City of Asheville Staff Report

City Council Meeting Date: June 28, 2026

Staff Resources: Walter Ear, Director of Capital & Asset Management; and Rebecca Cipriano, Project Manager

Action Requested: Adoption of a resolution authorizing the City Manager to amend the design contract with Progressive Architecture Engineering, P.C., in the amount of $164,000.00, for the Walton Street Park Improvement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $16,000.00 (+/-10%).

Background:

- The City of Asheville is re-envisioning the use of the historic Walton street pool area and the pool house. The goal of this effort is to integrate modern amenities while respecting the historic nature of the pool and bathhouse in service of the surrounding neighborhood and for the enjoyment of generations to come.
- In March 2025, a Request for Qualifications for design teams was advertised and the most qualified candidate was Progressive Architecture Engineering P.C.
- The adoption of a resolution authorizing entering into a design contract for $140,000 with Progressive was passed at the July 29, 2025 City Council meeting.
- The scope for the original design contract included: planning, budgeting, design documents, public meeting attendance, preparing construction documents for a smaller renovation.
- Through the design process staff have received input from the community and have modified the plan to incorporate some of this feedback. These changes have resulted in a project that is better suited to meeting community needs through a modified scope.
- Scoping changes along with updated construction estimates for the outdoor space and building are anticipated to exceed this budget, totaling $2,000,000 for construction. Based on the additional design work required, the design contract with Progressive Architecture Engineering P.C., needs to be adjusted accordingly.
- Public meetings and outreach for feedback on the design concluded in December 2025. Feedback received at the public meeting and from the online project page indicated the community would like usable space for programs inside the building and program and gathering space outside while honoring the history of the pool.
- Anticipated schedule is for design to be complete at the end of 2026 with construction following. Construction is anticipated to take approximately 12 months.

Council Vision 2036 Focus Area(s):

- A well-planned and livable community is the council vision focus area.

Committee(s):

- Preliminary design approved by Historic Resources Commission on June 10, 2026.

Fiscal Impact:

- Funding for this contract was previously budgeted and is available in the General Capital Projects Fund. The project will utilize FY24 General Obligation Bond funds.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to amend the design contract with Progressive Architecture Engineering, P.C., in the amount of $164,000.00, for the Walton Street Park Improvement project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $16,000.00 for a new total contract amount not to exceed $304,000.00 with a contingency of $37,000.00.

Attachment(s):

- Resolution
- Map

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to amend the design contract with Progressive Architecture Engineering, P.C., for the Walton Street Park Design Services

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.§ 143-64.31, Progressive Architecture Engineering, P.C., was chosen through a qualifications based selection process as the most qualified to perform the design services for the Walton Street Park project; and

Whereas, Progressive Architecture Engineering, P.C., had the most qualified team for the project and presented an acceptable scope of work and fee proposal for professional services associated with the project; and

Whereas, the amount of the original contract is $140,000.00, and funding for the project is allocated Parks and Recreation 2024 GO Bond Program funding; and

Whereas, additional design work is required due to feedback from public meetings and the online project page which indicated the community would like more usable space for programs inside the building and program and gathering outside space while honoring the history of the pool; and

Whereas, the design contract needs to be amended to increase the cost due to this additional design work;

Now, therefore, be it resolved by the City Council of the City of Asheville that:

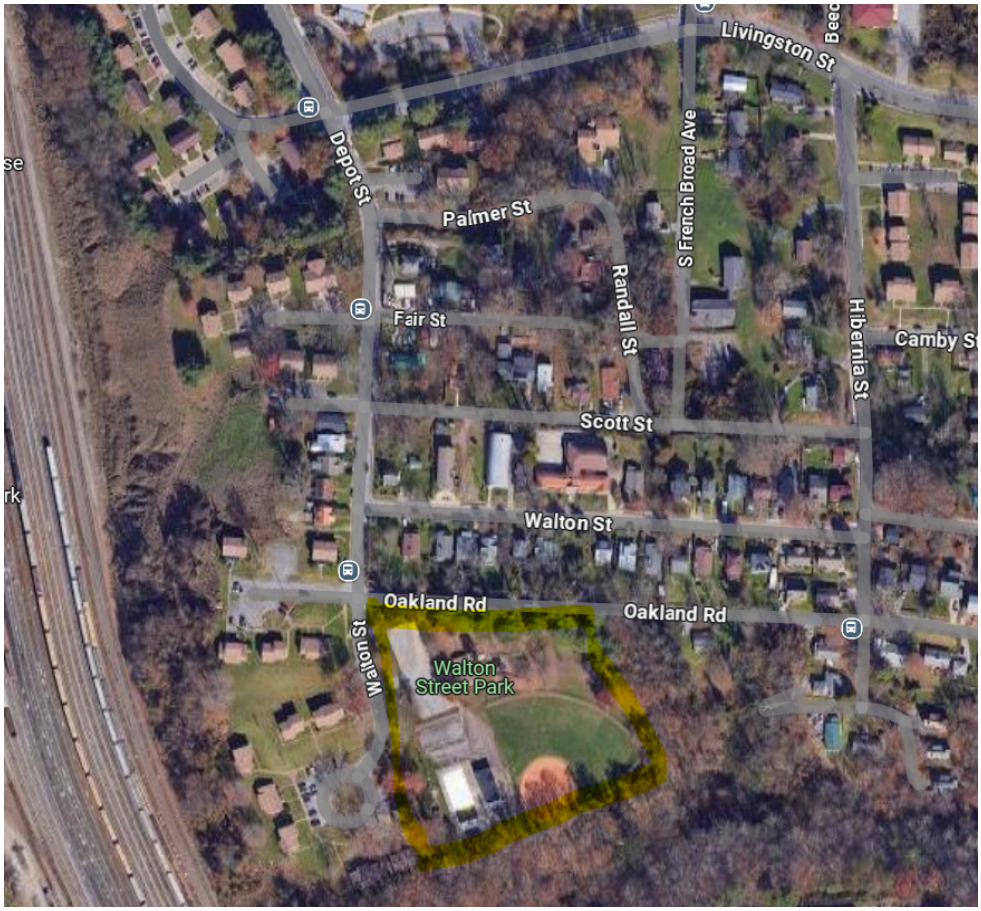
The City Manager is hereby authorized to execute a contract with Progressive Architecture Engineering, P.C., in the amount of $164,000.00, for the Walton Street Park project; further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $37,000.00, with the above totalling $341,000.00

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

_____
Esther E. Manheimer, Mayor

_____
Brad Branham, City Attorney

_____
Magdalen Burleson, City Clerk


Livingston St
Depot St
Palmer St
S French Broad Ave
Randall St
Fair St
Hibernia St
Camby St
Scott St
Walton St
Oakland Rd
Oakland Rd
Walton St
Walton
Street Park