THE CITY OF ASHEVILLE

STAFF REPORT

City Council Meeting Date: November 9, 2021

Subject: Amend two contracts associated with the Rankin Avenue Garage and Wall Street Garage Elevator Modernization Project

Staff Resource(s): Ken Putnam, Transportation Department Director
Garrett Male, Parking Services Division Manager

Action Requested: Adopt a resolution authorizing the City Manager to amend the following contracts:

- The Wooten Company: extend contract termination date to January 31, 2022, and increase the contract value by $12,000, making the total not-to-exceed value $195,550.
- Patton Construction Group, Inc.: extend contract termination date to January 31, 2022, and increase the contract value by $45,900, making the total not-to-exceed value $481,489.

Background:

- The City is currently under contract with The Wooten Company to provide construction administration services for the modernization of elevators within the Rankin Avenue and Wall Street Parking Garages.
- The City is currently under contract with Patton Construction Group, Inc. to provide general construction services for the modernization of elevators within the Rankin Avenue and Wall Street Parking Garages.
- The following changes are required to complete the project, and are a result of issues identified once the old elevator cabs were dismantled:
    - increased supplier costs for HVAC equipment,
    - installation of a new Fiber Data Line to meet current emergency communications standards,
    - additional fire-rated shaft ceiling,
    - water-proofing of elevator pit walls,
    - increased construction administration costs, and
    - additional labor costs.

Vendor Outreach Efforts:

- None.
- These are current contracts.
- The contract with The Wooten Company was issued in 2016 as the result of a competitive bidding process; the contract with Patton Construction Group was issued in 2019 as the result of a competitive bidding process.

Council Goal(s):

- Transportation and Accessibility

Committee(s):

- None

Pro(s):

- This action will allow the elevators at the Rankin Avenue Garage and Wall Street Garage to reopen.

Con(s):

- None

Fiscal Impact:

- The funding source for these contract Amendments is included in the Parking Services Capital Improvement Projects Fund.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to amend the following contracts:
    - The Wooten Company: extend contract termination date to January 31, 2022, and increase the contract value by $12,000.00, making the total not-to-exceed value $195,550.00.
    - Patton Construction Group, Inc.: extend contract termination date to January 31, 2022, and increase the contract value by $45,900.00, making the total not-to-exceed value $481,489.00.

Attachment(s)

- Resolutions

RESOLUTION NO. 21-____

RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING PARKING GARAGE ELEVATOR MODERNIZATION CONSTRUCTION ADMINISTRATION SERVICES CONTRACT BETWEEN THE CITY OF ASHEVILLE AND THE WOOTEN COMPANY TO INCREASE THE CONTRACT VALUE AND EXTEND THE CONTRACT EXPIRATION DATE IN ORDER TO SATISFACTORILY COMPLETE THE ELEVATOR MODERNIZATION PROJECT.

WHEREAS, the City of Asheville has authority pursuant to N.C.G.S. §143 -129 for letting of public contracts; and

WHEREAS, the City of Asheville and The Wooten Company have entered into a contract to provide construction administration services for the modernization of elevators within the Rankin Avenue and Wall Street Parking Garages; and

WHEREAS, additional time and services are required to satisfactorily complete the modernization project; and

WHEREAS, the City and Asheville and The Wooten Company negotiated in good faith to make revisions to the contract, as described the proposed Amendment, in order to reflect the increase cost in providing the required construction administration services; and

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

City Council hereby authorizes the City Manager to amend the existing Parking Garage Elevator Modernization, General Construction Contract between the City of Asheville and The Wooten Company to extend contract termination date to January 31, 2022, and increase the contract value by $12,000.00, making the total not-to-exceed value $195,550.00.

Read, approved and adopted this the 9th day of November, 2021.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney

RESOLUTION NO. 21-____

RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE EXISTING PARKING GARAGE ELEVATOR MODERNIZATION GENERAL CONSTRUCTION SERVICES CONTRACT BETWEEN THE CITY OF ASHEVILLE AND PATTON CONSTRUCTION GROUP, INC. TO INCREASE THE CONTRACT VALUE AND EXTEND THE CONTRACT EXPIRATION DATE IN ORDER TO SATISFACTORILY COMPLETE THE ELEVATOR MODERNIZATION PROJECT.

WHEREAS, the City of Asheville has authority pursuant to N.C.G.S. §143 -129 for letting of public contracts; and

WHEREAS, the City of Asheville and Patton Construction Group, Inc. have entered into a contract to provide general construction services for the modernization of elevators within the Rankin Avenue and Wall Street Parking Garages; and

WHEREAS, additional time and services are required to satisfactorily complete the modernization project; and

WHEREAS, the City and Asheville and Patton Construction Group negotiated in good faith to make revisions to the contract, as described the proposed Amendment, in order to reflect the increase cost in providing the required construction administration services; and

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

City Council hereby authorizes the City Manager to amend the existing Parking Garage Elevator Modernization, Construction Administration Contract between the City of Asheville and Patton Construction Group, Inc. to extend contract termination date to January 31, 2022, and increase the contract value by $45,900.00, making the total not-to-exceed value $481,489.00.

Read, approved and adopted this the 9th day of November, 2021.

_____ _____

City Clerk Mayor

Approved as to form:

_____

City Attorney