City Council Agenda Item Request
Submit to Clerk's Office
No later than 30 days before proposed Council meeting

1. **Date submitted to Clerk's Office:** October 16, 2025

2. **Primary contact person and Department requesting agenda item:** Walter Ear, Capital Management Division Director; Dustin Clemens, Capital Management Division Manager

3. **Requested Council meeting date:** November 18, 2025

4. **Subject:** Airport Road construction contract

5. **Action Requested:** Adoption of a resolution authorizing staff to enter into a construction contract with NHM Constructors in the amount not to exceed $2,553,241.00 plus a construction contingency of $255,325.00 for a total not to exceed contract of $2,808,566.00 for the construction of the Airport Road Sidewalk project.

6. **Note if time sensitive, and why:** Yes - bids have an expiration date.

7. **Potential fiscal impact(s) - if known by staff at time of request:** Funding for this contract was previously budgeted and is available in the General Capital Projects account.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).**
   The established goal for this project is 8.83% participation.
   Staff performed outreach to minority and women owned businesses through solicitation processes that included emailing MWBE vendors after bid issue, posting on the State's Interactive Purchasing System, and conducting a Pre-Bid meeting with ABI staff, wherein the policy was clearly explained to attendees.
   The recommended Bidder will be utilizing minority-owned businesses with participation representing 9.47% ($241,878) of the Total Bid.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:** None

10. **Identify key issues:**

- Airport Road Sidewalk is part of the 2016 Transportation Bond funded sidewalk improvements. This project will construct just over a half-mile of sidewalk along Airport Road (SR 3526) from the south Walmart Driveway to Hendersonville Rd. (US 25). The purpose of this project is to expand the pedestrian network within the city, providing an ADA, PROWAG compliant and safe route for pedestrians to access amenities.
- Sidewalk construction also includes the installation of curb ramps, pedestrian safety railing, bus boarding areas, crosswalk striping, and pedestrian crossing improvements.
- The anticipated Construction timeline is QTR1 2026 – QTR1 2027.
- In June 2022, The City of Asheville entered into a design contract with SEPI Engineering & Construction, Inc. for the engineering and design of sidewalk along Airport Road.
- Final Design was completed in April 2023.
- In May, 2023, the project was bid. No bids were received.
- The project was bid again in June 2023 and August 2025 with no bids received.
- In October 2025, the project was rebid. The Bidders and Bid Totals are listed below.
  - NHM Constructors (Asheville, NC) …….$2,553,241.00
  - Appalachian Sitework (Waynesville, NC)…….$3,146,008.52
- NHM Constructors was deemed the lowest responsive, responsible bidder and therefore, they are recommended for Award.

PROJECT AREA

Airport Road, from the south Walmart Driveway to with Patton Ave. to Hendersonville Road (0.592 miles)

