



AGENDA ACTION FORM

Consideration of a Resolution to Award a Bid to Southern Watershapes, Inc. for Aquatic Center Renovations

To: Board of Mayor and Aldermen
From: Chris McCartt, City Manager *CM*

Action Form No.: AF-167-2026
Work Session: May 18, 2026
First Reading: N/A
Final Adoption: May 19, 2026
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 award the bid to Southern Watershapes, Inc. for swimming pool and related renovations at the Kingsport Aquatic Center in the amount of \$1,504,350.

The Kingsport Aquatic Center opened on May 25, 2013, and the pool plaster is now approaching 13 years old. High-use commercial pools often require replastering every 7 to 12 years, and the existing plaster is at the end of its expected service life. During regularly scheduled maintenance in mid-2024, which included acid washing, re-caulking, replacement of pool lights, and related work, multiple hollow areas were discovered in the plaster. Staff immediately had the plaster evaluated, and it was determined that the plaster is beginning to delaminate from the pool surface.

The proposed renovation project will address the Competition Pool, Warm Pool, Play Pool, Leisure Pool, and Lazy River. Work will include replacing pool tiles, depth markers, drain covers, chlorinators, hydrostatic valves, and other related components, along with replastering the pools. The project also includes gel recoating of the indoor water slide and refurbishment of the outdoor play feature in the leisure pool. These improvements are necessary to extend the useful life of the facility, protect the City's investment, and continue offering a high-quality aquatic facility for residents, visitors, and competitive users.

Bids for the project were opened on May 12, 2026, with two competitive bids received. Staff recommends awarding the bid to Southern Watershapes, Inc. in the amount of \$1,504,350, which includes a base bid of \$960,300 and five alternates totaling \$544,050. If approved, work is scheduled to begin following Labor Day 2026. The indoor portion of the project is expected to be completed by January 8, 2027, and the outdoor portion is expected to be completed by February 19, 2027.

Pursuant to Article X Section 10 of the Charter funds are forthcoming and will be available in time to comply with and meet contractual requirements. Due to the structure of KAC related agreements tax-exempt bonds are unable to be used for the KAC. This project was therefore not included in the bond issuance earlier this year. Direct placement debt will be issued in the upcoming months for this project.

- Attachments:**
- 1. Resolution
 - 2. Bid Minutes

	<u>Y</u>	<u>N</u>	<u>O</u>
Baker	—	—	—
Cooper	—	—	—
Duncan	—	—	—
George	—	—	—
Mayes	—	—	—
Phillips	—	—	—