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:** September 08, 2024

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:** October 14, 2025

4. **Subject:** Johnston Blvd. Sidewalk Construction Contract

5. **Action Requested:** Adoption of a resolution authorizing the City Manager to enter into a construction contract with Appalachian Sitework, Inc. in the amount not to exceed $3,547,489.86 plus a construction contingency of $354,749.00 for a total not to exceed contract of $3,902,238.86, for the construction of the Johnston Blvd. 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

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).**

    - Due to the federal funding involved in this project, the Federal Disadvantaged Business Enterprises program is being applied. The federally established goal for this project is 6% participation.
    - Staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
    - The Bidder performed outreach through advertisement and direct outreach, but achieved 0% DBE participation. NCDOT has performed a formal review and determined that a good faith effort was made.

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:**
    - Johnston Blvd. Sidewalk is part of the 2016 Transportation Bond funded sidewalk improvements. The purpose of this project is to improve mobility and safety on City streets and provide pedestrian connections to local schools.
    - The City of Asheville entered into a design contract with Mattern & Craig, Inc. in November 2017 for the engineering and design for sidewalks along Johnston Blvd.
    - This project will construct 5,000 linear feet of sidewalk along Johnston Boulevard (S.R. 1319) between Patton Avenue (U.S. 19) and Iona Circle in Buncombe County. The project (STIP EB-5944) will use federal funds provided by NCDOT that will be administered locally by the City of Asheville.
    - Sidewalk construction will include addressing grade changes through retaining walls, relocating or adjusting several utilities, and installing guard rail and street signs. The project also involves a railroad crossing (Blue Ridge Southern Railway, or BLU) where curb cuts and ADA ramps, along with surface treatments across the track, will be coordinated with BLU prior to construction.
    - On July 1, 2025, the Construction bid was advertised as 298-FY26-CMD-BID-EB5944.
    - On August 14, 2025, one (1) bid was received from Appalachian Sitework Inc.

- Because only one bid was received, the project was re-advertised on August 14, 2025.
- On August 21, 2025 , again, one (1) bid was received from Appalachian Sitework Inc.
- Appalachian Sitework's bid came in within 1.5% of the Engineer's Estimate.
- Per North Carolina General Statutes, Appalachian Sitework Inc. is being recommended for Award as the lowest responsive, responsible bidder.
- The anticipated Construction timeline is December 2025 – December 2026.

PROJECT AREA

Johnston Blvd., from the intersection with Patton Ave. to the intersection with Iona Circle

