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:** July 10, 2025

2. **Primary contact person and Department requesting agenda item:** Walter Ear, Capital Management, Interim Director

3. **Requested Council meeting date:** July 29, 2025

4. **Subject:** Oakley Fire Station 9 New Construction

5. **Action Requested:** Adoption of a resolution authorizing the City Manager to enter into a contract with ADW Architects, P.A. in the amount of $1,099,500.00, for the Oakley Fire Station 9 New Construction project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $87,960.00 (8%).

6. **Note if time sensitive, and why:** n/a

7. **Potential fiscal impact(s) - if known by staff at time of request:** Funding for this contract is included in the approved 2024 Public Safety Facilities Bond.

8. **Identify all vendor outreach for Minority & Women Owned Business Enterprises (MWBE).**
    - Staff performed outreach to minority and women owned businesses through solicitation processes using the NC electronic Vendor Portal (eVP); and requested that submitting firms outreach to Minority & Women-Owned Business Enterprise (MWBE) service providers for subconsultant services.
    - No MWBE subconsultants were included in the design team with this architect.

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:**
    - The approved 2024 Public Safety Facilities Bond measure includes a new fire station in the east Asheville neighborhood of Oakley.
    - The new fire station will replace the aging Fire Station #9 at 749 Fairview Road.
    - The new fire station will be located at 711 Fairview Road–one block from the existing station–on the site of the current East Asheville Police Resource Center.
    - Once the new fire station is complete, the old Fire Station 9 will be renovated to be the new East Asheville Police Resource Center.
    - As per Council Resolution 07-91, the new fire station will be designed to achieve LEED Gold certification.
    - A Request for Qualifications (RFQ) seeking design professionals was issued April 4, 2025, and qualifications were received May 1, 2025. Fourteen design teams submitted qualifications:
        - ADW Architects - Charlotte, NC
        - Altura Architects - Asheville, NC
        - ARCA Design - Asheville, NC
        - Clark Nexsen - Asheville, NC

    - Craig Gaulden Davis - Greenville, SC
    - Creech & Associates - Charlotte, NC
    - Davis Kane Architects - Raleigh, NC
    - DP3 Architects - Greenville, SC
    - Legerton Architecture - Asheville, NC
    - Masters Architecture - Asheville, NC
    - Michael Graves - Charlotte, NC
    - Passero Engineering & Architecture - Charlotte, NC
    - Peacock Architects - Hendersonville, NC
    - Stewart Cooper Newell Architects - Gastonia, NC
- A committee of City Staff across various departments evaluated the submissions, and ADW Architects was ranked the most qualified for the project.
- NC general statutes require that municipalities select architectural and engineering firms on the basis of the best qualified firm for the project. Cost of services is part of contract negotiations after the selection process.