THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: September 13, 2022

Subject: Amendment to the Design Services Contract Authority for Broadway Public Safety Station

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

Action Requested: Adoption of a resolution authorizing the City Manager to execute contract amendments with ADW Architects, P.A., up to an additional $20,000 in contingency, resulting in a total contract amount of $970,565 to provide services for design adjustments during construction through project close-out for the Broadway Public Safety Station project.

Background:

- The Broadway Public Safety Station will house the new Fire Station #13 to serve the Northwest and Central sections of Asheville. This facility will enhance Fire service coverage in the identified areas.
- The facility will also include a Police substation and a new Emergency Operations Center.
- ADW Architects, P.A. was selected as the most qualified firm in 2014, and awarded the contract to design the Broadway Public Safety Station Project in 2018.
- The contract authorization amount was amended by City Council in November 2019 to amend the contract for $864,150, with contingency up to 10% for a total contract authorization up to $950,565.
- Staff has used the contingency to address value engineering, traffic engineering, and administrative changes.
- A design change occurred late in the project, and caused changes to the Emergency Operations Center support rooms, IT room, and break out room, and the associated electrical and HVAC systems.
- Design changes during construction are not uncommon, but this change has occurred after prior contingency authorization has been used.
- The resulting electrical and HVAC systems changes may result in additional design fees which staff is currently negotiating.
- Additional contingency authorization of up to $20,000 will enable staff to address this design change, and to address similar concerns that may come up during construction in order to complete the project.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women-owned businesses through solicitation processes which included posting on the State's Interactive Purchasing System and requiring that vendors reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- Two Women-Owned Firms submitted qualifications for consideration.
- The selected team will be utilizing one subconsultant, Stewart Engineering, Inc, certified as a Historically Underutilized Business (HUB) and a Minority-Owned Enterprise (MBE) with the state of NC.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):

- None

Pro(s):

- Provides additional contingency that allows staff to make design changes required to complete the project.
- No additional funding is required.

Con(s):

- None

Fiscal Impact:

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

Suggested Motion:

- Resolution authorizing the City Manager to execute contract amendments with ADW Architects, P.A., up to an additional $20,000 in contingency, resulting in a total contract amount of $970,565 to provide services for the Broadway Public Safety Station project.

Attachment(s)

1. Project Map
2. Resolution

Attachment (1) Project Map



RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT AMENDMENTS WITH ADW ARCHITECTS, P.A., TO PROVIDE SERVICES FOR THE BROADWAY PUBLIC SAFETY STATION 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, statements of qualification were solicited for the project known as New Fire Station 13, and ADW Architects, was judged the best qualified firm for the project; and

WHEREAS, the City entered into a contract with ADW Architects, P.A., in the amount of $456,583.00 for the initial phase of the project, authorized the City Manager to execute all change orders up to an additional $493,982.00 and the City desires to authorize an additional $20,000 for professional services necessary to the completion of the project; and

WHEREAS, the 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 change orders with ADW Architects, P.A., up to the amount of $970,565.00, for the Broadway Public Safety Station project.

Read, approved and adopted this the 13th day of September 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney