



City of Winston-Salem City Council  
**Council Agenda Item Summary**

<b>Title</b>	<b>Resolution to Approve a Contract with ALPHA Facilities Solutions, LLC for a Facilities Condition Assessment</b>
City Council Committee	Committee of the Whole
Staff Lead (Presenter)	Sharon Wojda, Assistant City Manager
Department Head	
City Manager/ACM	W. Patrick Pate, City Manager

### **Agenda Item Summary**

Recommended Council Action	Resolution Approval
Suggested Motion Options	I move to approve adoption of the Resolution to approve a contract with ALPHA Facilities Solutions, LLC for a Facility Condition Assessment and Related Services
Strategic Focus Area	Good Government
Strategic Plan Objective	GG4: Maintaining and Updating Infrastructure and Facilities
Anticipated Fiscal Impact	Fiscal Impact Anticipated: See Analysis in Summary

### **Summary of Information**

The City has over 400 facilities at varying ages and conditions. In order to create an in-depth building inventory, evaluate current building conditions, and determine current and future maintenance requirements, the City issued a Request for Proposal for Facility Condition Assessment services. The results of the assessment will not only identify the current state of City owned facilities, but also identify and prioritize the operation, maintenance, and future replacement costs of each facility.

After reviewing proposals and conducting interviews with the top three scoring vendors, staff recommends that the contract for the Facility Condition Assessment ("FCA") be awarded to ALPHA Facilities Solutions, LLC ("ALPHA"), a minority and veteran owned business.

The FCA will include the following key services:

- On-site inspection of every facility and building component, including assigning a condition rating for each facility
- Energy efficiency audit at select facilities
- Lifecycle cost analysis of building systems including current capital

- investment, operating costs, and anticipated future capital replacement costs
- Corrective action recommendations, prioritizations, and costing
- Data collection and asset tagging for integration into future asset management and work order software
- Preventative maintenance planning and labor resource analysis.

ALPHA also provides additional services that assist clients with accessibility surveys and assessments, ongoing data sustainment efforts, performance benchmarking, periodic data audits and updates, advanced data analytics, assistance with asset management and work order software, and other related asset management services.

Staff requests approval of a contract with ALPHA to perform FCA services in an amount not to exceed \$649,854. Staff also requests approval to enter into the contract as a multi-year year master services agreement for a term not to exceed five years, with authorization to request future task orders for additional services based on need and available budget, for a total contract increase not to exceed the City Manager's approval authority of \$500,000.

### **Analysis of Fiscal Impact**

The Fiscal Year 2025-26 Property & Facilities Management budget includes \$800,000 for the Facility Condition Assessment, which is sufficient for not only the initial assessment, but also some of the additional services noted above.

### **Attachments**

- Resolution
- Exhibit A – Scoring Summary
- Exhibit B – Vendor List

Committee Action	COTW 11/12/2025
For:	Against:
Remarks: Approved Unanimously	