City of Asheville Staff Report

City Council Meeting Date: August 25, 2026

Staff Resources: Walter Ear, Director of Capital & Asset Management

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract amendment with Walker Consultants for additional professional services related to the capital repairs at the Harrah's Cherokee Center Asheville and Biltmore Avenue parking garages in an amount not to exceed $108,600.

Background:

- The City identified the need for repairs and maintenance to the City's four parking garages (the Harrah's Cherokee Center Asheville (HCCA), Rankin Avenue, Wall Street and Biltmore Avenue garages), and advertised a Request for Qualifications (RFQ) on October 11, 2022 for facility assessment and engineering services for the Parking Garage Capital Improvements project.
    - An evaluation committee selected Walker Consultants as the most qualified respondent.
    - The City awarded a contract to Walker Consultants on January 24, 2023.
    - Walker performed an onsite investigation and assessment of the City's four parking garages and provided a comprehensive assessment and capital planning report to City council on November 14, 2023.
- Immediate and high priority repairs were implemented through a contract amendment in May 2023 authorizing the engineering services to support those repairs; and an amendment authorizing engineering and construction administration for the primary structural and waterproofing repairs was authorized in July 2024.
- The primary repairs are complete in the Wall Street and Rankin Avenue garages.
- The bid documents for the HCCA and Biltmore garages are currently in development, and near completion.
- This amendment will add additional feasibility assessment, engineering and construction administration for the HCCA and Biltmore garages, which include:
    - Updated site inspections at the HCCA and Biltmore garages
    - Feasibility study for rerouting the Level 1 entrance and exit traffic pattern at HCCA, with the goal of improving circulation through the garage during event parking.
    - Infill panels and pedestrian fall protection guards for code compliance at the HCCA garage.
    - Architectural infill panels to replace the windows in the north stair tower of the HCCA garage.
- The contract value to date is $827,553. With the addition of this amendment the revised contract not-to-exceed amount will increase to $936,153.
- The Parking Garage Capital Repairs total project budget is $11.3 million.

Council Vision 2036 Focus Area(s):

- Transportation and Accessibility

Committee(s):

- None

Fiscal Impact:

Funding for this contract is already included in the Parking Capital Projects Fund.

Suggested Motion:

- Motion authorizing the City Manager to execute a contract amendment with Walker Consultants for additional professional services related to the capital repairs at the Harrah's Cherokee Center Asheville and Biltmore Avenue parking garages in an amount not to exceed $108,600.

Attachment(s):

- Resolution

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to execute a contract amendment with Walker Consultants for additional professional services related to the capital repairs at the Harrah's Cherokee Center Asheville and Biltmore Avenue parking garages

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 § 143-128.1 and N.C.G.S § 143-64.31, qualifications were solicited for Architectural and Engineering Services for the Parking Garage Capital Improvements Project which included City's four parking garages–Harrah's Cherokee Center Asheville (HCCA), Rankin Avenue, Wall Street and Biltmore Avenue garages; and

Whereas, the RFQ included the assessment and engineering professional services now being requested; and

Whereas, Walker Consultants. was the best qualified firm responding to the Request for Qualifications; and

Whereas, the City has contracted with Walker Consultants in the amount of $827,553, and the City desires to amend said contract in the amount of $108,600 for additional professional services; and

Whereas, the primary repairs have been completed in the Wall Street and Rankin Avenue garages. The bid documents for the HCCA and Biltmore garages are currently being finalized; and

Whereas, the funding for the amendment 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 amendment with Walker Consultants for additional professional services related to the capital repairs at the Harrah's Cherokee Center Asheville and Biltmore Avenue parking garages in the amount of $108,600 for a total contract amount not to exceed $936,153.

Read, approved and adopted this 25th day of August, 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