**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:** 09/26/25

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

3. **Requested Council meeting date:** October 14, 2025

4. **Subject:** Helene Recovery: Azalea Parks and Infrastructure Recovery Project, Professional Services

5. **Action Requested:** Adoption of a resolution authorizing the City Manager to enter into a contract with Olin Partnership Limited in the amount of not to exceed $4,228,200 for Phase II design and engineering services required to rebuild Recreation Park & pool, Mamma T's building, Azalea Park, Gashes Creek Bridge and Dam; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $423,000; and approval of a budget amendment of $4,651,200 to add federal and state funds to the General Capital Projects Fund.

6. **Note if time sensitive, and why:** Yes, Recovery related

7. **Potential fiscal impact(s) - if known by staff at time of request:** The proposed contract for this project, including contingency, totals $4,651,200. This amount is expected to be fully offset by reimbursements: 90% through the FEMA-PA program and the remaining 10% from state sources for damages. Furthermore, we will pursue additional funding for project mitigation and enhancements from HMGP and CDBG-DR.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).**
    - This is a professional services qualifications based selection process following NCGS 143-64.31
    - Staff performed outreach to minority and women owned businesses (MWBE) through solicitation processes using the NC electronic Vendor Portal (eVP)
    - Staff also contacted twelve MWBE vendors directly with notification of upcoming City of Asheville professional services opportunities, this project being one of the opportunities on the list.
    - Eighteen firms responded to the RFQ. Olin Partnership Limited was selected as the most qualified firm based on the criteria listed in the RFQ.
    - Olin Partnership Limited is a woman owned firm and will be acting as the design lead in this contract.

9. **Identify all Boards, Commissions and Council Committees with tentative dates - add in the vote and recommendation from each Board:** N/A

10. **Identify key issues:**
    - In late September 2024, the City of Asheville experienced unprecedented rainfall both from Tropical Storm Helene and a predecessor heavy rain event. A state of emergency covering Asheville was declared on September 25th, 2024 in relation to Tropical Storm Helene.
    - It is estimated that storm damage to city-owned infrastructure totals at $1 billion, and that rebuilding will take years. The focus of infrastructure recovery, in the short term, is to assess damage and lay the groundwork for the long-term effort.
    - The City is committed to doing this in a way that promotes efficiency and ensures maximum use of outside funding sources.
    - FEMA Public Assistance (FEMA PA) guidance recommends grouping damage assessment and repair into logical projects.
    - The Azalea Parks and Infrastructure components have been combined into one FEMA PA design project and includes Gashes Creek Road bridge and dam, Azalea Rd. East, Recreation Park and Azalea Park, including the swimming pool and support buildings.
    - On April 24th, 2025 staff posted a Request for Qualifications (298-AzaleaParkRecovery-FY25) for this project soliciting statements of qualifications from interested design firms for full design services, including a review/inventory damages, providing resilient design services, cost estimates and FEMA coordination.
    - Eighteen different statements of qualifications were received from across the country.
    - A seven member selection committee evaluated and ranked the statements of qualifications and interviewed two firms.
    - Olin Partnership Limited, with offices in Philadelphia, PA and Los Angeles CA was selected as the most qualified firm based on the criteria listed in the RFQ.
    - Funding for this project is anticipated to come from multiple sources, including FEMA PA, Hazard Mitigation Grant Program (HMGP), and Community Development Block Grant-Disaster Recovery (CDBG-DR) grants.
    - Design Phases are as follows:
        i. Phase I - The scope of this contract phase includes preliminary bridge and dam alternatives analysis, Hydrologic and Hydraulic Modeling, and benefit cost analyses for alternatives. This design service will be used to support a HMGP advanced assistance application and provide more clear direction for the Phase II design work, both anticipated in October 2025. This contract was authorized by the City Council on Sept. 9, 2025.
        ii. Phase II - Design concepts are further vetted along with the technical requirements and the related requirements of federal funding sources through 60% design, and will support a HMGP implementation and construction grant application anticipated in the summer of 2026.
        iii. Phase III - This phase will pick up the design from 60% and carry it through Construction Administration. Phases II and III may result in independent or combined contract amendments depending on the findings of the Phase I design efforts.

- Due to the overlap of flood studies between the bridge, dam and park elements, the early design of these elements will occur concurrently. However, if there are opportunities to break-out later phases of design or construction (like the bridge and dam for example) into early or separate bid packages, we will do that wherever possible.