City Manager's Update

April 11, 2023

CIP Update

Jade Dundas
Capital Projects Director



Key Takeaways

- Public engagement remains a top priority for capital construction projects
- Bond projects highlighted in today's presentation will require future Council action in order to maintain project budgets and schedules
- The bidding environment currently is producing few bidders but staff is working to keep projects on schedule and within budget
- Staff continues to make necessary improvements to City Hall, prioritizing improvements required to maintain daily use of the facility
- 2016 GO Bond projects need to be encumbered by mid-October
- Working to increase BIPOC participation in the contractor bidding pool

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Bond Project Updates

* Acronyms - DOT - Department of Transportation
ROW - Right of Way
** Tentative Scheduling

	Design Finalized	DOT Final Design Review	ROW Acquisition Complete	DOT Final ROW Review	First Bid Opening	Second Bid Opening	Estimate Council Award
Sidewalks							
New Haw Creek	✅	5/31	5/1	6/30	8/10	9/24	10/10
Johnston Blvd	✅	5/31	✅	6/30	8/10	9/24	10/10
Onteora Blvd	✅	✅	✅	✅	3/16	4/27	5/9
Shiloh Area Sidewalk	✅	N/A	N/A	N/A	5/23	6/5	6/27
Patton Ave	✅	✅	✅	✅	3/16	5/4	5/23
Vermont Ave	4/15	N/A	N/A	N/A	6/15	7/13	8/8
Airport Rd	✅	N/A	N/A	N/A	6/15	7/13	8/8
Greenways							
Swannanoa River	5/31	N/A	N/A	N/A	6/15	7/13	8/8
Downtown Connector	5/15	7/7	5/15	6/15	8/10	8/31	9/26
Parks							
Memorial Stadium	✅	N/A	N/A	N/A	3/30	4/20	5/9
Murphy Oakley Playground	4/30	N/A	N/A	N/A	6/8	6/22	6/27

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Bidder Turnout

- Currently experiencing low bidder turnout from qualified vendors
  - Resulting in project delivery delays
  - Causing higher pricing
- Additional outreach and scheduling adjustments are being made to attract bidders
- Contracted with C.A. Harris Construction Services, Inc. to help improve contracting inclusivity and to address existing contracting disparities

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Property Acquisition Process Overview

- Successfully acquired needed right of way on all bond projects except three

Condemnation necessary for the following projects

- Onteora - 1 property - completed
- Swannanoa River Greenway - 1 property – Council request in May
- New Haw Creek - 6 properties likely - Council request in May

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City Hall Projects Update

Budget Year	Project Title	Expended
FY17	Basement Structural 1	$35,572.00
FY19	7th Floor Design and Environ. Assessment	$211,688.00
FY20	7th Floor Abatement	$187,900.00
	Basement Structural and Water Intrusion	$286,879.00
	City Hall Boiler Replacement	$810,245.00
FY21	Belfry Roof Repairs	$941,622.00
	Elevator Automation	$2,355,129.00
		$4,829,035

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City Hall 7th Floor





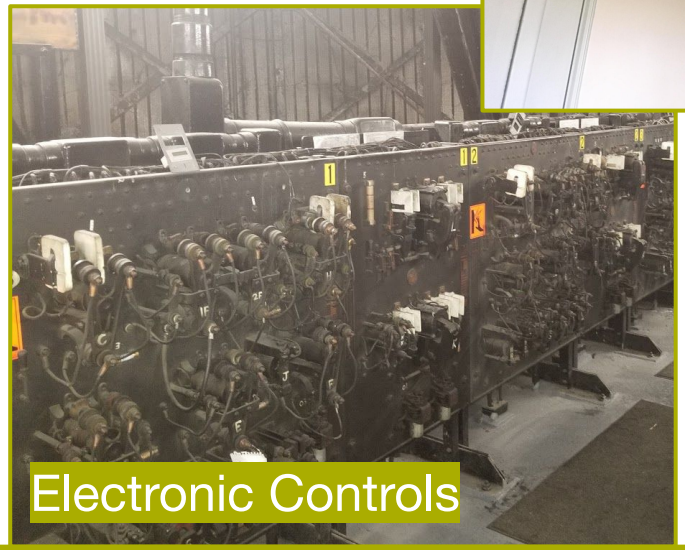


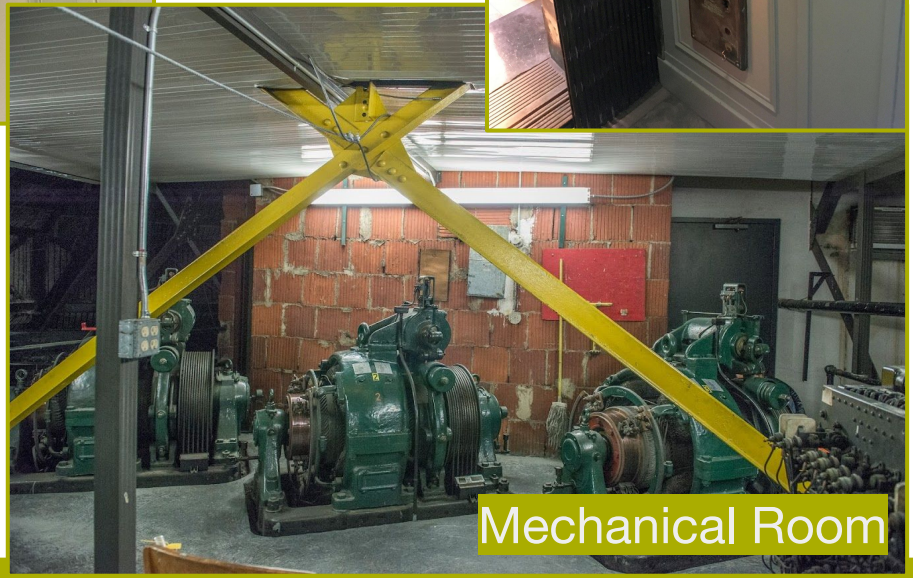
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Elevators Before







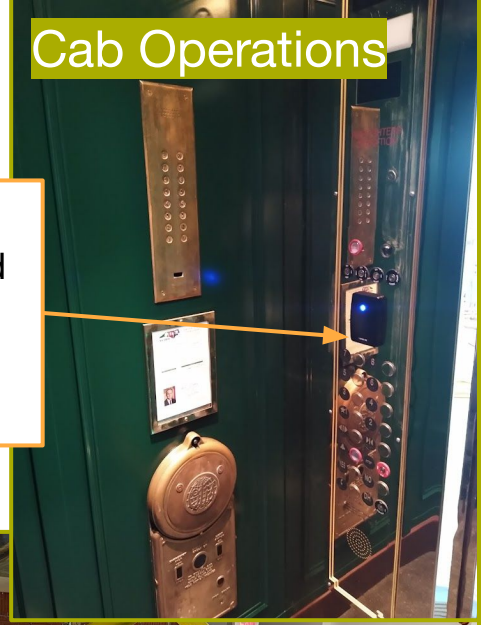


Elevators After

Historically appropriate finishes based on 1926 finishes



Modern automated controls with audio and video emergency call systems. Original controls in repose.





Fire rated enclosure as required by code, and Variable Frequency Drive electronic controls.



Boilers





Belfry Roof Repairs



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BPSS Public Art Project



- Survey to choose which of these designs will be built.
    - **Survey link - Swing or Harp**
- Last tile making event April 12, 2023 6pm to 8pm
    - Odyssey Clayworks, 236 Clingman Ave

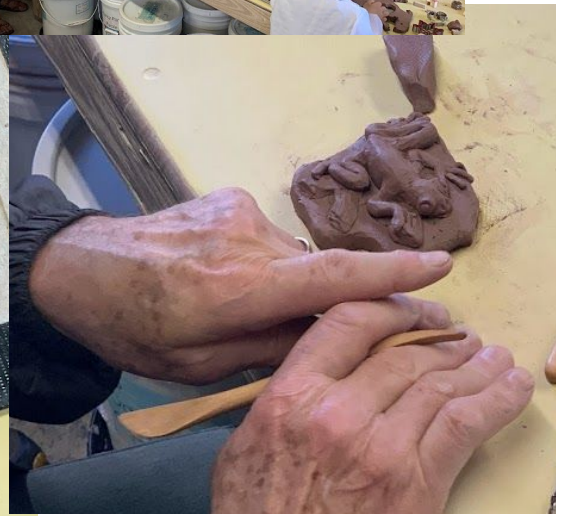
BPSS Public Art Project











Additional Outreach and Engagement

- Artist, Alex Irvine, has been working directly with the Asheville City Schools Foundation In Real Life (IRL) program
- Project management staff have reached out to and engaged with the neighborhoods in this service area at all phases of the project and especially for seeking feedback and involvement related to public art
- Working with local institutions such as Greater Works Community Church to assist with community engagement and to help get people involved in the community-based art project

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