



## AGENDA ACTION FORM

### **Consideration of a Resolution to Award the Bid for Repairs and Renovations for the Kingsport Public Library to BurWil Construction, Inc.**

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-218-2025  
Work Session: August 5, 2025  
First Reading: N/A

Final Adoption: August 5, 2025  
Staff Work By: Committee  
Presentation By: Michael T. Borders

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### **Strategic Focus Area: 3. Exceptional Cultural & Recreational Opportunities**

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#### **Recommendation:**

Approve the Resolution

#### **Executive Summary:**

If approved the City will award the bid for repairs and renovations including the base bid and alternate 1: parking lot for the Kingsport Public Library (KPL) located at 400 Broad Street to BurWil Construction, Inc. in the amount of \$7,018,000.

Renovations to KPL have been under active consideration and study since 2007 with the initial space needs & feasibility assessment conducted by Library Planning Associates. The original proposal considered a significant addition to the building which was ultimately financially infeasible. In the late 2010s the paradigm shifted to a phased approach which included renovation of the children's area in 2017 and enclosing of the colonnade in 2018. While successful, it was determined that a holistic approach to renovation was needed.

In 2020 the City engaged with Cain Rash West (CRW) for a conceptual design study of a whole library renovation. In 2021 American Rescue Plan Act (ARPA) passes of which the city received over \$10 million in funding. ARPA final rule was issued in January of 2022 which the second tranche of dollars being distributed in the summer of 2022. The City allocated \$6 million in funding for library renovations and engaged with CRW for construction design services in late 2022. ARPA funds allocated to the project were reallocated and non-time restricted dollars were allocated in 2024. The City allocated an additional \$1 million in funding at year end 2024 and the library received an additional \$2 million through a competitive grant in August 2024 to give the project a total of \$9 million.

KPL has since renovated space at the Ft. Henry mall to prepare for the renovation. The City bid the project in May 2025 with bids being opened on June 25, 2025. The City received a total of 6 bids with 4 bidders being within 4% of competitors' base bids and total bids being within 6% of competitors' bids, indicating a competitive bidding environment. BurWil Construction was the lowest responsible bidder and \$178,000 or approximately 2.5% less than the estimate from 4/10/2025.

The renovation will touch every space in the library and carry the library into the modern era and future. The project also encompasses a rebuild of the parking lot. Total project cost is \$7,649,620 including engineering and contingency. The project is to be completed within 450 calendar days. Staff expected project completion by the end of 2026 and the library reopening to be held in Q1 or Q2 2027.

Funding is available in GP2300.

#### **Attachments:**

1. Resolution
2. Bid Tabulation
3. Award Recommendation

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