THE CITY OF ASHEVILLE

STAFF REPORT

Council Meeting Date: August 25, 2020

Subject: Asheville City Hall Elevator Modernization

Staff Resource(s): Jade Dundas, Capital Projects Department Director
Walter Ear, Building Construction Program Manager
Mary Beth Kingston, Project Manager

Action Requested: Adopt a resolution authorizing the City Manager to enter into a Design-Build contract with WeaverCooke Construction in the amount of $ 129,532.20 for pre-construction services for the Asheville City Hall Elevator Modernization Project; and further authorizing the City Manager to execute construction and associated cost amendments up to a total of $ 2,304,831 to complete the construction of this project.

Background:

- The Modernization of the 92 year old Historic City Hall Elevators has been identified as a priority project for a number of years and is now critical to the users of City Hall.
    - Elevator 1 has been out of order for over three years due to lack of replacement parts. Elevators 2 and 3 are currently being repaired with parts from Elevator 1.
    - Updating the equipment will reduce the operational expense related to the maintenance of this old equipment and allow for service with fewer interruptions.
- Historic qualities will be preserved in the execution of the improvements.
- Per City Council Resolution No. 17-09, City Hall is noted as a Landmark historic structure, with specific references to the elevators.
- The Historic Resource Commission will review the improvements for a Certificate of Appropriateness as a Major Work project.
- The Design-Build delivery method was approved by the City Manager in January 2020 per the requirements of NC G.S. 143-128.1A and City Council Resolution No. 16-45.
- Six responsive submittals were received through a Request for Qualifications (RFQ) and ranked in June 2020 for pre-construction services and project construction:

Contractor	Architect
Brantley Construction, Weaverville, NC	Watson, Tate, Savory Architects, Columbia, SC
GRC, Kingsport, TN	CRW, Kingsport, TN
Hickory Construction, Hickory, NC	Novus Architects, Asheville, NC
H & M Constructors, Asheville, NC	Clark-Nexsen Architects, Asheville, NC
Vannoy Construction, Asheville, NC	Keith Hargrove Architect, Asheville, NC
WeaverCooke Const., Asheville, NC	MHA Works, Asheville, NC

- WeaverCooke Construction with MHA Works Architecture Design-Build Team was selected as best qualified. WeaverCooke has provided pre-construction fees and a preliminary construction cost estimate to modernize all three elevators.
  They have also provided creative ideas to save money and prioritize historic preservation which will be incorporated into the final project price.
- The project construction is expected to begin in January 2021 and is anticipated to take 12 months to complete.

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.

- The Design-Build delivery method allows the City to accept bids from subcontractors other than the lowest bid. This will enable the City to increase participation by selecting MWBE subcontractors as long as the project stays within the allotted budget.
- WeaverCooke prioritizes Minority and Women Owned Business Enterprise (MWBE) participation with their plan noted below:
    - Award Design to MHAworks Architecture, 63% Minority as a company.
    - Solicit Bids from MBE/WBE/DBE Subcontractors/Suppliers from Every Trade Division from their trade list of roughly 500 Subcontractors in NC/SC.
      (except for elevator contractors: not available) during the bid process.
    - Confident they can award painting, cleaning, and drywall to an MBE/WBE with budget considerations from the City of Asheville.
    - Subscribed to the City of Asheville Business Inclusion Newsletter
    - Meet monthly if the City of Asheville Inclusion Office were to have local Contractor Meetings to discuss involvement and inclusion on all City Projects.
    - Open to involvement in community outreach and training for small businesses/minority businesses interested in commercial/residential construction as part of this project Contractor MBE/WBE/DBE list of roughly 500 Subcontractors in NC/SC.

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

Committee(s):
- None

Pro(s):
- Establishes a single point of accountability for design and construction.
- Scope of work includes the containment and removal of hazardous materials discovered in the existing building conditions. Coordinated construction phasing will be required to manage hazardous materials removal, containment and elevator operations throughout the project.
- Design-Build delivery will improve the schedule and coordination outcomes over traditional design-bid-build delivery.
- Design-Build delivery will provide a better coordinated “Beneficial use,” defining that a building is capable of being used as it is intended but may have a variety of minor defects.
- Design-Build delivery allows for negotiation in the design and bidding as the project progresses to adhere to the available budget, and increases the City’s ability to utilize minority and women owned businesses.

Con(s):
- Actual construction cost is unknown at the time of entering into the Pre-Construction contract.
- The Owner does not receive the benefit of checks and balances that exist when contracting with a separate designer and contractor.

Fiscal Impact:
- Funding for this contract and any cost amendments up to a total of $2,304,831 is already included in the adopted Capital Improvement Program (CIP).

Suggested Motion:
- Motion to adopt a resolution authorizing the City Manager to enter into a Design-Build contract with WeaverCooke Construction in the amount of $ 129,532.20 for pre-construction services, for the Asheville City Hall Elevator Modernization Project; and further authorizing the City Manager to execute construction and associated cost amendments up to a total of $ 2,304,831 in order to complete the construction of this project.

Attachment(s)
- Resolution

RESOLUTION NO. 20-_____

RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A DESIGN-BUILD CONTRACT WITH WEAVER COOKE CONSTRUCTION FOR PRE-CONSTRUCTION SERVICES FOR THE ASHEVILLE CITY HALL ELEVATOR MODERNIZATION 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. § 143-128.1A, Design-Build teams were solicited for the Asheville City Hall Elevators Modernization Project - Advertisement # 298-RFQ-CityHallElevators; and

WHEREAS, WeaverCooke Construction, of Asheville, NC, was selected as the best qualified firm for the project; and

WHEREAS, the amount of the Pre-Construction fees are $ 129,532.20, and funding for the project is allocated within the Capital Projects Program budget;

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

The City Manager is hereby authorized to enter into a Design-Build contract with Weaver Cooke Construction, in the amount of $ 129,532.20 for pre-construction services, for the Asheville City Hall Elevator Modernization Project; and further authorizing the City Manager to execute construction and associated cost amendments up to a total of $ 2,304,831.00 in order to complete the construction of this project.

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

_____ _____

City Clerk Mayor

Approved as to form:

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City Attorney