THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: July 25, 2023

Subject: Lewis McCormick Field Design Contract

Staff Resource(s): Chris Corl, Director, Comm/Reg Ent Facil. Comm & Reg Entmt Facility Dept
Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Ewing Cole, Inc. in the amount of $3,700,000, for the McCormick Field engineering and design services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($370,000).

Background:

- The City of Asheville has owned the property located at 30 Buchanan Place, known as Lewis McCormick Field, since 1984 and leases the property for operation as a minor league baseball stadium.
- The Asheville Tourists are a Minor League Baseball team in the South Atlantic League and are an affiliate team of the Houston Astros.
- Major League Baseball (MLB) released updated facility standards for Minor League Baseball stadiums in 2020.
- In January 2022, the City Council authorized a two-year lease agreement with DeWine Seeds-Silver Dollar LL for the Tourists to continue operation out of McCormick Field.
- The lease was for a shorter duration in order to allow for planning to align with new MLB facility standards.
- In February 2023 City Council held a work session to review the MLB mandates, opportunities and constraints related to proposed improvements at Lewis McCormick Field.
- In March 2023 during two different budget work sessions, funding options for improvements at McCormick Field were discussed.
- On March 14, 2023, the City Council authorized the City Manager to sign a funding letter of commitment to MLB regarding the City's intent to bring McCormick Field into compliance with new facility standards.
- Buncombe County Tourism Development Authority (BCTDA) is slated to vote on the final portion of the financial commitment funding model on July 26, 2023.
- In April 2023 a Request for Qualifications was publicly advertised seeking professional services qualifications for the design of improvements at Lewis McCormick Field.
- Nine professional design firm submittals were received and evaluated based on their qualifications, experience and technical approach.
- The evaluation of those submittals, ranked by a six member evaluation committee, resulted in Ewing Cole, Inc. being the highest ranked firm.
- The evaluation committee consisted of members from the City of Asheville, Buncombe County Government, BCTDA, the Asheville Tourists Baseball Club and a neighborhood/community non-profit leader.
- Negotiations with Ewing Cole, Inc. resulted in an agreed fee of $3,700,000.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses, through solicitation processes using the State's Interactive Purchasing System and requesting prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.

Council Goal(s):

- A well planned and liveable community

Committee(s):
- None

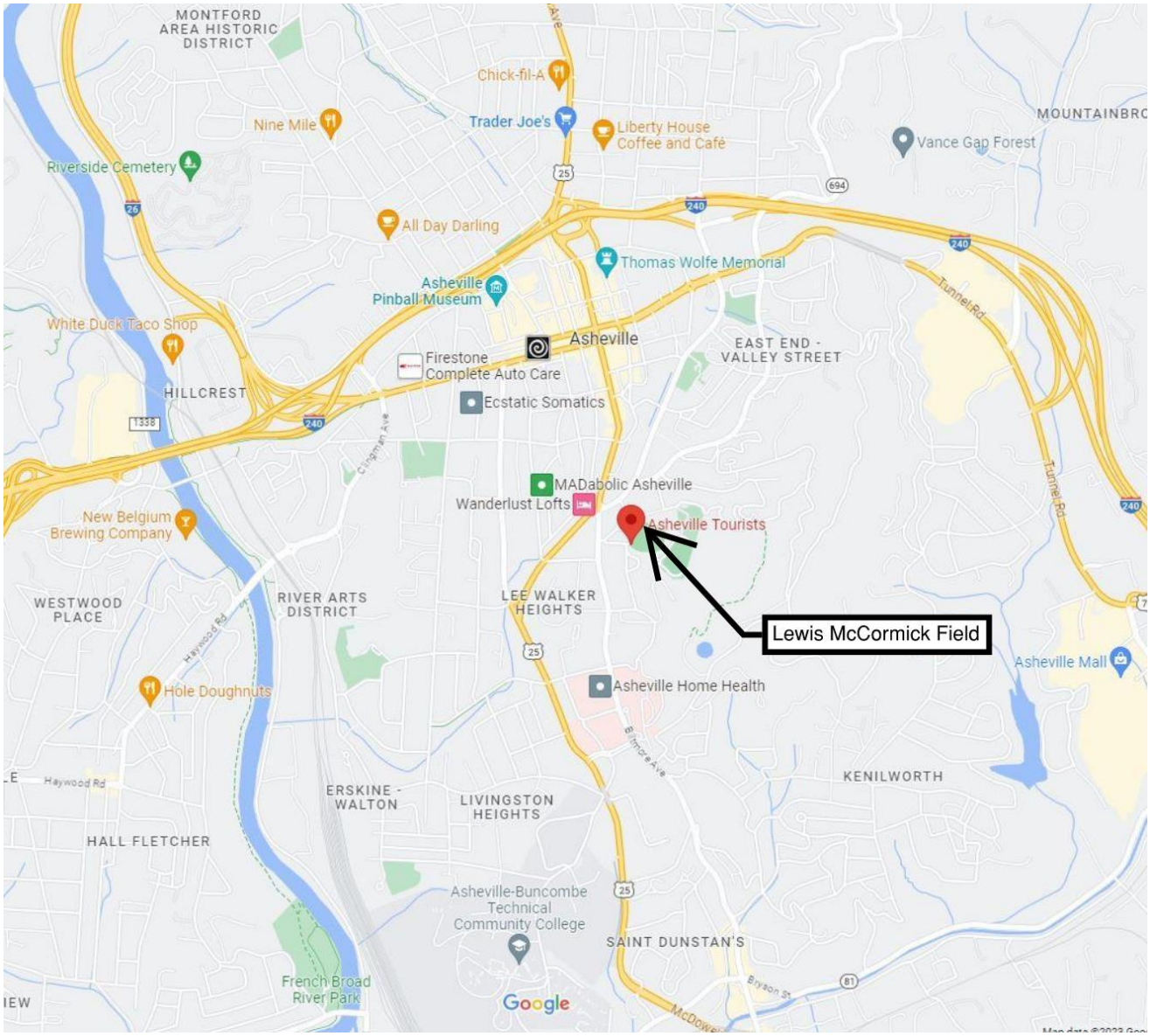
Pro(s):
- Provides for sidewalk construction in an area with a demonstrated need for safe pedestrian access.
- Utilizes grant and lease funding to maximize the local funding on a City owned asset.

Con(s):
- None

Fiscal Impact:
- Funding for this contract was previously budgeted and is available in the General Capital Projects Fund.

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Ewing Cole, Inc. in the amount of $3,700,000.00, for the McCormick Field engineering and design services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($370,000).

Attachment(s)
- Area Map
- Resolution


MONTFORD AREA HISTORIC DISTRICT
Chick-fil-A
Nine Mile
Trader Joe's
Liberty House Coffee and Café
MOUNTAINBRO
Vance Gap Forest
Riverside Cemetery
All Day Darling
Thomas Wolfe Memorial
Asheville Pinball Museum
White Duck Taco Shop
Asheville
EAST END - VALLEY STREET
Firestone Complete Auto Care
HILLCREST
Ecstatic Somatics
Tunnel Rd
MADabolic Asheville
Wanderlust Lofts
Asheville Tourists
New Belgium Brewing Company
WESTWOOD PLACE
RIVER ARTS DISTRICT
LEE WALKER HEIGHTS
Lewis McCormick Field
Asheville Mall
Hole Doughnuts
Asheville Home Health
KENILWORTH
ERSKINE - WALTON
LIVINGSTON HEIGHTS
HALL FLETCHER
Asheville-Buncombe Technical Community College
SAINT DUNSTAN'S
French Broad River Park
Google

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH EWING COLE, INC FOR THE ENGINEERING AND DESIGN OF THE LEWIS MCCORMICK FIELD IMPROVEMENTS

WHEREAS, the City of Asheville has authority pursuant to Article 3 of Chapter 160A of the North Carolina General Statutes to enter into contracts for services with other entities; and

WHEREAS, pursuant to N.C.G.S. § 143-64.31, qualifications were solicited for the Professional Design Services for Lewis McCormick Field**;** and

WHEREAS, the City issued a RFQ 298-McCormickDsnRFQ-FY23 in April 2023, and Ewing Cole, Inc. was selected based on their demonstrated competence and qualification for this type of professional services; and

WHEREAS, Ewing Cole, Inc. shall provide all labor, materials, and equipment for the design and engineering of the Lewis McCormick Field improvement project; and

WHEREAS, the amount of the agreement is $3,700,000. and funding for the project is allocated within the Capital Improvement Program Fund;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to enter into a contract with Ewing Cole, Inc. in the amount of $3,700,000.00, for the McCormick Field engineering and design services; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 10% ($370,000).

Read, approved and adopted this the 25th day of July, 2023.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney