THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: January 24, 2023

Subject: Parking Garage Capital Repairs Project Facility Assessment

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

Action Requested: Adoption of resolution authorizing the City Manager to enter into a contract with Walker Consultants for pre-design services for the Parking Garage Capital Repairs Project in an amount not to exceed $203,630; and further authorizing the City Manager to execute contract amendments in an amount not to exceed $20,363 (10%) for additional professional services.

Background:

- Three of the City's four parking garages are more than 30 years old.
- Due to age and deferred maintenance, the structures are in need of more frequent inspections and assessments.
- The City's parking structures include:
    1. Harrah's Cherokee Center - 46 years old
    2. Rankin Avenue - 34 years old
    3. Wall Street - 34 years old
    4. Biltmore Avenue - 10 years old
- A comprehensive facility assessment of all four garages–including structural, envelope, building code compliance, accessibility, and expected remaining useful life, is needed to develop a prioritized plan for repairs and renovations.
- A Request for Qualifications was advertised on October 11, 2022 for facility assessment and engineering professional services.
- Responses were due November 8, 2022.
- The City received five Statements of Qualifications from the consultants listed below:
    - Bennett & Pless - Atlanta, GA
    - CPL - Suwanee, GA Office
    - Kimley-Horn - Charlotte, NC Office
    - SKA - Asheville, NC Office
    - Walker Consultants - Charlotte, NC Office
- After careful evaluation by the evaluation committee, Walker Consultants received the highest score.
- The evaluation committee consisted of representatives of the Transportation Department, Capital Projects Department, and Planning and Urban Design Department.
- The Request for Qualifications included a complete facility assessment, parking study, life cycle assessment, capital planning, and engineering of the project to address the most immediate repairs.
- The initial contract will authorize the assessment and study phase of the project.
- The scope and cost of the subsequent repair projects will be determined by the results of the pre-design study.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through solicitation processes which include posting on the State's Interactive Purchasing System and encouraging consultants to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Walker Consultants will be subcontracting with John J. Clark & Associates, Inc. of Charlotte, NC which is a Minority-Owned Enterprise.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):
- None

Pro(s):
- This assessment will provide the reports and data needed to make effective decisions regarding repairs, on-going maintenance and future planning for the City's Parking Garages.
- This work is for the safe and beneficial use of City parking facilities by City residents and visitors.

Con(s):
- The project will temporarily impact parking operations, as phased shut-downs of areas of the garages are coordinated during construction.
- There is also the potential for short-term, limited closure of some parking spaces during the assessment phase.
- These temporary closures and reductions in parking result in a hardship for users, and a loss of parking revenue for the City.

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

Suggested Motion:
- Motion authorizing the City Manager to enter into a contract with Walker Consultants for pre-design services for the Parking Garage Capital Repairs project in an amount not to exceed $203,630; and further authorizing the City Manager to execute contract amendments in an amount not to exceed $20,363 (10%) for additional professional services.

Attachment(s)
- Resolution
- Area Map

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH WALKER CONSULTANTS FOR PRE-DESIGN SERVICES FOR THE PARKING GARAGE 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. § 143-64.31, a request for qualifications was solicited for facility assessment and engineering for the Parking Garage Capital Repairs Project**;** and

WHEREAS, Walker Consultants was determined to be the best qualified consulting firm responding to the RFQ; and

WHEREAS, Walker Consultants will provide professional services, including facility assessment, parking study, life cycle analysis, capital planning and construction phasing as described in the request for qualifications; and

WHEREAS, funding for the contract value of $203,630.00 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 execute a contract with Walker Consultants for pre-design services for the Parking Garage Capital Repairs Project in an amount not to exceed $203,630; further authorizing the City Manager to execute any amendments up to the contingency amount of $20,363.00 (10%) for additional professional services.

Read, approved and adopted this the 24th day of January, 2023.

_____ _____

City Clerk Mayor

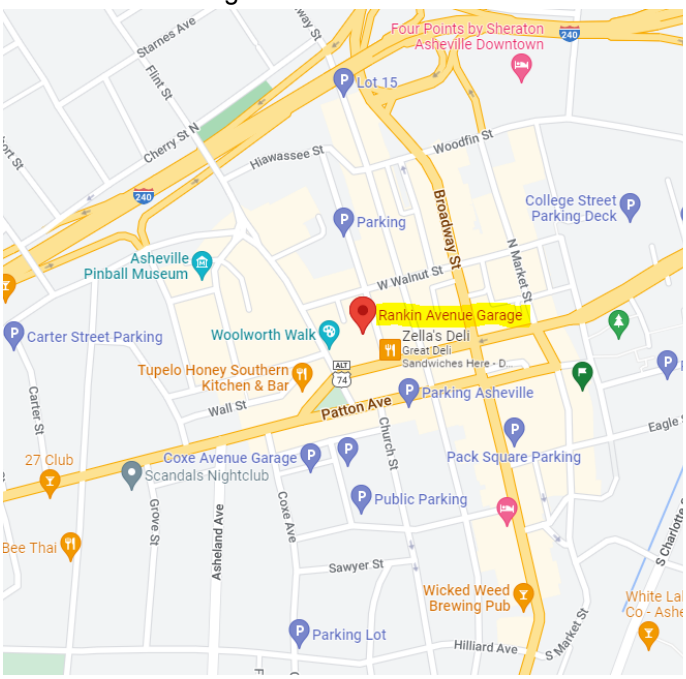
Approved as to form:

_____

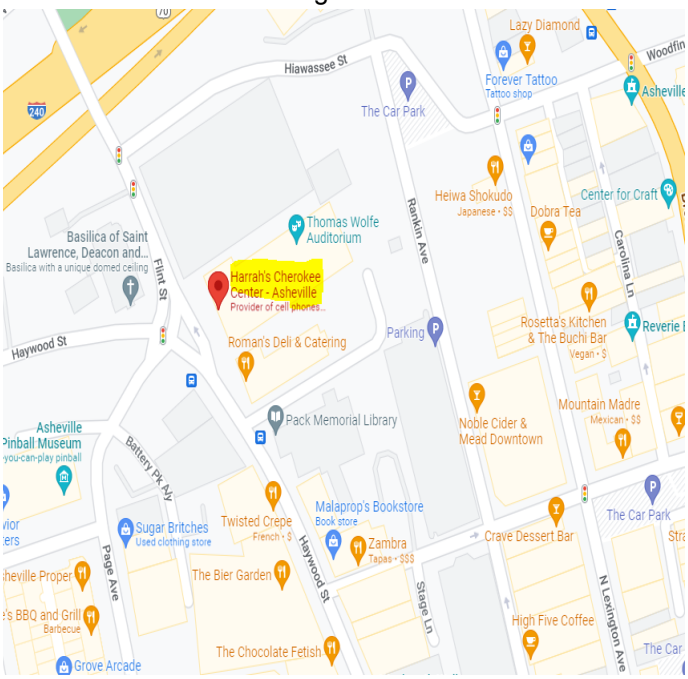
City Attorney

PROJECT LOCATIONS

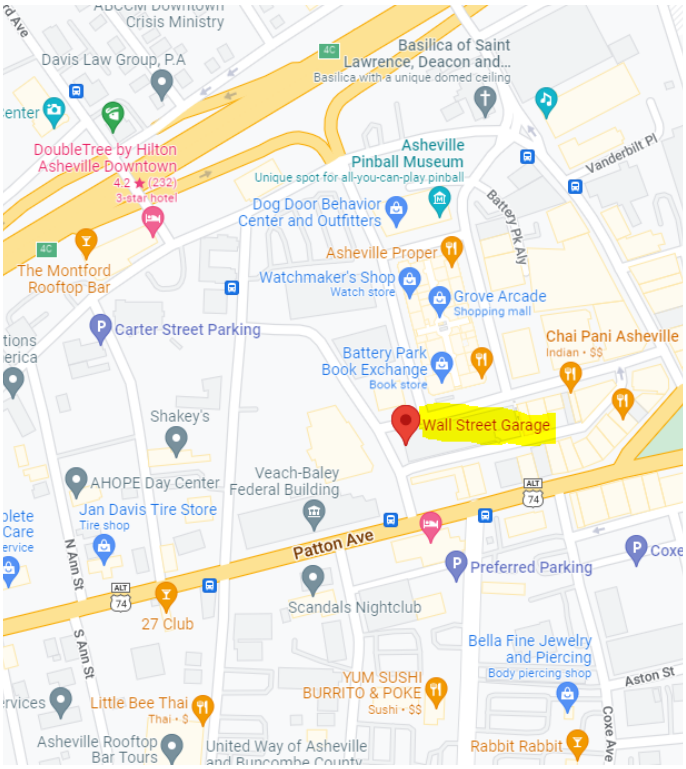
Rankin Garage



HCCA Civic Center Garage



Wall Street Garage



Biltmore Ave Garage

