City of Asheville Staff Report

City Council Meeting Date: June 23, 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 179 S Charlotte Street Upfit Project with Batson-Cook Construction in the amount of $300,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $30,000 (10%).

Background:

- 179 S Charlotte St. is a city owned property that is currently unoccupied after ABC Store vacated the facility of their own accord.
- Due to the upcoming construction at the Municipal Building at 100 Court Plaza the Asheville Police Department (APD) will lose access to their fitness facility.
- APD will use the unoccupied building at 179 S Charlotte St. as a temporary fitness facility until construction is complete at 100 Court Plaza.
    - The facility shall include open fitness areas, locker rooms, shower facilities, and shall provide a safe, durable, and code compliant environment suitable for occupancy.
- Request for Qualifications was issued on April 20, 2026 soliciting qualifications from design-build teams, which required a minimum of three responses, as per general statutes.
- Qualification packages were received on May 14, 2026 from the following teams:
    - Batson-Cook Construction - Charlotte, NC
- Since only one team provided a response, the project had to be bid again. A second request for Qualifications (RFQ) was issued on May 14, 2026 soliciting qualifications from design-build teams.
- With the second issuance of a request for qualifications, general statutes allow for the project to be awarded with fewer than three proposals.
- Qualification packages were received on May 21, 2026 from the following team:
    - Batson-Cook Construction - Charlotte, NC
- An evaluation committee composed of staff from the Capital Management Department reviewed the qualification package.
- Baton-Cook Construction was determined to be the most qualified company to complete this work.

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 RFQ require that the solicitation for subcontractors for the construction work follow the City's Asheville Inclusion Policy, including minority outreach efforts.

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 is included in the General Capital Projects Fund.

Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a design-build contract with Batson-Cook Construction and Sizemore Group in the amount of $300,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $30,000 (10%).

Attachment(s):

- Resolution
- Area Map

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a contract with Batson-Cook Construction and Sizemore Group for the 179 S Charlotte Street Upfit.

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 and City Council Resolution No. 16-45, the justification for a design-build procurement method was approved by the City Manager; and

Whereas, pursuant to N.C.G.S. § 143-128.1A a Request for Qualifications was issued for design-build services; and

Whereas, the design-build team of Batson-Cook Construction and Sizemore Group was determined to be the qualified team for the project; and

Whereas, Batson-Cook Construction is the primary contract holder, and will subcontract with Sizemore Group to provide all labor, materials, equipment, professional licenses and expertise for the design and construction of the 179 S Charlotte Street Upfit Design-Build; and

Whereas, the amount of the design build is $300,000.00, 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 design-build contract with Batson-Cook Construction in the amount of $300,000; further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $30,000 (10%).

Read, approved and adopted this 23rd day of June, 2026.

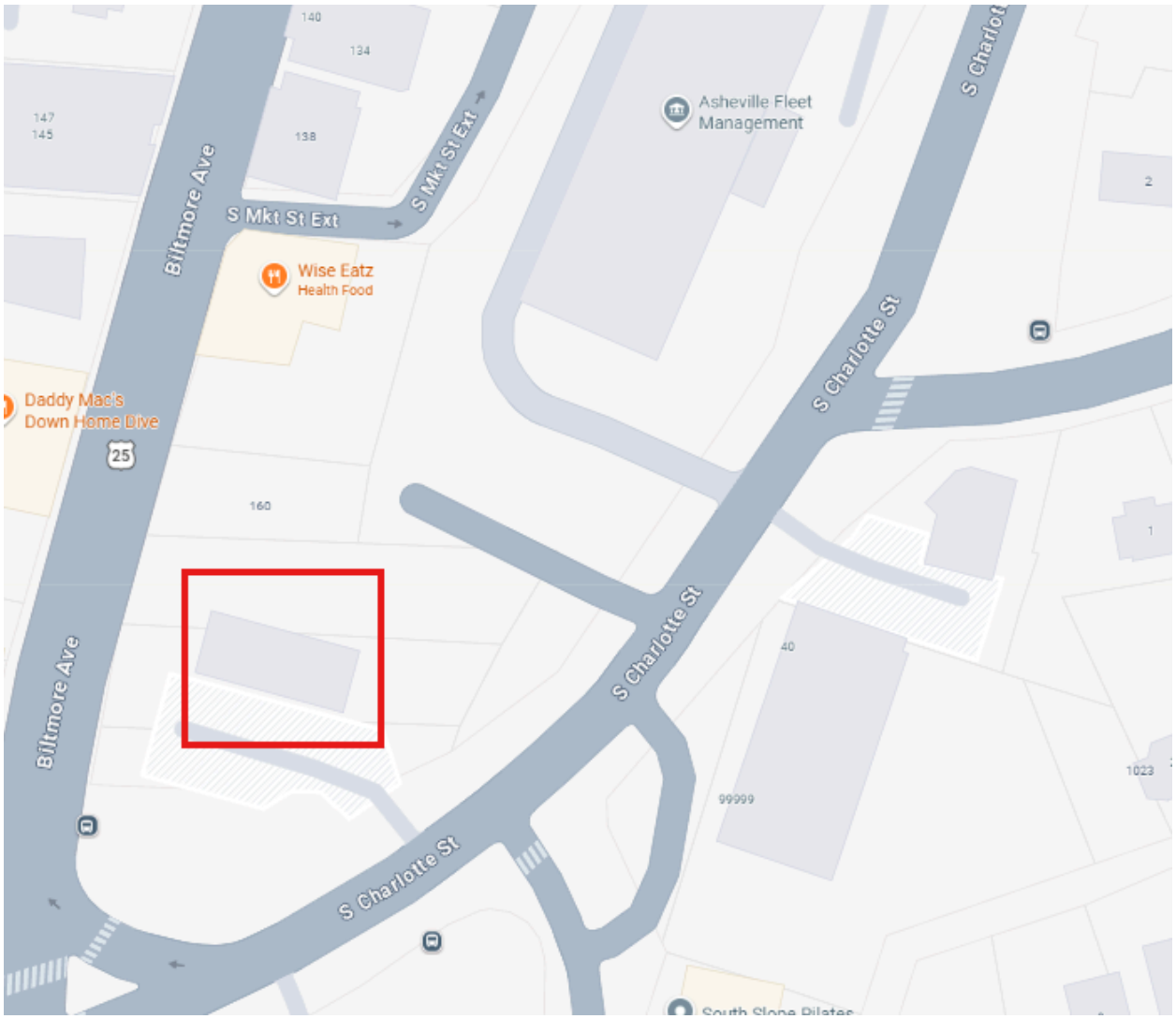
_____
Esther E. Manheimer, Mayor

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Brad Branham, City Attorney

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Magdalen Burleson, City Clerk

AREA MAP:

179 S Charlotte Street, Asheville, NC 28801



Picture 1 (above): Area Map, 179 S Charlotte Street in Red Outline