THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: January 11, 2022

Subject: Dr. Wesley Grant Sr. Center Expansion

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Harper Corp. General Contractors, in the amount of $6,734,000.00, for the Dr. Wesley Grant Sr. Center Expansion project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 15% ($1,017,803.00).

Background:

- Design of the project began in August 2018, following approval of the GO Bond Referendum to provide additional indoor & outdoor recreation/community space and necessary support facilities for the Dr. Wesley Grant Sr. Center.
- In September 2019, city council authorized an amendment to the Dr. Wesley Grant Sr. Center design contract to include a new outdoor pool facility to replace the failing Walton Street Pool.
- Due to the unique nature of the recreation and outdoor pool facility, city staff prequalified nine general contractors based on their experience with similar projects according to NCGS 143-135.8.
- Six bidders provided construction bids for this project on April 29, 2021. The lowest responsive and responsible bid was provided by Elford, Inc. with a bid of $5,863,360.
- City council was presented with an update on the project and bid status at their June 8th, 2021 council meeting.
- City staff planned to take to the following June 22, 2021 council meeting the recommendation for award to the low bidder, but due to an expressed concern from council regarding certain project elements and community engagement, the recommendation was not presented and the bids expired.
- Additional community and council engagement followed in the fall of 2021, which resulted in confirmation that the previous project scope was appropriate and had sufficient community buy-in.
- The project was re-bid on 12/09/2021 to the same pre-qualified general contractors.
- Five bids were received and formally opened.
- The resulting bids, including owner approved bid alternates, are listed below:

Contractor	Location	Amount
Harper General Contractors	Asheville, NC Branch	$ 6,785,356.00
H&M Constructors	Asheville, NC	$ 6,831,200.00
Elford, Inc.	Charlotte, NC	$ 6,835,400.00
Brantley Construction	Weaverville, NC	$ 7,929,509.00
Randolph & Sons	Charlotte, NC	non-responsive

- Construction start is expected in Spring 2022, but due to the uncertainty in delivery and procurement for steel products on this project, the contractor will be provided an initial notice to proceed with steel shop drawing production.
- Once dates are established for delivery of steel, the contractor will be provided with a notice to proceed for the remaining construction, which will include a 420 calendar day construction duration.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned businesses through multiple solicitation processes which include direct outreach to all ABI listed subcontractors, posting on the State's Interactive Purchasing System and requiring prime contractors to reach out to HUB certified service providers for subcontracted services.
- ABI subcontractors were targeted and invited to the pre-bid meeting to meet the prequalified General Contractors.

- Harper General Contractors supplied as a part of their bid all of the ABI outreach documentation as required.
- Although not a part of the award process, Harper General Contractors provided detailed documentation after bids were received of their outreach efforts and were able to inform us that an increase of their HUB subcontractor participation to 14%, or $958,990.
- This will include five HUB businesses and two black owned businesses (Hemon BIM for Building Information Modeling, and MS Lean for site demolition, hauling, and construction access roads).
- There are many smaller general services that will be needed throughout the project, and Harper intends to bid and contract those with local black owned businesses whenever possible.

Council Goal(s):
- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):
- N/A

Pro(s):
- Allows construction to proceed on the GO Bond funded project to provide an expanded gymnasium and community pool to serve the Southside community.
- Construction includes installation of a 110.7 KW photovoltaic system to be mounted on the roof of the new gym building which will generate upwards of 60 percent of the total buildings energy use.
- 42% of the project costs will be spent locally in Western North Carolina.

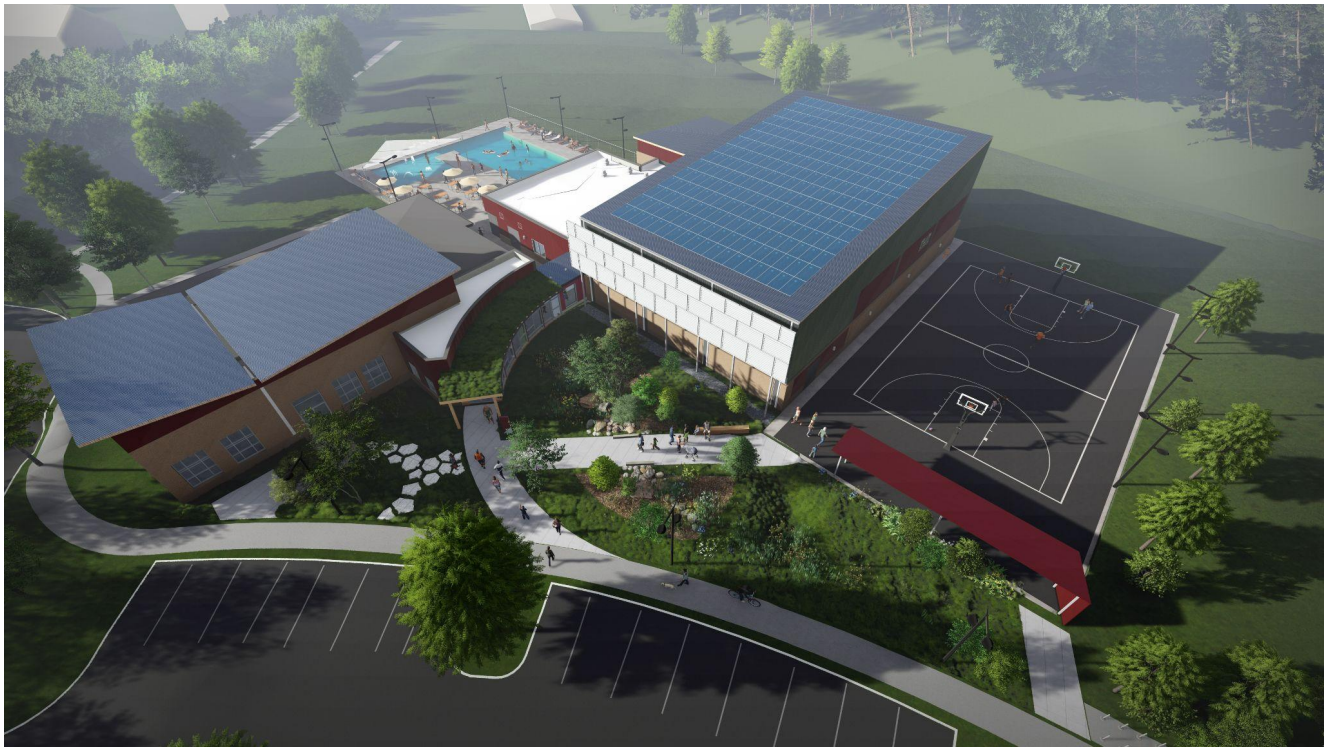
Con(s):
- Construction schedule may be impacted by material and labor slowdowns due to the pandemic.
- Costs have increased significantly since this project was first bid. Any additional delays will likely cause additional increases to the cost of the project.

Fiscal Impact:
- Funding for this contract already exists within the currently approved Capital Improvement Program as part of the 2016 GO Bond. Total amount of contract including alternates is $6,734,000.00 plus a contingency for possible change orders of $1,017,803.00

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Harper Corp. General Contractors, in the amount of $6,734,000.00, for the Dr. Wesley Grant Sr. Center Expansion project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 15% ($1,017,803.00).

Attachment(s)
- Model renderings of the facility expansion
- Resolution

Attachment: Model renderings of the Dr. Wesley Grant Sr. Center Expansion





RESOLUTION NO. 22-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH HARPER CORP. GENERAL CONTRACTORS FOR THE DR. WESLEY GRANT SR. CENTER EXPANSION 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. § 143-129, bids were solicited for the Dr. Wesley Grant Sr Center Gymnasium Expansion and Pool addition**;** and

WHEREAS, Harper Corp. General Contractors of Asheville, NC was the lowest responsive, responsible bidder for the project; and

WHEREAS, Harper Corp. General Contractors shall provide all labor, materials, and equipment for the Dr. Wesley Grant Sr. Center Expansion project; and

WHEREAS, the amount of the bid is $6,734,000.00, and funding for the project 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 a contract with Harper Corp. General Contractors, in the amount of $6,734,000.00, for the Dr. Wesley Grant Sr. Center Expansion project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 15% ($1,017,803.00).

Read, approved and adopted this the 11th day of January, 2022.

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City Clerk Mayor

Approved as to form:

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City Attorney