THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: February 11, 2020

Subject: Facilities Study Contract Amendment for the ART Transit Garage

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

Action Requested: Adoption of a resolution authorizing the City Manager to amend a professional services contract with IBI Group, PC in the amount of $79,750 to add a Facilities Study for the ART Transit Garage to the contract.

Background:

- In May 2019, City Council authorized the City Manager to enter into a contract in the amount of $278,000 with IBI Group, PC, Raleigh, NC, to conduct a facility study for the City's operations and maintenance (O&M) centers. The study includes a space needs assessment for Public Works, Fleet, Parks Maintenance, and Facilities Maintenance. The study will evaluate the costs associated with relocating these service facilities and the impact to City operations and services.

- The 2018 Transit Master Plan includes a projection for the year 2030 that increases the fleet from 26 to 52 buses and which would more than double the service hours. Additionally, it envisions a transition to 100% renewable energy within this timeframe.

- The existing Transit Garage at 360 W. Haywood Street is at capacity and cannot accommodate the projected increase in the bus fleet and service hours without an investment in facilities.

- A facility study is needed to evaluate the facilities costs associated with an expansion in transit services. The study will inform the City of the size of space required, potential cost for relocation, will help consider various maintenance delivery models, and life cycle costs associated with a new site if relocation were to occur. The study will include the funding requirements and budgetary cost estimates for a new location.

- This firm was selected by a staff committee using a qualifications based selection process. It is anticipated that the findings from the study will be available in September.

Vendor Outreach Efforts:

- Staff performed outreach to minority and women owned business through solicitation processes which included posting on the State's Interactive Purchasing System and encouraging consultants to reach out to Minority & Women-Owned Business Enterprise (MWBE) service providers for subcontracted services. No MWBE firms submitted qualifications for consideration as the prime consultant.

Council Goal(s):

- Transportation and Accessibility, A Well-Planned and Livable Community, and A Financially Resilient City

Committee(s):

- None

Pro(s):

- Funds a key study critical to implementing the 2018 Transit Master Plan.
- Performs a key planning task essential for an organization with a large facilities portfolio.
- Considers possible efficiencies of facility co-location with other City operations.

Con(s):

- None

Fiscal Impact:

- The total cost for the ART Transit Garage study is a negotiated fee of $79,750. Funding for this study is already included in the adopted Transit Services Fund budget.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to amend a professional services contract with IBI Group, PC in the amount of $79,750 to add a Facilities Study for the ART Transit Garage to the contract.

Attachment(s)

- Resolution

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE CONTRACT WITH IBI GROUP, PC TO ADD A FACILITY STUDY FOR THE ART TRANSIT GARAGE TO THE CONTRACT

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. § 143-64, statements of qualification were solicited for the project known as the Facilities Study for Operations & Maintenance Centers**;** and

WHEREAS, IBI Group, P.C. was judged the best qualified firm for the Project; and

WHEREAS, the project will evaluate the facilities costs associated with an expansion in transit services, including the size of space required, potential cost of relocation, and will help consider various maintenance delivery models, life cycle costs associated with a new site, and the funding requirements and budgetary cost estimates for a new location; and

WHEREAS, the total negotiated fee for this contract amendment is $79,750; and

WHEREAS, the funding for the contract is allocated within the Transit Services Fund adopted Fiscal 2019-2020 budget;

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

The City Manager is hereby authorized to amend a contract with IBI Group, PC for an additional $79,750 to add a Facilities Study for the ART Transit Garage to the contract..

Read, approved, and adopted this the 25th day of February 2020.

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney