

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 11, 2026

FROM: Katrina Amos-Atkins, Deputy Town Administrator

SUBJECT: Review of Bids and Award of Contract for the Collierville Burch Library Expansion and Renovation Project

INTRODUCTION:

The purpose of this agenda item is to request that the Board of Mayor and Aldermen consider approval of a contract with Alliant Construction Company, a division of Ergon Construction Group, Inc., for the completion of the Collierville Burch Library Expansion and Renovation Project.

BACKGROUND:

The Collierville Burch Library, located at 501 Poplar View Parkway, was dedicated in 2001 as a branch of the Shelby County Public Library system. In 2004, the Town of Collierville assumed ownership and operational responsibility, incorporating the facility into its municipal services.

Since its construction, the approximately 26,000-square-foot facility has undergone only minor improvements and is now in need of modernization. Over time, the scope of library services has expanded significantly beyond traditional lending functions to include a wide range of programs and community amenities. As a result, usage patterns and space demands have evolved.

Currently, meeting spaces within the adult, children, and teen areas are limited, and both community meeting rooms and study areas are in high demand, resulting in limited availability for patrons. To better understand and address these needs, a comprehensive needs assessment was conducted in 2014–2015. Community input identified priorities including expanded teen and children’s areas, an enhanced adult services area with a dedicated computer center, additional meeting rooms, and the inclusion of a flexible event space capable of accommodating up to 300 individuals.

At the direction of the Board of Mayor and Aldermen, staff partnered with Walker Arch, LLC to develop design plans for the expansion and renovation of the existing facility. The initial design agreement included design of approximately 23,000 square feet of additional space.

A preliminary project budget of \$8,000,000.00 was established based on previously allocated funding. It was anticipated additional funding would be considered upon completion of the design phase. As the design progressed, additional needs were identified to address aging infrastructure and support continued population growth. The final design expanded to approximately 28,000 square feet, with an estimated construction cost of \$14,516,810.00.

In response to budget considerations, the Board directed staff to collaborate with Walker Arch, LLC to develop “Good, Better, and Best” design alternatives. Staff presented three options during the August 20, 2025, Board retreat. The Board selected the “Better” option, with an estimated construction cost of \$12,259,930.00. This option reduced the size of the expansion to the original 23,000-square-foot facility and focused on the core needs identified in the assessment.

DISCUSSION:

On March 3, 2026, the Procurement Division issued an Invitation to Bid (ITB) for the Library Expansion and Renovation Project. A total of sixty-seven (67) vendors were notified, and twelve (12) vendors requested bid documents. Eight (8) bids were received.

The two lowest responsive bids are summarized below:

Bidder	Base Bid	Alternate 1	Alternate 2	Alternate 3	Unit Pricing	Total
Fifer and Associates	9,788,000.00	21,000.00	32,000.00	69,000.00	Line 1 - 10.00 Line 2 - 24.00	9,910,000.00
Alliant Construction	10,636,000.00	16,452.00	207,000.00	259,000.00	Line 1 - 22.00 Line 2 - 24.00	11,118,452.00

While Fifer and Associates, Inc. submitted the lowest base bid, after further review of the bidder's responsiveness and responsibility to the solicitation, the bidder confirmed the pricing submitted for the alternates was incorrect and they would not have sufficient operating funds to complete the work as requested in Alternates #2 and #3. Based upon that confirmation, it was determined to be in the best interest of the Town of Collierville to recommend Alliant Construction.

Alliant Construction meets all requirements of the solicitation, including submission of a properly executed bid bond, appropriate contractor and subcontractor licensing, and a complete and responsive bid package. Additionally, a review conducted through the Tennessee Contractor's Licensing Board confirmed there are no recorded complaints against the firm.

The bid tabulation and proposed Vendor Agreement are attached for the Board's review and consideration.

BUDGET IMPACT:

The current balance of the CIP fund for the library expansion and renovation is detailed in the following chart.

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget	Previous Expenses	Proposed Expenses	Balance	Budget Impact
321	44800	922-202404	Library Expansion	\$8,657,773.80	1,180,725.23	11,118,452.00	-3,641,403.43	Increase - 3,641,403.43

The base bid plus all of the alternates combines for a total of \$11,118,452.00 and requires a budget adjustment of \$3,641,403.43 to cover the full amount of the bid. The budget amendment request is also on the May 11th Board Agenda for approval. It should be noted this bid is \$1,141,478.00 less than the cost estimate presented during the August 2025 retreat of \$12,259,930.00.

The Friends of the Library (FOL), a nonprofit organization dedicated to supporting library improvements, initially committed to raising \$1,000,000.00 for Furniture, Fixtures, and Equipment (FF&E). To assist in offsetting the cost of the selected design option, the Board requested the fundraising goal be increased to \$4,000,000.00.

To date, nearly \$400,000 has been raised toward this goal, and will continue using a variety of fundraising opportunities.

ATTACHMENTS:

- [TC2026-24 Evaluation Memo final..pdf](#)
- [TC2026-24 Library Expansion Bid Tabulation.pdf](#)
- [GS-26-01613 - Library Expansion - Alliant Construction Contract.pdf](#)

PROPOSED MOTION:

To approve a contract with Alliant Construction Company to complete the Collierville Burch Library Expansion and Renovation in the amount of \$10,636,000 plus all or a combination of the following Additive Alternate(s):

- Alternate 1: 16,452.00 - Additional Landscape Screening
- Alternate 2: 207,000.00 - Event Center Patio
- Alternate 3: 259,000.00 - Porte Cochere

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						