction to be **ADA compliant**.
- → **Strategic Impact:** Support for local businesses and the regional tourism economy.



Financials, Timeline & Project Risks

Project Funding

$4.78M Total estimated need to complete the **entire district**.

$2.49M Secured via NC SmBIZ Infrastructure Grant.

Staff are pursuing additional grant funds

Key Milestones

Grant Awarded: Oct 31, 2025

Design Kickoff: May 2026

Design Finish: Fall 2026

Construction:
Late 2026 - Early 2028
*Expedited schedule

Complexity Management

- **Grant Deadline:** Funds must be spent within 36 months of award.
- **Economic Impact:** Construction activity may disrupt business, justifies expedited approach.
- **Specialized Labor:** High skill level required for historic brickwork.

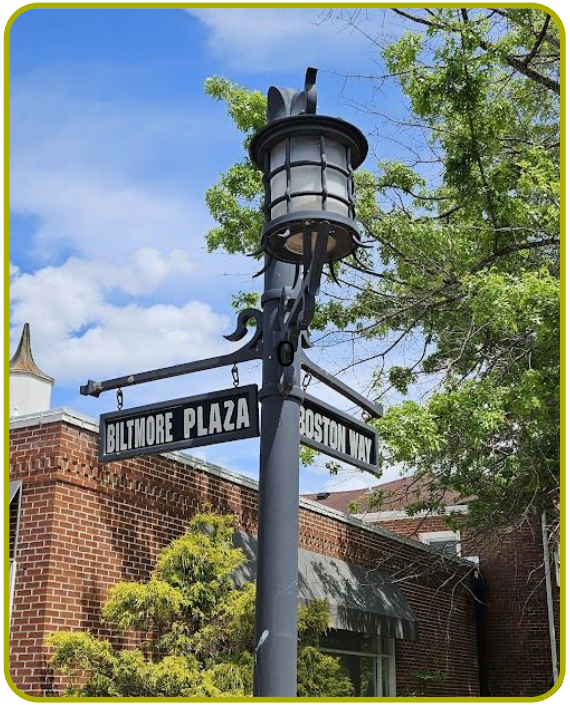
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BV Lighting Infrastructure Recovery

System Assessment & Restoration

The **Biltmore Village Lighting Project**, led by the Transportation Department, addresses critical damage to the historic electrical grid.

- → **Current Status:** Temporary lighting was installed to maintain safety while assessment is finalized.
- → **Historic Fidelity:** Replacement of flood-damaged decorative poles and fixtures to consider design standards.
- → **Resiliency:** Evaluation of sub-surface wiring to improve long-term weather resilience.
- → **Coordination:** with the Infrastructure Streetscape project to ensure lighting conduits are installed in alignment with new sidewalks.



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Other Capital Projects

Upcoming Milestones





Construction

Current status:

- **Public Art** (harp from BPSS) — Summer 2026
  - Installation on Reed Creek Greenway
- **Greenway Connector** project on schedule to finish — August 2026

Design

- **Malvern Hill Park Improvements** — 60% design
  - Construction anticipated to start by the end of 2026
- **Lexington Avenue Sidewalk** — 60% design
- **Oakley Fire Station #9** — 30% design
- **Eagle/Market Street** — Design fee negotiation
  - Project is anticipated to reach 30% design by this fall; community engagement will follow.
- **Riverfront Recovery projects**
  - Unified concepts will be presented this summer



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Discussion



Swing



Harp



Shelter

For more project updates and information visit:

ashevillenc.gov/projects

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