City of Asheville Staff Report

City Council Meeting Date: July 28, 2026

Staff Resources: Walter Ear, PE, Director, Capital and Asset Management Department

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract with Austin Construction Co. for demolition of damaged facilities within the French Broad Riverfront Parks in the amount of $396,657.84, further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $40,000.00, with the above totalling $436,657.84; and adoption of a budget amendment, in the amount of $436,657.84, to account for the federal and state funds the City will receive for this work.

Background:

- In late September 2024, the City of Asheville experienced record breaking rainfall both from Tropical Storm Helene and a heavy rain event that preceded it. A state of emergency covering Asheville was declared on September 25th, 2024 in relation to Tropical Storm Helene.
- The French Broad Riverfront Parks recovery effort has been combined into one Federal Emergency Management Agency (FEMA) Public Assistance (PA) project (#956981) which includes Carrier Park, French Broad River Park, Amboy Riverfront Park, Craven Street boat access, Jean Webb Park, Wilma Dykeman Greenway, French Broad Greenway and City owned property at 314 Riverside Drive.
- The scope of this demolition contract includes seven damaged building structures and dozens of park amenities for multiple park properties along the French Broad River. This demolition scope will remove unsafe or attractive nuisance structures, and is being implemented in coordination with the French Broad Riverfront recovery project unified concept plan that was presented to City Council on June 23rd.
- The schedule of this early demolition phase is dependent on the ongoing Environmental and Historic Preservation (EHP) permitting process, which could last through the fall of 2026.

Vendor Outreach:

- Staff performed outreach through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to perform outreach to subcontractors in accordance with applicable federal procurement policies.
- The City received a total of eight bids in the following amounts.
    - Austin Construction Co. $ 396,657.84
    - NEO Corp. $ 419,773.42
    - DH Griffin $ 497,854.46
    - Marsh Bell, $ 608,754.60
    - Jones Construction $ 814,880.00
    - Chonzie, Inc. $ 893,451.34

    - Dun Rite $1,499,524.00
- Austin Construction Co. from Pisgah Forest, NC, was the lowest responsive, responsible bidder.

Council Vision 2036 Focus Area(s):

- A clean, safe and healthy environment.

Council Priority Recovery Area(s):

- Infrastructure & Environment

Committee(s):

- None

Fiscal Impact:

- This contract is anticipated to be fully reimbursed with FEMA PA and state funds.

Suggested Motion:

- Motion authorizing the City City Manager to execute a contract with Austin Construction Co. for demolition of damaged facilities within the French Broad Riverfront Parks in the amount of $396,657.84, further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $40,000.00, with the above totalling $436,657.84; and adoption of a budget amendment, in the amount of $436,657.84, to account for the federal and state funds the City will receive for this work.

Attachment(s):

- Resolution
- Budget Amendment

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to execute a contract with Austin Construction Co. for demolition of damaged facilities within the French Broad Riverfront Park; and further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount

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, the City advertised for bids pursuant to N.C.G.S §143-129 and Austin Construction Co. was the lowest responsive and responsible bidder; and

Whereas, this demolition contract is related to Federal Emergency Management Agency (FEMA) Public Assistance (PA) project (#956981) and therefore, will comply with all applicable federal procurement policies; and

Whereas, the funding for the contract is allocated within the Capital Improvement Program (CIP);

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 Austin Construction Co. for demolition of damaged facilities within the French Broad Riverfront Parks in the amount of $396,657.84, further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $40,000.00, with the above totalling $436,657.84

Read, approved and adopted this 28th day of July, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk

City of Asheville Budget Amendment Ordinance Number ____

Be it Ordained by the City Council of the City of Asheville:

That Section 2 of the City of Asheville Annual Operating Budget Ordinance be amended to provide an appropriation of $436,658 to the General Capital Projects Fund for the demolition of damaged facilities within the French Broad Riverfront Parks, to be funded as follows:

General Capital Projects Fund

Revenues:

Fed Revenue Distribution - Federal Emergency Management Agency - $392,992
State Revenue Distribution - Federal Emergency Management Agency - $43,666

Total Revenues: $436,658

Expenditures:

Demolition - $436,658

That this ordinance shall be in full force and effect upon the date of final passage.

Read, approved and adopted this 28th day of July, 2026.

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Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk