THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: May 9, 2023

Subject: Memorial Stadium and Mountainside Park Phase 2 Improvements

Staff Resource(s): Jade Dundas and Rebecca Cipriano

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a construction contract with the lowest responsive and responsible bidder, Patton Construction Group of Asheville, in the amount of $4,095,500, for the Memorial Stadium and Mountainside Park Phase 2 Improvements; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $475,000 (11.6%).

Background:

- Memorial Stadium and Mountainside Park improvements were listed on the November 2016 Parks Bond Referendum.
- The planned improvements were clearly defined by Asheville City Council on March 22, 2022. General scope items include:
    - New 6 lane, synthetic surface track (retaining wall required to accommodate maintenance road).
    - Remove and replace existing restroom building; remove existing concession building.
    - Improvements to the existing playground.
    - Install a new walking trail in Mountainside Park which transitions to a shared maintenance drive/walking trail connecting to the paved parking lot.
    - Remove western metal bleachers. Explore options for temporary seating in this location. (Which may include the construction of a concrete pad).
    - Excluded from the scope of Phase 2 are any physical improvements to the existing parking lot or work associated with relocating asset management from Hunt Hill.
- This construction phase is anticipated to begin summer 2023 with 12 months of construction.
- Bids were initially advertised on February 28, 2023.
- Zero bids were received at the bid opening deadline on March 30, 2023.
- The City could not open due to city policy and general statues.
- The project was readvertised on April 5, 2023, and the City received and opened bids on April 20, 2023.
- Three bids were submitted, their names and bid amounts are listed below:
    - Patton Construction Group, Asheville, NC, $4,095,500.00
    - SIMCON Company LLC, Mount Airy, NC $4,695,000
    - Hickory Construction Company, Hickory, NC $4,699,000
- Patton Construction Group was the lowest responsive, responsible bidder.

Vendor Outreach Efforts:

- ABI goal of 4.6% of the construction contract to go to Black, Asian or Native American contractors.
- Staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.

- Women Owned Business subcontractors are being contracted for this work and are anticipated to complete 3.5% of the total work.
- The general contractor is encouraged to continue to use inclusive business practices if additional subcontractors are utilized.

Council Goal(s):

- A well planned and livable community

Committee(s):

- City Council reviewed and voted on 3/22/2022 to move forward with the Mountainside and Memorial Park improvements.

Pro(s):

- Benefits of these park improvements include opportunities for hosting new track events, community health and fitness and responding to community needs and prior commitments.

Con(s):

- Removing and relocating turf and stormwater that was recently installed.
- Potential adverse impacts of increased traffic and parking conflicts within the neighborhood during track events.

Fiscal Impact:

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

Suggested Motion:

- Motion authorizing the City Manager to enter into a construction contract with the low responsive and responsible bidder, Patton Construction Group of Asheville, in the amount of $4,095,500, for the Memorial Stadium and Mountainside Park Phase 2 Improvements; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $475,000 (11.6%).

Attachment(s)

- Map
- Resolution

Memorial Stadium and Mountainside Park
32 Buchanan Place
Asheville, NC 28801



RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH PATTON CONSTRUCTION COMPANY FOR THE MEMORIAL STADIUM AND MOUNTAINSIDE PARK PHASE 2 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. § 143-129, bids were solicited for the Memorial Stadium and Mountainside Park Phase 2 Project; and

WHEREAS, Patton Construction Company of Asheville, NC was the lowest responsible bidder for the project; and

WHEREAS, Patton Construction Company shall provide all labor, materials, and equipment as noted in the plans and specifications for the Memorial Stadium and Mountainside Park Phase 2 Project; and

WHEREAS, the amount of the bid is $4,095,500, and funding for the project is allocated within the project budget;

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

The City Manager is hereby authorized to execute a contract with Patton Construction Company in the amount of $4,095,500 for the Memorial Stadium and Mountainside Park Phase 2 Project; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $475,000(11.6%) for a total contract amount not to exceed $4,570,500.

Read, approved and adopted this the 9th day of May, 2023.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney