



AGENDA ACTION FORM

Consideration of a Resolution to Enter into an Agreement with CainRashWest Architects for Architectural & Engineering Services for the Nature Center Renovation Phase 2, Entry Walk, and Event Terrace

To: Board of Mayor and Aldermen

From: Chris McCartt, City Manager *CM*

Action Form No.: AF-278-2025
Work Session: October 6, 2025
First Reading: N/A

Final Adoption: October 7, 2025
Staff Work By: Committee
Presentation By: Michael T. Borders

Strategic Focus Area: 3. Exceptional Cultural & Recreational Opportunities

Recommendation:

Approve the Resolution

Executive Summary:

If approved the City will enter into an Agreement with CainRashWest Architects for professional Architectural and Engineering design, documentation, and construction administration for the Entry Walk, ground floor renovations, and Event Terrace at Bays Mountain Park in the amount of \$176,500.

The impetus for these projects is the Bays Mountain Park (BMP) Improvement Plan (PIP) which began in May of 2023. The PIP serves as a long-term plan and vision for improving the animal habitats and developed area at Bays Mountain Park. The PIP incorporates the latest standards for animal care and expands on opportunities for visitor engagement. The PIP was completed and adopted by the Bays Mountain Park Commission in February 2024 and the Board of Mayor and Aldermen in March of 2024.

Nature Center Renovations along with the PIP served as the backbone of fundraising efforts for BMP which were ultimately leveraged to obtain a \$2.9m Local Parks and Recreation Fund (LPRF) grant through the Tennessee Department of Environment and Conservation (TDEC) which was awarded in August of 2024 with contracts being executed in May of 2025. The grant includes the 3rd phase of the Scott Adams Skatepark Development, the lower level of the Nature Center, Otter Habitat, Event Terrace, and Entry Walk the later three of which are PIP projects.

The Otter Habitat is currently soliciting bids and the 3rd phase of the Scott Adams Skatepark Development will be under a different design agreement.

We anticipate the duration of design and documentation development to be approximately eight months; bidding early summer 2026 with construction starting in fall of 2026. Construction completion time will be determined during the bidding process. TDEC has reviewed and approved the proposal. Board approval is required per Section 2-606(a)(3) of the Kingsport Municipal Code as the services are in excess of \$125,000.

Funding is available in NC2331.

Attachments:

1. Resolution
2. Proposal