THE CITY OF ASHEVILLE
STAFF REPORT

Council Meeting Date: December 9th, 2025

Subject: City Hall Chiller Replacement Contract

Staff Resource(s): Walter Ear, Interim Director, Capital Management
Sierra Branch, Project Manager, Capital Management

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract for the City Hall Chiller Modernization Project with Bolton Construction and Services of WNC, Inc. in the amount of $750,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $75,000 (10%).

Background:

- The existing 18 year old chiller at City Hall is rapidly approaching the end of life expectancy and needs to be replaced.
- Construction is anticipated to happen during the upcoming winter season in order to have the new chiller operational in time for the summer cooling season.
- Staff will work with the designer and contractor to maximize opportunities to meet the City's efficiency and sustainability goals.
- Staff determined that a design-build procurement method was best suited for the project. The design-build delivery method was approved by the City Manager on September 15, 2025, as per N.C.G.S 143-128.1A and City Council Resolution No. 16-45.
- Request for Qualifications was issued on September 18, 2025 soliciting qualifications from design-build teams, which required a minimum of three responses, as per general statutes.
- Qualification packages were received on October 16, 2025 from the following teams:
    - Bolton Construction and Services of WNC, Inc. and Moore-Hubbard Company PLLC both located in Asheville, NC.
    - STR Mechanical and Shultz Engineering Group both located in Charlotte, NC.
    - Sylvester & Cockrum, LLC. and Shultz Engineering Group, P.C. both located in Charlotte, NC.
    - TICH2-JV, LLP and B&B Technical Solutions, LLC located in Charlotte, NC.
- An evaluation committee composed of staff from the Capital Management Department reviewed the qualification packages.
- The team of Bolton Construction and Services of WNC, Inc. and Moore-Hubbard Company PLLC was ranked as the most qualified for the project. Bolton Construction and Services of WNC, Inc is the primary contract holder for the purposes of city procurement.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through solicitation processes using the State's Electronic Vendor Portal and direct communications with minority and women owned businesses.
- The terms of the RFQ require that the solicitation for subcontractors for the construction work follow the City's Asheville Inclusion Policy, including minority outreach efforts.
- On the selected design-build team, Bolton Construction and Services of WNC, Inc. is using a subcontracted vendor that is a woman-owned business, Chaparral Insulation (formerly Dover Insulation) located in Marion, NC.

Council Goal(s):

- Fiscally Resilient City
- Clean,Safe & Healthy Environment

Committee(s):

- None

Pro(s):

- The design-build method will allow for the quick and efficient implementation of the upfit improvements needed to have the installation operational by the upcoming summer season.
- The design-build contract will allow the designer and contractor to work together to ensure that the project adheres to budget and schedule constraints.
- The selected firm will be using a subcontractor that is a woman-owned business.

Con(s):

- The design-build selection process lacks the lowest responsive, responsible bidder solicitation process.
- The result may be a higher initial cost, but greater value to the city through the design-build negotiation process.

Fiscal Impact:

- Funding for this contract is included in the adopted Capital Improvement Program (CIP).

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Bolton Construction and Services of WNC, Inc. in the amount of $750,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $75,000 (10%).

Attachment(s)

- Resolution
- Area Map

RESOLUTION NO. 25-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH BOLTON CONSTRUCTION AND SERVICES OF WNC, INC. FOR THE CITY HALL CHILLER MODERNIZATION PROJECT.

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, pursuant to N.C.G.S. § 143-128.1A and City Council Resolution No. 16-45, the justification for a design-build procurement method was approved by the City Manager**;** and

WHEREAS, pursuant to N.C.G.S. . § 143-128.1A a Request for Qualifications was issued for design-build services; and

WHEREAS, the design-build team of Bolton Construction and Services of WNC, Inc. and Moore-Hubbard Company PLLC was determined to be the best qualified team for the project; and

WHEREAS, Bolton Construction and Services of WNC, Inc. is the primary contract holder, and will subcontract with Moore-Hubbard Company PLLC to provide all labor, materials, equipment, professional licenses and expertise for the design and construction of the City Hall Chiller Replacement Design Build; and

WHEREAS, the amount of the design build is $750,000.00, and funding for the project is allocated within the Capital Improvement Program Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute a contract with Bolton Construction and Services of WNC, Inc. in the amount of $750,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $75,000 (10%).

Read, approved and adopted this the 9th day of December, 2025.

_____ _____

City Clerk Mayor

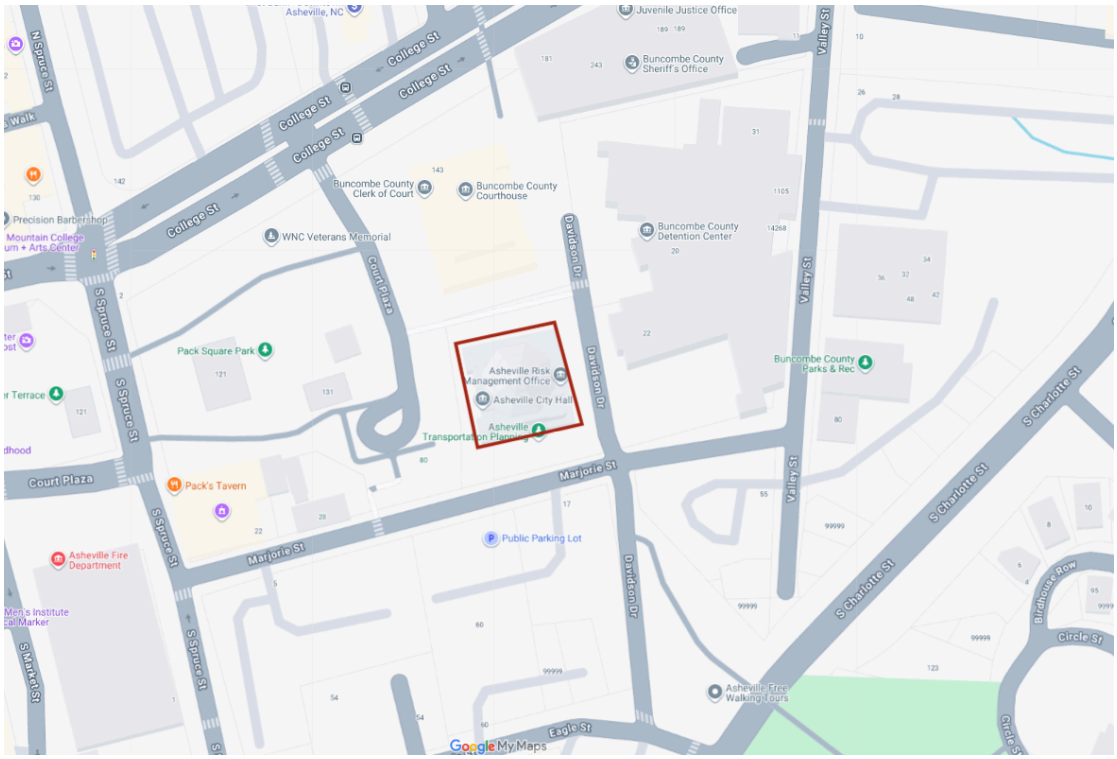
Approved as to form:

_____

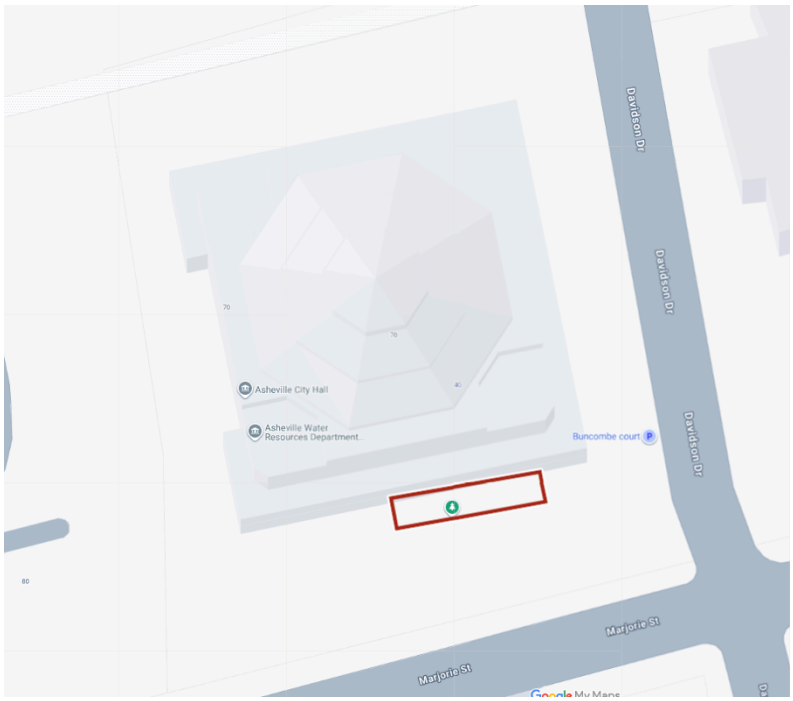
City Attorney

PROJECT MAP:

City Hall, 70 Court Plaza, Asheville, NC 28801



Picture 1 (above): Area Map, City Hall in Red Outline



Picture 2 (above): Site Map, Project area on the City Hall ramp in Red Outline