THE CITY OF ASHEVILLE

Staff Report

Council Meeting Date: September 22, 2020

Subject: Renovation/Construction Contract for Asheville Fire Station #4

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

Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract with Carolina Specialities Construction, LLC. in the amount of $524,516 to renovate a building for Fire Station #4; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $68,187 (13%).

Background:

- AFD Station #4 was built in the mid 1990's as a 6,800 sq. ft. building that is attached to the end of the existing Skyland Fire Department building at 9 Miller Road (the building layout is attached).
- At the time, the City owned portion of the station was not fully built-out for the fire department, and until recently, AFD shared the space with an Asheville Police substation. As a result, the City of Asheville Fire Department occupied shared living quarters with the Skyland Fire Department.
- The Skyland Fire Department has identified a need for the space that AFD currently occupies and has requested that the City vacate the shared space.
- This project will renovate the existing City owned space to create living quarters and dedicated operations space for Fire and allows the City to completely vacate the Skyland portion of the building.
- The project will include interior renovations, building envelope repairs, and high efficiency mechanical systems.
- Skyland Fire & Rescue has asked AFD to vacate their portion of the facility by May 1, 2021.
- Bids were advertised on August 12, 2020. The City received and opened seven bids on September 3, 2020. The names of the contractors and bid amounts (with selected alternates) are listed below:
    - B.A.M. Construction, Inc., *Claremont, NC* $543,710.00
    - Carolina Specialties Construction, LLC., *Hendersonville, NC* $524,516.00
    - First Victory, Inc., *Brevard, NC* $535,742.48
    - H&M Constructors, *Asheville, NC* $552,900.00
    - J. Bartholomew Construction, LLC., *Hendersonville, NC* $642,190.00
    - Patton Construction Group, Inc., *Asheville, NC* $592,860.00
    - Simpson Young Construction, LLC., *Arden, NC* $559,693.55
- Carolina Specialties Construction, LLC. was the lowest responsible responsive bidder.
- This project will start immediately with a target substantial completion date of April 1, 2021.
- The property and the building are owned by Skyland Volunteer Fire Department.
- *The City is in year 25 of a 99 year lease of $1 per year agreement. The agreement allows for Skyland FD to sell the property. If they do so, the agreement states that the City shall receive the fair market value of the City's portion of the building structure. These improvements are considered "the City's portion" of the building.*

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. None of the general contractors that bid on the project were WMBE.
- Carolina Specialties Construction will subcontract with AOA Signs, Inc. which is a Woman-Owned business located in Yadkinville, NC.

Council Goal(s):

- A well-planned and livable community
- A thriving local economy
- A clean and healthy environment

Committee(s):
- None

Pro(s):
- A better workplace/living environment for Asheville Fire Fighters.
- The work will not impact the current operations at the station.
- High Efficiency HVAC System Upgrade (*In collaboration with the Office of Sustainability*)
- Seven bids were received and all were close to the construction cost estimate.

Con(s):
- Although this project will bring the facility into full operation, it will still be undersized in comparison to contemporary fire stations.

Fiscal Impact:
- Funding for this contract is already included in the adopted Capital Improvement Program budget.

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Carolina Specialities Construction, LLC. in the amount of $524,516 for the Fire Station #4 Renovation project; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $68,187 (13%).

Attachment(s)
- Map of Project Location
- Building Layout
- Resolution

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CAROLINA SPECIALITIES CONSTRUCTION, LLC. FOR THE FIRE STATION #4 RENOVATION 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 Fire Station #4 Renovation, City of Asheville Project #F2004**;** and

WHEREAS, the Carolina Specialties Construction, LLC. of Hendersonville, NC was the lowest responsible bidder for the project; and

WHEREAS, the Carolina Specialties Construction, LLC. shall provide all labor, materials, and equipment for the renovation of Asheville Fire Station #4; and

WHEREAS, the amount of the bid is $524,516, 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 Carolina Specialties Construction, LLC. in the amount of $524,516, for the Asheville Fire Station #4 project; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $68,187 (13%).

Read, approved, and adopted this the 22nd day of September, 2020.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney