# City of Asheville Staff Report

## City Council Meeting Date: June 23, 2026

## Staff Resources:

- Amy Deyton, Director, Public Works Department
- Derek Wainscott, Stormwater Division Manager, Public Works Department

## Action Requested:

Adoption of a resolution authorizing the City Manager to enter into a contract with Kimley-Horn and Associates, Inc. in the amount of $3,878,572 for design and engineering services for Helene Recovery Project - Citywide Landslide Repairs Project B for landslides that impacted City infrastructure; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $581,786 (15%); and approval of a budget amendment of $4,460,358 to add federal and state funds to the General Capital Projects Fund.

## Background:

- The City of Asheville has a need to hire qualified engineering professionals to help the City repair landslides that impacted City infrastructure occurred during Tropical Storm Helene.
- There are nineteen (19) site locations in the Helene Recovery Project - Citywide Landslides Repairs - Project B where City infrastructure was damaged by Tropical Storm Helene, including small and large landslides, the subsequent roadway failures, stormwater pipe, and guardrail damage.
- On February 27, 2026, staff posted a Request for Qualifications (298-FY26-PW-RFQ - Landslides-Helene Recovery Project) for professional services to design repairs of landslides and the damaged infrastructure.
- The deadline for statements of qualifications by interested firms was March 24, 2026. Seven (7) statements of qualifications were received and evaluated by a five-member selection committee from the Public Works and Capital and Asset Management departments.
- The scope of design and engineering services encompasses:
    - Permanent restoration design services of the landslide area and the damaged infrastructure including FEMA PA restoration and cost-effective hazard mitigation projects to protect the slope and infrastructure from future damage.
    - Geotechnical borings, investigations, and slope stability analysis with formal inspection and stability reports.
    - Structural and geotechnical design needed for preparation of construction drawings and specifications, cost estimates, and bid documents.

- Stormwater designs and calculations to provide adequate drainage as needed for additional stability of the site.
- Applications for any necessary Federal, State, or Local permits
- Preparation of beneficial cost analysis and FEMA cost reasonableness for all designs to ensure the more cost-effective option.
- Costs tracking associated with the multiple Federal and State programs for reimbursement and/or funding.
- Construction administration during construction of repairs.

## Vendor Outreach:

- The Selection process was a qualifications-based selection process.
- Staff performed outreach to minority- and women-owned businesses through solicitation processes which included posting on the State's Interactive Purchasing System.
- 6 MWBE vendors were notified of the City of Asheville professional services opportunity.
- **Kimley-Horn and Associates, Inc**. was selected by a committee of staff as the best-qualified firm to deliver the requested services for Helene Recovery Project - Citywide Landslide Repairs Project B.

## Council Vision 2036 Focus Area(s):

- A Clean, Safe and Healthy Environment
- Transportation and Accessibility

## Council Priority Recovery Area(s):

- Infrastructure & Environment

## Committee(s):

- N/A

## Fiscal Impact:

- This project is expected to be reimbursed by the Federal Emergency Management Agency - Public Assistance (FEMA-PA) program and by Federal Emergency Management Agency - Hazard Mitigation Assistance (FEMA-HMA). Any expenses not eligible under the Federal Grants will be covered by the existing Streets budget in the General Capital Projects Fund.

## Suggested Motion:

- Motion to adopt a resolution authorizing the City Manager to enter into a contract with Kimley-Horn and Associates, Inc. in the amount of $3,878,572 for design and engineering services for Helene Recovery Project - Citywide Landslide Repairs Project

B; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $581,786 (15%); and approval of a budget amendment of $4,460,358 to add federal and state funds to the General Capital Projects Fund.

## Attachment(s):

- Resolution
- Budget Amendment

# City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to enter into a contract with Kimley-Horn and Associates, Inc. for design and engineering services for Helene Recovery - Citywide Landslide Repairs Project B to repair landslides that impacted City infrastructure.

Whereas, over the course of September 26-29, 2024, the City of Asheville experienced unprecedented rainfall both from Tropical Storm Helene and a predecessor heavy rain event, resulting in catastrophic damage, primarily from the ensuing flooding and landslides; and

Whereas, the equipment and staffing capacity needed for recovery efforts exceeded that which was available of the City's internal capacity, rendering it necessary to contract for these services; and

Whereas, pursuant to N.C.G.S. § 143-64.31 qualifications were solicited for Engineering and Design Services for Citywide Landslide Repairs Asheville, NC 298-FY26-PW-RFQ-Landslides-Helene Recovery Project, on February 27, 2026, and Kimley-Horn and Associates, Inc. ("Contractor") was selected a committee of by staff as the best qualified firm to deliver the requested services for Helene Recovery - Citywide Landslide Repairs Project B; and

Whereas, funding for the project is expected to be fully offset by reimbursements: 90% through the Federal Emergency Management Agency - Public Assistance program and the remaining 10% from state sources for damages. Furthermore, additional funding will be pursued through Federal Emergency Management Agency - Hazard Mitigation Assistance (FEMA-HMA); and

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 contract with Kimley-Horn and Associates, Inc., in the amount of $3,878,572 for design and engineering services for Citywide Landslide Repairs Project B; and further authorizing the City Manager to execute any change orders that may arise during the project up to the contingency amount of $581,786 (15%); and approval of a budget amendment of $4,460,358 to add federal and state funds to the General Capital Projects Fund.

Read, approved and adopted this 23rd 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

# 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 provide an appropriation of $4,460,358 to the General Capital Projects Fund for Helene Recovery - City-wide Landslide Repairs Project B Professional Services as follows:

General Capital Projects Fund

Revenues:

Federal Revenue Distribution - Federal Emergency Management Agency - $4,014,322

State Revenue Distribution - Federal Emergency Management Agency - $446,036

Expenditures:

Professional Services - $4,460,358

Read, approved and adopted this 23rd 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