THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: November 14, 2023

Subject: Parking Garage Immediate Priority Capital Repairs Project

Staff Resource(s): Jade Dundas, Capital Projects Director

Action Requested: Adoption of a resolution ratifying the execution of a change order with Cinderella Partners, Inc. in the amount of $68,877 for additional structural repairs in the Wall Street garage for the Parking Garage Immediate Priority Repairs Project.

Background:

- The City engaged a consultant to perform an assessment of the City-operated parking garages.
- During the consultant's field investigation they identified critical repairs that require immediate attention at the Wall Street, Rankin Avenue, and Harrah's Cherokee Center garages.
- A request for bids was issued and the lowest, responsive bidder, Cinderella Partners, Inc., was awarded a contract at the October 14, 2023 Council meeting.
- Following contract award, staff reported unusual movement in the Level 2 parking ramp at the Wall Street garage.
- The engineer performed an on-site inspection and found that damaged concrete joints identified during the assessment and included in a future phase of garage construction, had degraded since the field investigation.
- The engineer issued a recommendation that 1) traffic be immediately diverted around the most vulnerable areas in the garage; 2) shoring posts be installed to provide additional temporary support; and 3) supplemental steel angles be fabricated and installed as soon as possible under the damaged joints in the parking deck.
- The scope of work is similar in nature to the steel and concrete repairs included in the contract awarded to Cinderella Partners.
- The change order was reviewed for reasonableness of cost and was executed without delay to ensure a quick response to the engineer's recommendations.

Vendor Outreach Efforts:

- When the project was advertised for bidding, staff performed outreach to minority and women owned businesses through solicitation processes using the State's Interactive Purchasing System and requiring prime contractors to outreach to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Cinderella Partners, Inc. is a Woman-Owned Business Enterprise based out of Indian Trail, NC.
- No other MWBE subcontractors submitted bids with this prime contractor.

Council Goal(s):

- A Clean, Safe and Healthy Environment
- Transportation and Accessibility

Committee(s):

- None

Pro(s):

- These repairs increase the safety and longevity of the Wall Street parking garage.

Con(s):

- The work creates a temporary loss of parking spaces in the Wall Street garage, and a loss of associated parking revenue.

- The work creates a temporary inconvenience for parking patrons.

Fiscal Impact:
- Funding for this change order has been identified within the Parking Services Capital Fund.

Suggested Motion:
- Adopt a resolution ratifying the execution of a change order with Cinderella Partners, Inc. in the amount of $68,877 for additional structural repairs in the Wall Street garage for the Parking Garage Immediate Priority Repairs Project.

Attachment(s)
- Resolution
- Area Map

RESOLUTION NO. 23-_____

RESOLUTION RATIFYING THE EXECUTION OF A CHANGE ORDER WITH CINDERELLA PARTNERS, INC. IN THE AMOUNT OF $68,877 FOR ADDITIONAL STRUCTURAL REPAIRS IN THE WALL STREET GARAGE FOR THE PARKING GARAGE IMMEDIATE PRIORITY CAPITAL REPAIRS PROJECT

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. § 143-131, bids were solicited for the Parking Garage Immediate Priority Capital Repairs Project**;** and

WHEREAS, Cinderella Partners, Inc. of Indian Trail, NC was the lowest responsible bidder for the project; and

WHEREAS, additional structural repairs at the Wall Street garage were identified as needing immediate attention; and

WHEREAS, a change order was executed in the amount of $68,877, and the funding is allocated within the Capital Improvement Program Fund;

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

The change order to Cinderella Partners, Inc. executed in the amount of $68,877 for additional structural repairs at the Wall Street Garage for the Parking Garage Immediate Priority Capital Repairs project, is hereby ratified.

Read, approved and adopted this the 14th day of November, 2023.

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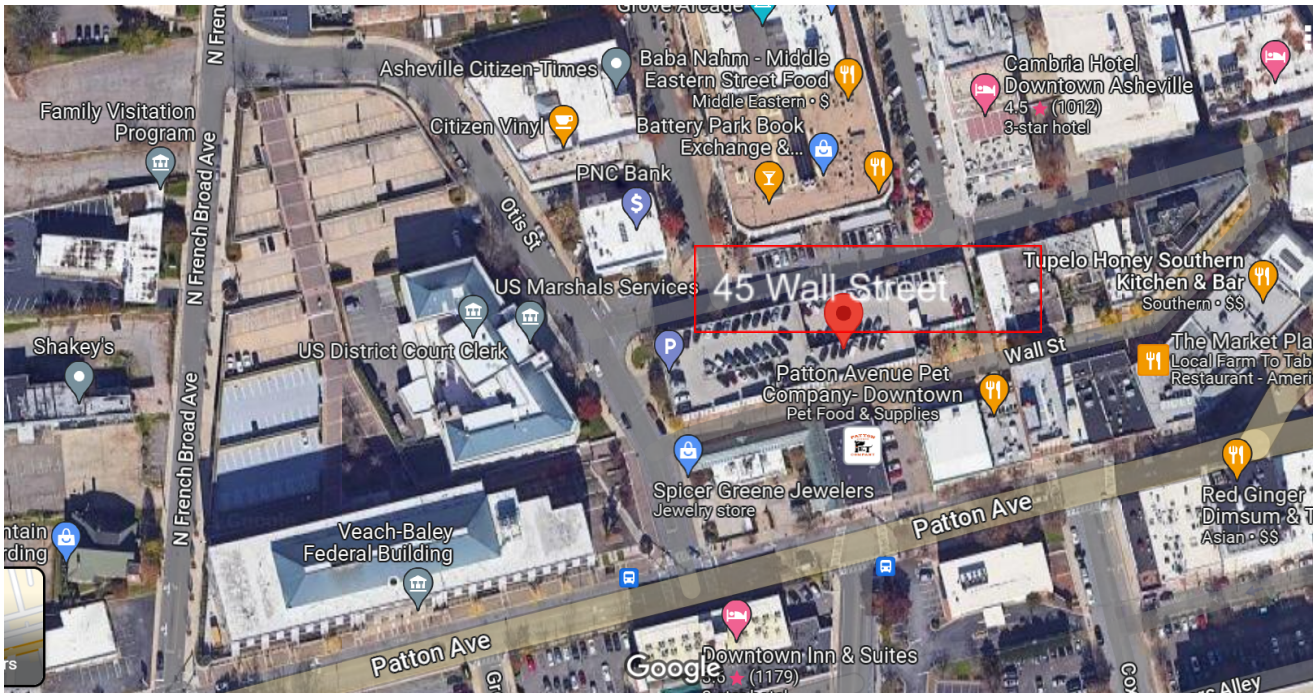
City Clerk Mayor

Approved as to form:

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City Attorney

Map:


Asheville Citizen-Times
Baba Nahm - Middle Eastern Street Food
Middle Eastern • $
Cambria Hotel Downtown Asheville
4.5 (1012)
3-star hotel
Family Visitation Program
Citizen Vinyl
Battery Park Book Exchange &...
PNC Bank
Otis St
N French Broad Ave
US Marshals Services
45 Wall Street
Tupelo Honey Southern Kitchen & Bar
Southern • $$
Shakey's
US District Court Clerk
Wall St
Patton Avenue Pet Company- Downtown
Pet Food & Supplies
Spicer Greene Jewelers
Jewelry store
Red Ginger Dimsum &
Asian • $$
Veach-Baley Federal Building
Patton Ave
Downtown Inn & Suites
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