City of Asheville Staff Report

City Council Meeting Date: June 23, 2026

Staff Resources

- D. Tyrell McGirt, Parks and Recreation Director
- Al Kopf, Landscape Architect - Asheville Parks & Recreation

Action Requested

- Adoption of a resolution authorizing the City Manager to enter into a contract with B. Allen Construction, Inc. in the amount of $682,157 for site work necessary to allow construction of a temporary skating rink; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $102,325, for a total not to exceed amount of $784,482; and adoption of a budget amendment in the amount of $526,569, to transfer CDBG funds from the CDBG Fund to the General Capital Projects Fund.

Background

- Tropical Storm Helene caused significant damage to the amenities and facilities at Carrier Park which included the skating rink. The community has been without a public rink for public skating, hockey, and other programs since this storm event in September of 2024.
- The Infrastructure Recovery Support Group for Parks and Recreation programming was tasked with finding an interim solution to provide a location for a temporary public skating rink while the long term recovery work of the damaged site at Carrier Park evolves in the French Broad River Corridor project.
- After assessing City of Asheville and private property locations, a City-owned surface parking lot located at 50 Asheland Ave operated by the Transportation department was identified as a property that meets the necessary requirements to support a public skating rink. The Transportation department is supportive of the temporary project location.
- Site improvements including demolition, grading and paving will be needed to support the installation of the temporary rink.
- On April 23, 2026, staff posted an Advertisement for Bids (298-FY26-PR-BID-TempSkRk3) for the basic site preparation to enable the installation of a temporary and portable skating rink.

Vendor Outreach

- Per North Carolina General Statute section 143-129 staff performed outreach through solicitation processes which include posting on the State's Interactive Purchasing System

and requiring prime contractors to perform outreach to subcontractors in accordance with applicable purchasing policies. The lowest bidder was B H Graning Landscapes, Inc., from Sylva, North Carolina, at the amount of $496,473.00.

- During the investigation into B H Graning Landscapes, Inc.'s qualifications to perform the work as specified in the Project Manual, staff found the company was terminated on September 3, 2025, from a City Public Works project. The termination resulted from a lack of work progress, poor quality work, improper equipment, failure to adhere to City standards and poor communication.
- Accordingly, B H Graning Landscapes has been deemed non-responsible.
- Therefore staff recommends contracting the work with B Allen Construction, Inc., from Candler, North Carolina, whose quote of $682,157.00 makes them the lowest responsive responsible bidder.

Council Vision 2036 Focus Area(s)

- A Well-Planned and Livable Community

Council Priority Recovery Area(s)

- People
- Infrastructure & Environment

Committee(s)

- N/A

Fiscal Impact

- The project is supported by a Community Development Block Grant of $526,569. Additional funding is available in the existing Parks Capital budget of $258,000.

Suggested Motion

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with B. Allen Construction, Inc. in the amount of $682,157 for site work necessary to allow the construction of a temporary skating rink; and to authorize the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $102,325, for a total not to exceed amount of $784,482; and to adopt of a budget amendment in the amount of $526,569, to transfer CDBG funds from the CDBG Fund to the General Capital Projects Fund.

Attachment

- Resolution
- Budget Amendment

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a contract with B. Allen Construction, Inc. for the construction of a Temporary Skating Rink; and further authorizing the City Manager to execute any change orders that may arise during the project up to the 15% contingency amount of $102,325

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.

Whereas, the City issued an advertisement for bids pursuant to North Carolina General Statutes section 143-129 to identify the lowest responsive-responsible bidder.

Whereas, Hurricane Helene caused significant damage to the amenities and facilities at Carrier Park which included the synthetic ice skating rink and the community has been without a public rink for hockey, public skating, and other programs since this storm event in September of 2024; and

Whereas, after accessing City of Asheville and private property locations, a City-owned lot located at 50 Asheland Ave operated by the Transportation Department was identified as a property that meets the necessary requirements to support a skating rink; and

Whereas, Staff performed outreach through solicitation processes which include posting on the State's Interactive Purchasing System and requiring prime contractors to perform outreach to subcontractors in accordance with applicable purchasing policies on April 23, 2026 and staff recommends contracting the work with B Allen Construction, Inc., the lowest responsible responsive bidder; and

Whereas, funding for the project is supported by a Community Development Block Grant which totals $526,569; and existing Capital Budget will provide the balance of funds;

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

The City Manager is authorized to enter into a contract with B. Allen Construction, Inc. in the amount of $682,157 for site work to allow construction of a Temporary Skate Park; and the City Manager is authorized to execute any change orders that may arise during the project up to the 15% contingency amount of $102,325, for a total not to exceed amount of $784,482.

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

City of Asheville Budget Amendment Ordinance Number ____

Be it Ordained by the City Council of the City of Asheville:

That Section 2 of the City of Asheville Annual Operating Budget Ordinance be amended to transfer funds from the Special Revenue Fund to the General Capital Projects Fund for the construction of a temporary skating rink, as follows:

General Capital Projects Fund

Revenues:

Transfer from CDBG Fund: $526,569

Expenditures:

Materials - $126,569
Construction Services - $400,000

Total Expenditures - $526,569

That this ordinance shall be in full force and effect upon the date of final passage.

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