THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: July 27, 2021

Subject: Asheville Broadway Public Safety Station Construction Contract

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Gleeson Builders, LLC, in the amount of $10,984,000, for the Broadway Public Safety Station project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 8% ($878,720).

Background:

- The Broadway Public Safety Station will be a 21,831 sq. ft., three story combined use facility comprised of a fire station (Fire Station 13), a police substation, an emergency operations center (EOC), and a community meeting room.
- The land for the project was purchased in 2014.
- The design for this project started in January 2019.
- The project is striving for the LEED Silver green building certification and will include a 60 kilowatt (kW) solar photovoltaic array.
- The building is considered an essential facility by the N.C. Building Code and is required to be built to the more robust Category IV structural standard which is used for hospitals, fire, police, and ambulance stations.
- There may be some additional cost in meeting this requirement.
- This will probably have a similar impact to the LEED certification.
- The additional cost of both of these items is in the bid cost
- The 1.7 acre parcel is a tight fit for this facility and requires the use of an underground stormwater detention system and a 23 foot tall retaining wall.
- Four bids were received and opened on May 20, 2021. The resulting bids, including owner-approved bid alternates, are listed below:

Contractor	Location	Amount
Gleeson Builders, LLC	Charlotte, NC Branch	$ 10,984,000
H&M Constructors	Asheville, NC	$ 11,735,500
Harper Corporation	Asheville, NC Branch	Non-Responsive Bid
KMD Construction, LLC	Salisbury, NC	Non-Responsive Bid

- Construction schedule: It is difficult to determine the exact schedule for this project at this time.
- Due to the uncertainty in delivery and procurement for steel products on this project, the contractor will be provided an initial notice to proceed after steel shop drawings are approved.
- Once dates are established for the delivery of steel, the contractor will be provided with a notice to proceed for the remaining construction, which will include a 425 calendar day construction duration.

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.
- Gleeson Builders, LLC has committed to expend a minimum of $175,650 with a hispanic-owned business, $1,600 with a woman-owned business, and $101,960 asian-owned businesses, making the total minimum MWBE participation $279,210.

Council Goal(s):

- A Clean and Healthy Environment & A Financially Resilient City

Committee(s):

- Board of Adjustment 9/28/2020, Variance approved for setback standards
- Urban Forestry Commission 11/16/2020, Alternative Compliance approved for landscape buffer

Pro(s):

- The facility provides needed life saving service coverage and other city services.
- The facility furthers the City's sustainability goals by seeking the LEED Silver green building certification, and it includes a 60 kw solar array.

Con(s):

- The construction schedule may be impacted by material and labor slowdowns due to the pandemic.
- Due to the complexity of the project, the facility will cost more per square foot than other municipal facilities.

Fiscal Impact:

- Funding for this contract will come from previously approved capital project funds.
- The total amount of the contract is $10,984,000 plus a contingency for possible change orders of $878,720.

Suggested Motion:

- Adoption of a resolution authorizing the City Manager to enter into a contract with Gleeson Builders, LLC, in the amount of $ 10,984,000 for the Broadway Public Safety Station project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 8% ($878,720).

Attachment(s)

- Photo renderings of the new facility
- Resolution

Attachment: Photo renderings of the Broadway Public Safety Station

REVISED DESIGN ELEVATIONS



Broadway Public Safety Station | Asheville, NC
Conceptual Renderings | 04.26.21

adwarchitects
environmentsforlife

REVISED DESIGN ELEVATIONS



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RESOLUTION NO. 21-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH GLEESON BUILDERS, LLC. FOR THE BROADWAY PUBLIC SAFETY STATION 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 Broadway Public Safety Station, City of Asheville Project #F1401**;** and

WHEREAS, the Gleeson Builders, LLC of Charlotte, NC was the lowest responsive, responsible bidder for the project; and

WHEREAS, the Gleeson Builders, LLC shall provide all labor, materials, and equipment for the construction of the Broadway Public Safety Station as required by the contract documents; and

WHEREAS, the amount of the bid is $10,984,000, 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 Gleeson Builders, LLC. in the amount of $10,984,000, for the Broadway Public Safety Station; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of 8% ($878,720).

Read, approved, and adopted this the 27th day of July, 2021.

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City Clerk Mayor

Approved as to form:

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City Attorney