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 26, 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:** October 14, 2025

4. **Subject:** Johnston Blvd. Sidewalk inspection services contract

5. **Action Requested:** Adoption of a resolution authorizing the City Manager to enter into a contract with GFT, Inc. in the amount of $389,606.07 for the Johnston Blvd. Sidewalk construction engineering and inspection services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $38,961 for a total not to exceed contract of $428,567.07.

6. **Note if time sensitive, and why:** Construction is scheduled to begin in Late Fall 2025..

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).**

   With all Federally funded projects, the Disadvantaged Business Enterprise (DBE) program is required for construction services, but not professional engineering services such as this agreement.

9.
   - Because the agreement with GFT Inc. is for professional services, DBE participation is not considered.
   - For construction services, the federally established DBE goal for this project is 6% participation.
   - The selected Construction Bidder (Appalachian Sitework Inc.) submitted 0% DBE participation but provided outreach documentation.
   - NCDOT is performing a good faith effort review.

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

11. **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 a sidewalk 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.
- The anticipated Construction timeline is December 2025 – December 2026.
- City of Asheville staff publicly advertised for Construction Engineering and Inspection services, as required for a professional service selection process on 4/05/2024.
- Three professional engineering submittals were received and evaluated based on their qualifications, experience and technical approach.
- The evaluation of those submittals, ranked by an evaluation committee, resulted in TranSystems Corporation being the highest ranked firm.
- In September 2025, City of Asheville requested an updated CEI Fee estimate from GFT Inc. (formerly TranSystems).
- The estimate came to $389,606.07.
- Construction engineering and inspection (CEI) must be performed in accordance with North Carolina Department of Transportation (NCDOT) Specifications in order for the Department and FHWA to participate in the costs of a project.