THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: October 10, 2023

Subject: Parking Garage Immediate Priority Capital Repairs Project

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Cinderella Partners, Inc. in the amount of $279,940, for the Parking Garage Immediate Priority Capital Repairs project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $27,994 (10%).

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.
- The work includes supplemental support for structural concrete corbels at the Rankin and Wall Street garages; supplemental steel framing support at the Wall Street elevator landing; and supplemental steel support for two stairwells in the Harrah's Cherokee Center garage.
- A bid alternate was included in the bid for a surcharge to perform the work after hours (Sunday through Thursday from 8pm to 5am).
- This alternate was included as a means to limit disruption to parking services and the impact to parking revenues during the day and on weekends.
- Submissions for Bid 298-CP24-PGCR.1A-BID were received September 18, 2023. One bid was submitted:
    - Cinderella Partners, Inc. of Indian Trail, NC in the amount of $267,001.02 base bid; and $12,938.17 Bid Alternate #1.
- Cinderella Partners' bid was responsive and responsible, and the bid is 10% under the engineer's estimate.

Vendor Outreach Efforts:

- Staff performed outreach to minority businesses through solicitation processes using the State's Interactive Purchasing System, direct communications inviting minority businesses to bid, and requiring prime contractors to reach out to Minority-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Prime contractors were required to submit documentation of their minority outreach efforts and results in their bid submittals.
- Cinderella Partners, Inc. is a woman-owned business. Their minority outreach documentation was included in the bid submission.
- No MWBE subcontractors submitted bids with this prime contractor.

Council Goal(s):

- A Clean and Healthy Environment & Transportation and Accessibility

Committee(s):

- None

Pro(s):

- The repairs performed under this contract will reduce the potential for injury and property damage, and will improve the overall safety of patrons and visitors at the Wall Street, Rankin Avenue and Harrah's Cherokee Center parking garages.

Con(s):

- Some parking spaces in the area of the repairs will be out of service during the construction, potentially reducing revenues.
- The work will be moderately disruptive and inconvenient for parking garage patrons.
- Disruption to parking services can have an impact to nearby businesses

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 Cinderella Partners, Inc. in the amount of $279,940, for the Parking Garage Immediate Priority Capital Repairs project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $27,994 (10%).

Attachment(s)

- Resolution
- Area Map

RESOLUTION NO. 23-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CINDERELLA PARTNERS, INC. 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; #298-CP24-PGCR.1A-BID**;** and

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

WHEREAS, Cinderella Partners, Inc. shall provide all labor, materials, and equipment for the structural repairs at the Wall Street, Rankin Avenue and Harrah's Cherokee Center parking garages; and

WHEREAS, the amount of the bid and bid alternate is $279,940, 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 execute a contract with Cinderella Partners, Inc. in the amount of $279,940, for the Parking Garage Immediate Priority Capital Repairs project; and is further authorized to execute any change orders that may arise during the project up to the contingency amount of $27,994 (10%)

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Read, approved and adopted this the 10th day of October, 2023.

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City Clerk Mayor

Approved as to form:

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City Attorney

MAP

- Wall Street Parking Garage: 45 Wall Street
- Rankin Avenue Parking Garage: 12 Rankin Avenue
- Harrah's Cherokee Center Parking Garage: 68 Rankin Avenue

