# City of Asheville Staff Report

## City Council Meeting Date: June 9, 2026

## Staff Resources: Walter Ear, Capital Management Director;Sierra Branch, Project Manager Capital Management Department

## Action Requested: Adoption of a resolution authorizing the City Manager to enter into a contract for the Public Works Air Handling Unit Replacement Project with Johnson Controls Building Solutions in the amount of $152,390; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $15,239 (10%).

## Background:

- The existing 30 year old air handling unit (AHU) at the Public Works facility is approaching the end of life expectancy and needs to be replaced as soon as possible before the summer season.
- This air handler provides air through duct work to the variable air volume (VAV) boxes to the first floor of the building that has a 75% open ceiling to the second floor.
- Currently the AHU can only run at 50% power because of the intense vibration due to a bent wheel shaft, wheel imbalance, and bearing wear.
- Bidding required many rounds in order to receive acceptable bids:
    - In September, 2025, the project was advertised as a design-build. No qualifications were received.
    - In October, 2025 the project was pursued through a Co-Operative purchase contract with Daikin and Omnia Partners. Due to complications with Omnia Partners pricing structure the Purchasing Division advised that we could not move forward with the contract.
    - In March 2026, the project was bid with two bidder submissions, however, the ABI documentation for both bidders was not correctly filled out and both bidders were deemed non-responsive.
    - In April 2026 the project was rebid and two bids were received. The bidders and bid totals are listed below:
        - Johnson Controls Building Solutions
            - Base Bid: $144,000
            - Bid Alternate: $8,390
            - Total: $152,390
        - Bolton Construction and Service of WNC, Inc
            - Base Bid: $239,735
            - Bid Alternate: $10,925
            - Total: $250,660
    - Johnson Controls Building Solutions was deemed the lowest responsive, responsible bidder and therefore they are recommended for Award.

- Due to long lead times caused by supply shortages the unit will be delivered by December of this year. With the rapidly approaching summer season, temporary cooling is included in the construction project and will assist in providing continuity for building occupants.

## Vendor Outreach:

- Staff performed outreach to minority and women owned businesses through solicitation processes using the State's Electronic Vendor Portal and direct communications with minority and women owned businesses. The terms of the bid require that the solicitation for subcontractors for the construction work follow the City's Asheville Inclusion Policy, including minority outreach efforts. Lowest bidder, Johnson Controls Building Solutions is using a subcontracted vendor that is a woman-owned business, Dover Insulation located in Marion, NC.

## Council Vision 2036 Focus Area(s):

- A Clean, Safe and Healthy Environment

## Council Priority Recovery Area(s):

- Infrastructure & Environment

## Committee(s):

- None

**Fiscal Impact:** Funding for this contract is included in the adopted Capital Improvement Program (CIP).

## Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Johnson Controls Building Solutions in the amount of $152,390; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $15,239 (10%).

## Attachment(s):

- Resolution
- Area Maps

# City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a contract with Johnson Controls Building Solutions, LLC for the Public Works Air Handling Unit Replacement 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 Public Works Air Handling Unit Replacement Project, City of Asheville**;** and

Whereas,  the Johnson Controls Building Solutions of Asheville, NC was the lowest responsible bidder for the project; and

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 Johnson Controls Building Solutions in the amount of $152,390.00, for the Public Works Air Handling Unit Replacement project; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $ 15,390 (10%).

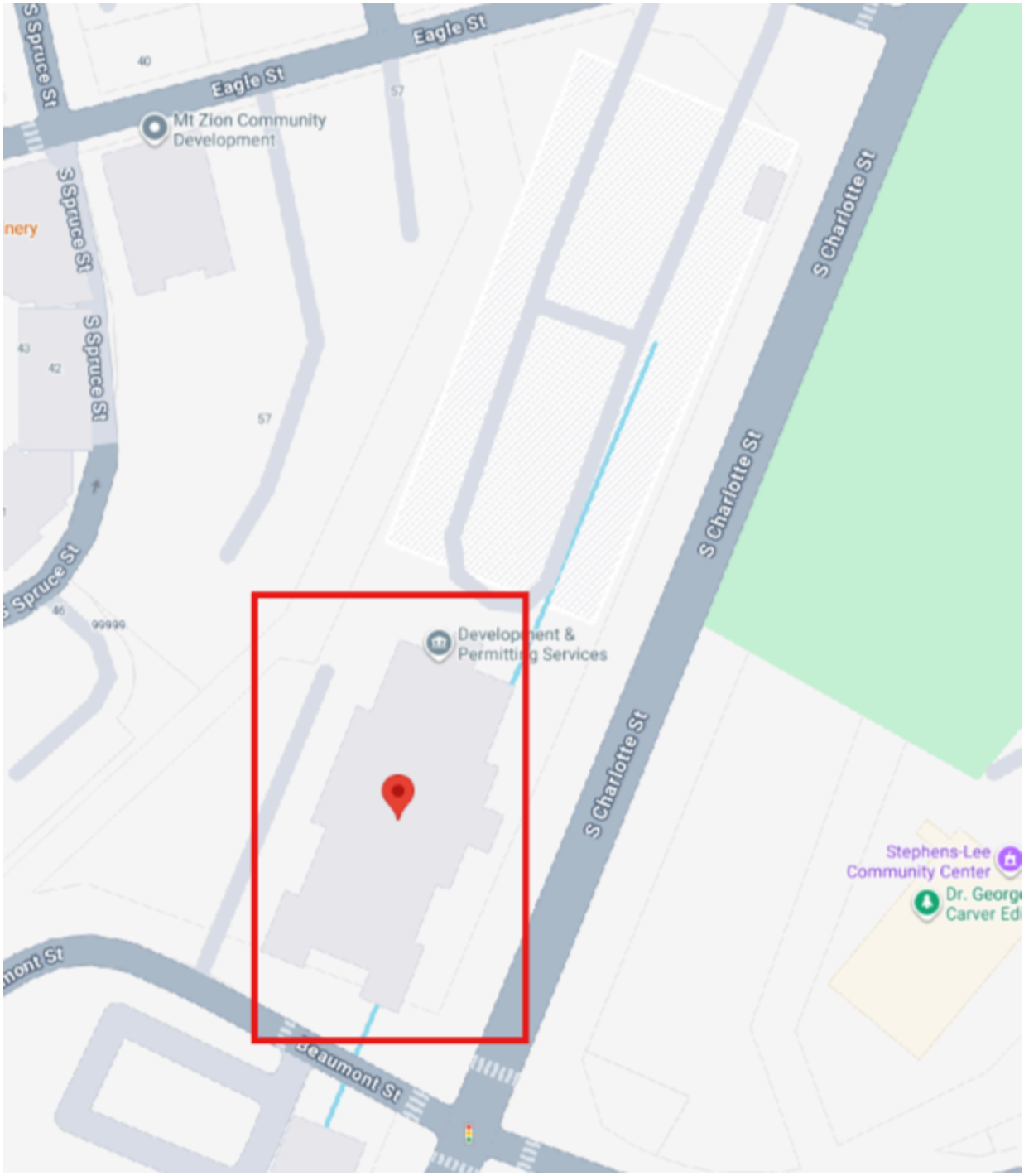
Read, approved and adopted this 9th day of June, 2026.

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Esther E. Manheimer, Mayor

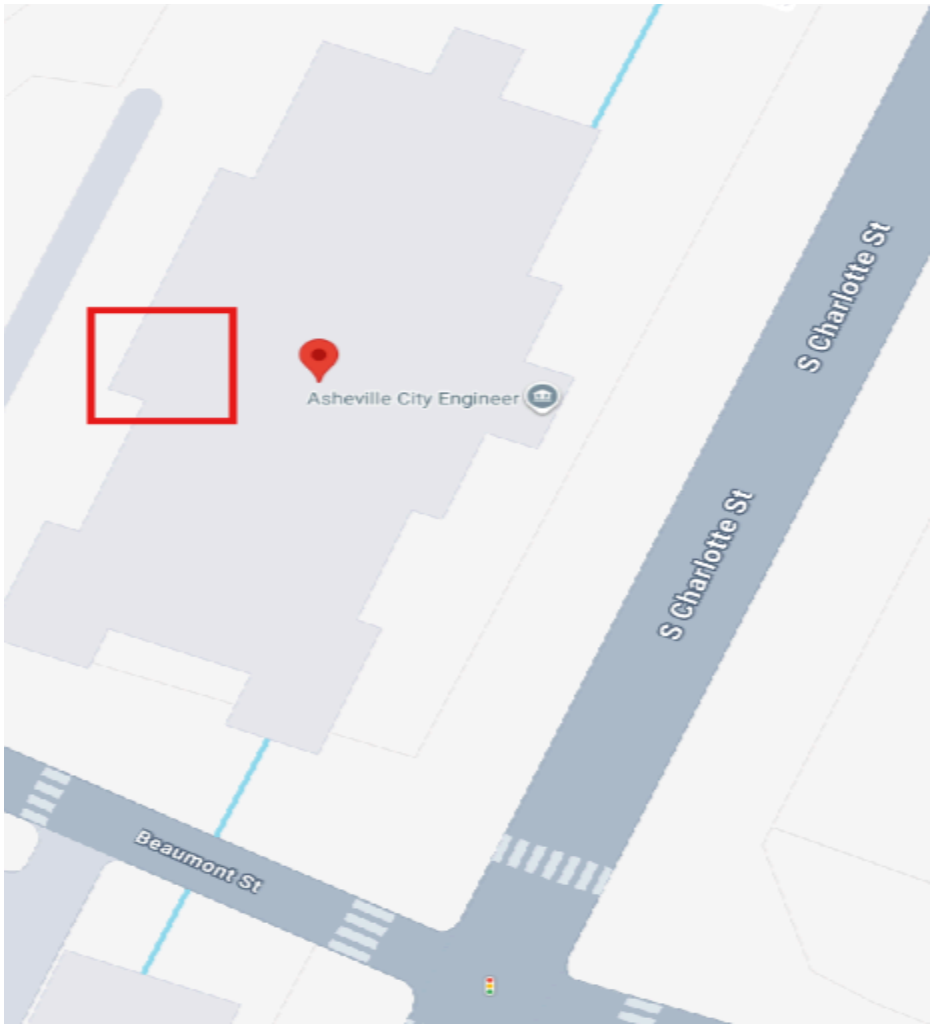
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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk

**Attachment: Area Map**




**Picture 1 (above): 161 S Charlotte St. Building A in Red Outline**




**Picture 2 (above): Site Map, Project area within the Public Works Building A 1st floor Mechanical Room Red Outline**