THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: December 13, 2022

Subject: Additional Engineering Services for the Municipal Building Capital Repairs and Restoration Project

Staff Resource(s): Jade Dundas, Capital Projects Director
Walter Ear, Program Manager / Nicole George, Project Manager

Action Requested: Adopt a resolution authorizing the City Manager to execute an amendment with Terracon Consultants, Inc. in the amount of $615,000 for design and construction administration services for the Municipal Building Capital Repairs and Restoration Project and further authorizing the City Manager to approve change orders up to 10% ($61,500) of the amendment #3 value.

Background:

- The Municipal Building is located at 100 Court Plaza and houses Police & Fire Headquarters along with serving as Fire Station 1.
- The current building condition requires repair to the structure in the fire apparatus bay and exterior envelope, which are critical to the operation and occupancy of the Municipal Building.
- A Request for Qualifications (RFQ) was advertised on October 22, 2021, for Architectural and Engineering Professional Services.
- The services requested in the RFQ included an initial pre-design building investigation and scope assessment phase, and the subsequent project design and construction administration phase.
- All services provided by Terracon up to this point have been investigative to determine the full scope of the project, and are captured in the original contract along with amendments #1 and #2.
- This Amendment #3 in the amount of $615,000 will authorize the Phase 2 design and construction administration services to be performed by Terracon.
- The total value of the contract, including this amendment, is within the range that is expected for these types of services.

Vendor Outreach Efforts:

- For the original solicitation of pre-design and design services for this project, staff performed outreach to minority and women owned businesses through the RFQ solicitation process.
- This included 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.

Council Goal(s):

- Clean and Healthy Environment
- Financially Resilient City

Committee(s):

- None

Pro(s):

- The pre-design assessments are complete and identified critical repairs.
- This amendment will allow the project to proceed into design and will cover construction administration services.

Con(s):

- Completing the needed repairs and restoration to the Municipal Building will require most of the funding allocated to facility maintenance over the five year Capital Improvement Program (CIP), limiting the capacity to address maintenance needs at other facilities.

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 execute an amendment with Terracon Consultants, Inc. in the amount of $615,000 for design and construction administration services for the Municipal Building Capital Repairs and Restoration project and further authorizing the City Manager to approve change orders up to 10% ($61,500) of the amendment #3 value.

Attachment(s)

- Resolution
- Area Map

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT WITH TERRACON CONSULTANTS, INC. FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE MUNICIPAL BUILDING CAPITAL REPAIRS AND RESTORATION 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 the project known as Municipal Building Capital Repairs and Restoration Project, City of Asheville Project #B2202**;** and

WHEREAS, Terracon Consultants, Inc. was the best qualified consulting firm responding to the RFQ; and

WHEREAS, the City has contracted with Terracon Consultants, Inc. in the total amount of $104,000 for the assessment phase of the project, and the City desires to amend said contract in the amount of $615,000 for the design and construction administration phases of the project; and

WHEREAS, the funding for the amendment 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 an amendment with Terracon Consultants, Inc. in the amount of $615,000 to provide design and construction administration services for the Municipal Building Capital Repairs and Restoration project, for a total contract amount not to exceed $719,000, and further authorizing the City Manager to approve change orders up to 10% ($61,500) of the amendment #3 value.

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

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

PROJECT MAP:

Municipal Building, 100 Court Plaza, Asheville, NC 28801

