STAFF REPORT

Council Meeting Date: May 10, 2022

Subject: Asheville City Hall Elevator Modernization Contract Amendment

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

Action Requested: Adopt a resolution authorizing the City Manager to execute construction and associated cost amendments with Weaver Cooke Construction up to a total of $ 2,360,000.00 in order to complete the construction of Asheville City Hall Elevator Modernization project.

Background:

- On August 25, 2020, 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 historic elevators are 94 years old Historic City Hall Elevators have been an identified priority project for many years.
    - The elevators are manually operated, and are the main transportation for staff and the public in City Hall.
    - The elevators had on-going mechanical issues which made them difficult and expensive to maintain.
    - The elevators did not meet current safety standards.
- 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 this as a Major Work project.
- The Design-Build delivery method was approved by the City Manager in January 2020 per the requirements of NC G.S. 143-128.1A and City Council Resolution No. 16-45.
- The project began in the summer of 2021 and is 70% complete.
- Elevator #1 is expected to return to service by late May 2022, fully restored & modernized.
- Work has proven more complex than anticipated due to the age of the building, and equipment, and further complicated by recent supply chain and related logistical issues.
- The additional funding is required to cover costs for additional unforeseen expenses, and for additional historic preservation items.
- This amendment increases the City Manager's authority to a revised total of $2,360,000.00.

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.
- The Design-Build delivery method allows the City to accept bids from subcontractors other than the lowest bid.
- 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 $2,360,000.00 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 Weaver Cooke Construction up to a total of $ 2,360,000.00 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 WEAVER COOKE 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, Weaver Cooke 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 $ 2,304,831.00, 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 Weaver Cooke Construction of Asheville, N.C., up to a total of $ 2,360,000.00 in order to complete the construction of Asheville City Hall Elevator Modernization project.

Read, approved and adopted this the 10th day of May, 2022.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney