



AGENDA ACTION FORM

Consideration of a Resolution Authorizing a Change Order for Exterior Façade Renovations for Allandale Mansion

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-149-2025

Work Session: June 2, 2025

First Reading: N/A

Final Adoption: June 3, 2025

Staff Work By: Michael T. Borders

Presentation By: Michael T. Borders

Recommendation:

Approve the Resolution.

Executive Summary:

If approved, the City will approve a change order for the Exterior Façade Renovations for Allandale Mansion for activity described in alternate #2.

Initially, the City awarded a contract to Comsa Construction in the amount of \$161,735 which includes the base bid of \$63,765 and alternate #1 for \$97,970. Due to limited funding the entirety of alternate #2 was unable to be awarded.

During its regularly scheduled meeting on May 13, the Friends of Allandale, a 501(c)(3) nonprofit organization, voted unanimously to contribute \$55,000 toward the project. This generous donation enables the City to award both alternates, ensuring full balustrade replacement throughout the mansion.

At the regularly scheduled BMA meeting on May 20th the BMA approved acceptance of \$55,000 from the Friends of Allandale for the purpose of funding alternate #2.

Since the change order is greater than 6% of the original award, BMA action is required. The total cost of the project including base bid, alternate #1, alternate #2, engineering and contingency is \$267,273.

The additional work is expected to take an additional 35 calendar days. Work is anticipated to begin the first half of July and is estimated to be completed within 126 calendar days.

City staff sincerely appreciate the ongoing partnership and generous support of the Friends of Allandale in preserving one of Kingsport's treasured landmarks.

Attachments:

1. Resolution
2. Bid Form
3. Supplemental Information

	Y	N	O
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—
Montgomery	—	—	—