City of Asheville Staff Report

City Council Meeting Date: June 23, 2026

Staff Resources: Walter Ear, PE, Capital Management Director, & Rebecca Cipriano, Capital Management Project Manager

Action Requested: Adoption of a resolution authorizing the City Manager to execute a professional services contract with Perkins + Will North Carolina Inc., in the amount of $263,500.00, for the Eagle and South Market Street Enhancement project; further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $26,300.00 (10%), with the above totalling $289,800.00

Background:

- The Eagle & Market Street Enhancements project lies within the larger project, Boosting the Block, and it will advance the larger vision of Boosting the Block.
- The project focuses on the heart of the historic Black business district in Asheville.
- This project will include the placemaking for the design of a physical gateway feature, streetscape and enhanced public spaces along S. Market Street and Eagle Street, intending to provide activation to the space, make it accessible, and be designed such that it can be a well-programmed cultural corridor.
- Additionally, the physical and cultural investments of this project are intended to enhance connectivity between Pack Square Plaza and The Block, implementing key elements of the Pack Square Plaza Vision Plan.
- Physical improvements include: street trees, brick sidewalks, stormwater improvements, accessible ramps, paving and curbing.
- Cultural aspects include: storytelling, neighborhood identity work and public gathering improvements. All which support a community centered vision.
- The design phase is expected to take approximately 12 months, depending on engagement and subsurface findings. Staff expects to submit a construction contract for City Council approval by the latter part of 2027 calendar year.

Outreach:

- On January 16, 2026, staff issued an advertisement (298-FY26-CMD-RFQ EagleMarketDesign) requesting qualifications for professional services on the Eagle Market Streetscape Project.
- Perkins + Will North Carolina Inc., was chosen through this qualifications based selection process as the most qualified to perform the design services for the Eagle and South Market Street Enhancement project.
- Staff performed outreach through solicitation processes which included posting on the State's Interactive Purchasing System. Additionally, staff individually reached out to appropriate local and national design teams.

Council Vision 2036 Focus Areas:

- Thriving Local Economy
- A Well Planned and Livable Community

- A Diverse Community

Council Priority Recovery Area:

- Not applicable

Committee: None

Fiscal Impact:

Funding is available in the General Capital Projects Fund with a mix of funding sources, including a grant from the Mellon Foundation, Transportation General Obligation Bonds, General Capital Improvement Program funds, and Stormwater funds.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to execute a professional services contract with Perkins + Will North Carolina Inc., in the amount of $263,500.00, for the Eagle and South Market Street Enhancement project; further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $26,300.00 (10%), with the above totalling $289,800.00.

Attachments:

- Resolution
- Map of project area

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a professional services contract with Perkins + Will North Carolina Inc., for the Eagle and South Market Street Enhancement Design Services.

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.§ 143-64.31, Perkins + Will North Carolina Inc., was chosen through a qualifications based selection process as the most qualified to perform the design services for the Eagle and South Market Street Enhancement project; and

Whereas, the amount of the design fee contract is $263,500.00, and funding for the project is allocated within the Mellon Grant, Transportation 2024 GO Bond Program funding and additional capital funding from Capital and Asset Management Department, Stormwater Department and Public Works Department.

Now, Therefore, be it resolved by the City Council of the City of Asheville that:

The City Manager is hereby authorized to execute a professional services contract with Perkins + Will North Carolina Inc., in the amount of $263,500.00, for the Eagle and South Market Street Enhancement project; further authorizing the City Manager to execute any change order that may arise during the project up to the contingency amount of $26,300.00 (10%), with the above totalling $289,800.00

Read, approved and adopted this _23rd_ day of June, 2026.

_____
Esther E. Manheimer, Mayor

_____
Brad Branham, City Attorney

_____
Magdalen Burleson, City Clerk

MAP OF PROJECT AREA

South Market and Eagle Street Streetscape Enhancements

