THE CITY OF ASHEVILLE
STAFF REPORT

Council Meeting Date: June 14, 2022

Subject: Asheville City Hall Elevator Modernization Contract Amendment

Staff Resource(s): Jade Dundas, Capital Projects Department Director
Walter Ear, Program Manager

Action Requested: Adoption of a resolution authorizing the City Manager to execute construction and associated cost amendments with Weaver Cooke Construction up to a total of $2,490,000.00 in order to complete the construction of the Asheville City Hall Elevator Modernization project.

Background:

- On August 25, 2020, the City Council authorized the City Manager to enter into a Design-Build contract with Weaver Cooke Construction and to execute any associated cost amendments up to a total of $2,304,831.00.
- The elevator's historic qualities will be preserved in the execution of the improvements.
- Per City Council Resolution No. 17-09, City Hall is noted as a landmark historic structure, with specific references to the elevators.
- The Historic Resource Commission has issued a Certificate of Appropriateness for the City Hall Elevator Modernization Project as a major work project.
- The Design-Build delivery method was approved by the City Manager in January 2020 per the requirements of N.C. Gen. Stat. sec. 143-128.1A and City Council Resolution No. 16-45.
- On May 14, 2022, Council passed an amendment to authorize additional funds for a total of $2,360,000.00.
- Later in the month, the elevator inspector was at City Hall for a review of elevator #1, which passed inspection, and started operations on May 24.
- Elevator #3, the City's last manually operated elevator, was decommissioned on the same day.
- During the elevator inspection, the inspector noted the need for additional fire rated walls in the elevator machine room on the 9th floor of City Hall.
- This work will be challenging due to the tight spacing of equipment and the age and design of the existing 94 year old elevator shaft.
- While elevators #1 and #2 are allowed to operate, the City must comply with the new requirements in order to complete the project.
- The requested funds will be added to the contract, and will incorporate sufficient contingency to address fire rating requirements as well as accommodate other potential new requirements.
- This amendment increases the City Manager's authority by an additional $130,000.00 to a revised total of $2,490,000.00.

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 requiring prime contractors to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services.
- MWBE participation is anticipated to be $119,221.00, or 5.04% which exceeds the City's goal of 4.6% for construction.

Council Goal(s):

- A clean and healthy environment & a financially resilient city

Committee(s):

- None

Pro(s):

- The amendment allows for the completion of the project.

Con(s):

- None

Fiscal Impact:

- Funding for this contract and any cost amendments up to a total of $2,490,000.00 is already included in the project budget.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to execute construction and associated cost amendments with WeaverCooke Construction up to a total of $2,490,000.00 in order to complete the construction of Asheville City Hall Elevator Modernization project.

Attachment(s)

- Progress photos
- Resolution

Progress Photos of Elevator #1, Before and After

Before







After







RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONSTRUCTION AND ASSOCIATED COST AMENDMENTS WITH WEAVERCOOKE CONSTRUCTION IN ORDER TO COMPLETE THE CONSTRUCTION OF ASHEVILLE CITY HALL ELEVATOR MODERNIZATION 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. § 143-128.1A, Design-Build teams were solicited for the Asheville City Hall Elevators Modernization Project, Advertisement #298-RFQ-CityHallElevators; and

WHEREAS, WeaverCooke Construction, of Asheville, NC, was selected as the best qualified firm for the project; and

WHEREAS, the Asheville City Council prior authorized the City Manager to execute a contract, and any associated cost amendments in the amount of $2,360,000.00, and funding for the project is allocated within the Capital Projects Program budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASHEVILLE THAT:

The City Manager is hereby authorized to execute construction and associated cost amendments with WeaverCooke Construction of Asheville, N.C., up to a total of $2,490,000.00 in order to complete the construction of the Asheville City Hall Elevator Modernization 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