THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: April 26, 2022

Subject: Memorial Stadium Phase II

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

Action Requested: Adoption of a resolution authorizing the City Manager to amend the professional services contract with Benesch increasing the contract by $267.900.00, for the Memorial Phase II project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $26,790 (10%).

Background:

- This project was listed on the Nov. 2016 Parks Bond Referendum.
- Phase I improvements are nearing completion.
- Phase II improvements were clearly defined by Asheville City Council on March 22, 2022. General scope items include:
    - New 6 lane, synthetic surface track (retaining wall required to accommodate maintenance road)
    - Remove and replace existing restroom building; Remove existing concession building.
    - Improvements to the existing playground
    - Install a new walking trail in Mountainside Park which transitions to a shared maintenance drive/walking trail connecting to the paved parking lot
    - Remove western metal bleachers. Explore options for temporary seating in this location. (Which may include the construction of a concrete pad.)
    - Excluded from the scope of Phase II are any physical improvements to the existing parking or work associated with relocating asset management from Hunt Hill.
- The original request for qualifications (RFQ) was reviewed and awarded in 2018.
- This RFQ (298-CPD-17-18-RFQ) envisioned improvements to the site with new and renewed recreational amenities.
- It also included work taking place both at Memorial Stadium and in Mountainside Park.
- This amendment meets the expectations of the original RFQ.
- The Phase II design phase will last approximately 8 months.
- Construction is anticipated to begin summer 2023 with 12 months of construction.
- Estimated cost of the Phase II improvements is approximately $4.4M.
- Staff will return to Council at a subsequent meeting for approval of the funding plan for the full project.

Vendor Outreach Efforts:

- This is an extension of the original contract.

Council Goal(s):

- A well planned and livable community

Committee(s):

- City Council reviewed and voted on 3/22/2022 to move forward with the Memorial park improvements.

Pro(s):

- Benefits of these park improvements include opportunities for hosting new track events, community health and fitness and responding to community needs and prior commitments.

Con(s):

- Removing and relocating turf and stormwater that was recently installed.

Fiscal Impact:

- As noted above, the total amount of the design contract is $294,690.00.
- This contract will be funded from previously budgeted Memorial Stadium Capital Improvement Program funding.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to amend the professional services contract with Benesch increasing the contract by $267.900.00, for the Memorial Phase II project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $26,790 (10%).

Attachment(s)

- Resolution
- Map of project

RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES CONTRACT WITH BENESCH FOR THE MEMORIAL PHASE II 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, Benesh of Charlotte, NC is the current design professional under contract for design services on Memorial Stadium and Mountainside Parks and the original RFQ under which they were selected (2018) included this additional scope of work; and

WHEREAS, the amount of the amendment is $294,690.00, and funding for the design portion of the project is allocated within the Capital Bond Program Fund;

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

The City Manager is hereby authorized to amend the professional services contract with Benesh in the amount of $267,900.00, for the Memorial Phase II project; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $26,790.00 (10%).

Read, approved and adopted this the 26th day of April, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

Map of Project

