City of Asheville Staff Report

City Council Meeting Date: June 23, 2026

Staff Resources: Walter Ear, Capital Management Director

Action Requested: Adoption of a resolution authorizing the City Manager to execute a contract amendment with Terracon Consultants, Inc. in the amount of $66,725 for additional professional services on the Municipal Building Capital Repairs and Restoration project.

Background:

- The Municipal Building Capital Repairs & Restoration is a project primarily driven by the need for structural repairs, including the demolition and replacement of a suspended concrete slab. It will include minor modernization and update to services provided by the facility for public safety operations, including relocation and improvement of the forensics lab.
- After a competitive Request for Qualifications process, the City entered into a contract with Terracon Consultants in February 2022 for structural assessment, engineering, design and construction administration.
- Due to the complexities of the project, construction has been through several procurements and the schedule has extended beyond the original anticipated work schedule.
- This contract amendment is for additional design and design review, coordination with Construction Manager at Risk and construction administration fees provided by Terracon and their subconsultants.

Vendor Outreach:

- No new outreach for this contract amendment.

Council Vision 2036 Focus Area(s):

- Fiscally Resilient City

Council Priority Recovery Area(s):

- Infrastructure & Environment

Committee(s):

- None

Fiscal Impact:

- Funding for this project is included in the adopted Capital Improvement Program (CIP)--Budget #B2202.

Suggested Motion:

- Motion authorizing the City Manager to execute a contract amendment with Terracon Consultants, Inc. in the amount of $66,725 for additional professional services for the Municipal Building Capital Repairs and Restoration project for a total contract amount not to exceed $873,675.

Attachment(s):

- Resolution

City of Asheville Resolution Number 26-___

Resolution authorizing the City Manager to execute a contract amendment with Terracon Consultants, Inc. for the Municipal Building Capital Repairs and Restoration 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 § 143-128.1 and N.C.G.S § 143-64.31, qualifications were solicited for Architectural and Engineering Services for the Municipal Building Capital Repairs & Restoration project and the RFQ included the design and design review professional services now being requested; and

Whereas, Terracon Consultants, Inc. was the best qualified firm responding to the RFQ; and

Whereas, the City has contracted with Terracon Consultants, Inc. in the amount of $806,950, and the City desires to amend said contract in the amount of $66,725 for additional professional services; and

Whereas, the funding for the amendment is allocated within the Capital Improvement Program (CIP);

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 amendment with Terracon Consultants, Inc. in the amount of $66,725 for additional professional services for the Municipal Building Capital Repairs and Restoration Project for a total contract amount not to exceed $873,675.

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