

**Winston-Salem City Council  
APPROVED  
December 1, 2025**

Resolution #25-0431  
2025 Resolution Book, Page 169

**RESOLUTION APPROVING A CONTRACT WITH ALPHA FACILITIES  
SOLUTIONS, LLC FOR A FACILITY CONDITION ASSESSMENT AND RELATED  
SERVICES**

**WHEREAS**, the City has over 400 facilities totaling approximately 4,000,000 square feet, at varying ages and conditions; and

**WHEREAS**, the City is in need of a Facility Condition Assessment which includes but it not limited to an in-depth building inventory, assessment of building conditions, and maintenance requirements; and

**WHEREAS**, 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; and

**WHEREAS**, staff released a Request for Proposal (RFP) for a comprehensive Facility Condition Assessment services, with five vendor responses received; and

**WHEREAS**, based on the scoring criteria, a cross departmental team of seven staff members identified and invited the top-three ranked vendors to participate in interviews and presentations to staff; and

**WHEREAS**, based on the observations and scoring of the interviews and presentations, staff recommends the services proposed by ALPHA Facilities Solutions, LLC ("ALPHA"), a minority and veteran owned small business, for the City's Facility Condition Assessment; and

**WHEREAS**, ALPHA has over 18 years of experience of performing asset management services across a broad public sector customer base; and

**WHEREAS**, the Facility Condition Assessment 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; and preventative maintenance planning and labor resource analysis; and

**WHEREAS**, ALPHA also provides additional services including but not limited to: accessibility surveys and assessments, assisting clients with 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; and

**WHEREAS**, the not to exceed amount of the Facility Condition Assessment contract with ALPHA is \$649,854, which is within funds allocated in the Property & Facilities Management budget; and

**WHEREAS**, approval is also requested to enter into the contract as a multi-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; and

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and City Council of the City of Winston-Salem hereby authorize the City Manager to enter into a contract with ALPHA Facility Solutions, LLC. for a Facility Condition Assessment in the amount of \$649,854.

**BE IT FUTHER RESOLVED** that the City Manager is hereby authorized to execute the contract on behalf of the City, with the City Attorney approving as to form and legality.