Staff Report

Council Meeting Date: June 14,/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

Action Requested: Adoption of a resolution authorizing the City Manager to execute an amendment with Terracon Consultants, Inc. in the amount of $15,000 to provide additional building investigation and scope assessment services for the Municipal Building Capital Repairs and Restoration project.

Background:

- The Municipal Building, which houses Fire and Police Headquarters at 100 Court Plaza in Downtown Asheville, is in need of essential structural repairs and exterior renovations to the building facade and roof.
- A Request for Qualifications (RFQ) was advertised on October 22, 2021, for Architectural and Engineering Professional Services.
- The services requested in the RFQ included a pre-design building investigation and scope assessment; solar feasibility study; and architectural renovation design.
- Responses were due November 18, 2021.
- The City received five Statements of Qualifications from the consultants listed below:
    - Atlas Engineering, Inc.-- Raleigh, NC
    - NOVA Engineering and Environmental, Inc. –Charlotte, NC office
    - Tarchitects– Raleigh, NC
    - Terracon Consultants, Inc.-- Charlotte, NC office
    - WGI, Inc. – Charlotte, NC Office
- A committee consisting of representatives from the Asheville Fire Department, Asheville Police Department, and Capital Projects Department carefully evaluated the submissions.
- Terracon received the highest score.
- On February 21, 2022 the City Manager executed a contract with Terracon Consultants Inc., in the amount of $33,200 for the initial building investigation and scope assessment phase of engineering.
- On May 25, 2022 the City Manager executed Amendment No. 1 in the amount of $55,800 authorizing additional structural investigation.
- This additional work was based on the findings from the initial investigation.
- The total revised contract value including Amendment 1 is $89,000.
- This Amendment No. 2 in the amount of $15,000 will authorize additional investigation and testing of the building exterior and roof.
- This additional work is based on the findings from the initial investigation.
- The total revised contract value including Amendment 2 is $104,000.
- The original contract duration for the preliminary investigation was four months through June 21, 2022. This Amendment No. 2 will add 45 days for the additional services, for a revised completion date of August 5, 2022.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through the Request for Qualifications solicitation process which 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.

- Terracon Consultants, Inc. is subcontracting with Sud Associates, P.A. of Asheville, 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 amendment will allow the project scope to be fully defined so that the engineering of the construction documents can proceed.

Con(s):
- The services provided under this contract are likely to identify costly repairs to the Municipal Building.
- Addressing these needs 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 and any cost amendments up to a total of value of $220,000 is already included in the capital project budget within the adopted Capital Improvement Program (CIP).

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to execute an amendment with Terracon Consultants, Inc. in the amount of $15,000 to provide additional building investigation and scope assessment services for the Municipal Building Capital Repairs and Restoration project.

Attachment(s)
- Resolution
- Map

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AMENDMENT WITH TERRACON CONSULTANTS, INC. FOR ADDITIONAL ENGINEERING SERVICES ON 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, Resolution No. 11-62 authorizes the City Manager to enter into contracts for services under $90,000; and

WHEREAS, the City Manager executed a contract and Amendment No. 1 with Terracon Consultants, Inc. for building investigation and assessment services for the Municipal Building Capital Repairs & Restoration project in the amount of $89,000; and

WHEREAS, additional services are required to complete the building investigation and assessment, and 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 $15,000 to provide additional building investigation and scope assessment services for the Municipal Building Capital Repairs and Restoration project.

Read, approved and adopted this the 14th day of June, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney

PROJECT MAP:

Municipal Building, 100 Court Plaza, Asheville, NC 28801

