City of Asheville Staff Report

City Council Meeting Date: July 28, 2026

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a design contract with Clark Nexsen a division of JMT, in the amount of $983,300.00 for the Linwood Crump Shiloh Community Center and Tempie Avery Community Center 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 $98,000.00.

Background:

- The City of Asheville is seeking to renovate both the Linwood Crump Shiloh Community Center and Tempie Avery Community Center to modern standards and make the spaces functional for current programming needs.
- The Linwood Crump Shiloh Community Center, located in the Shiloh Legacy Neighborhood, was originally a Rosenwald school for African-American children. It was converted to a community center when the Shiloh Elementary School graduated its last class in 1969. Over the years, the center has become an integral part of the community's cultural and social fabric and many community services are provided here.
- Tempie Avery Montford Community Center, located in the historic Montford neighborhood, was the City's first full-complex recreation space and became a social and cultural hub for the Montford, Stumptown and Hill Street neighborhoods in 1978.
- The two community centers will be designed by the same design firm under one design contract but constructed separately.
- In March 2026, a Request for Qualifications for Architectural, Engineering and design services was advertised and 11 teams responded with qualifications (Clark Nexsen, Cooper Carry, DP3 Architects, Form&Function, Insitustuidio, Ledgerton, May Collaborative, McMillan Pazdam Smith, Neighboring Concepts, Novus Architects, and Sizemore Group).
- The most qualified candidate was Clark Nexsen, a division of JMT, with offices in Asheville, as determined by a team of City representatives who reviewed the teams and ranked them based on qualifications.
- The budget for Shiloh Community Center is $3,700,000-$3,900,000 and for Tempie Avery Community Center is $3,200,000-$3,400,000.
- The proposed design fees are $521,900 for Shiloh and $461,400 for Tempie Avery. Totaling $983,300 for the design of both projects.
- The scope for the design contract includes: planning, budgeting, design documents, preparing construction documents, and construction oversight with a goal to improve building space use with a cohesive and inspired design for each community center.
- Anticipated schedule is for design to start Summer 2026 with design wrapping up in late-2027. Design will be concurrent for both projects. Construction on the Linwood Crump Shiloh Community Center is anticipated to begin early 2028 and immediately following the conclusion of that construction, the construction on Tempie Avery will commence in early 2029.

Vendor Outreach:

- For the initial contract, staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System pursuant to N.C.G.S.§ 143-64.31.

Council Vision 2036 Focus Area(s):

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

Committee(s): None

Fiscal Impact:

- Funding for this contract was previously budgeted and is available in the General Capital Projects Fund. The project will utilize voter approved FY24 General Obligation Bond funds. The project numbers are Y2505 and Y2509.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a design contract with Clark Nexsen a division of JMT, in the amount of $983,300.00 for the Linwood Crump Shiloh Community Center and Tempie Avery Community Center 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 $98,000.00.

Attachment(s):

- Resolution
- Map

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a design contract with Clark Nexsen a division of JMT, for the Linwood Crump Shiloh Community Center and Tempie Avery Community Center Improvement projects; and further authorizing the City Manager to execute any change orders 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, pursuant to N.C.G.S.§ 143-64.31, Clark Nexsen a division of JMT, was chosen through a qualifications based selection process as the most qualified to perform the design services for the Linwood Crump Shiloh Community Center and Tempie Avery Community Center Improvement project; and

Whereas, Clark Nexsen a division of JMT, 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 funding for the project is allocated in Parks and Recreation 2024 GO Bond Program.

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

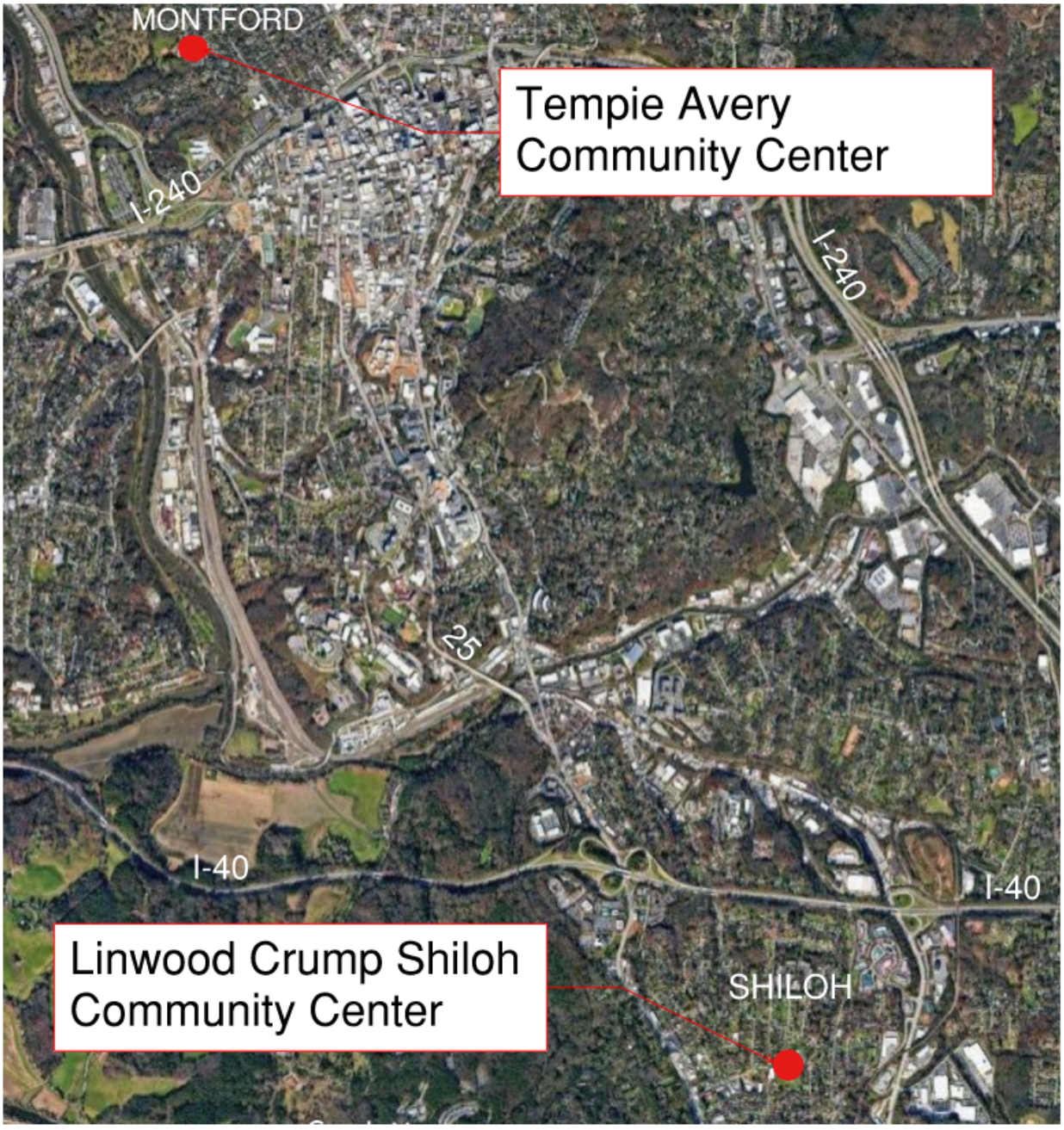
The City Manager is hereby authorized to execute a contract with Clark Nexsen a division of JMT., in the amount of $983,300.00, for the Linwood Crump Shiloh Community Center and Tempie Avery Community Center Improvement projects; further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $98,000.00, with the above totalling $1,081,300.00

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


MONTFORD
Tempie Avery
Community Center
I-240
I-240
25
I-40
I-40
Linwood Crump Shiloh
Community Center
SHILOH