



Memorandum

Meeting Details: June 10, 2026

Prepared For: Mayor & Board of Commissioners

From: Megan Wepfer, Public Works Director

Subject: Approval of Piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract for Area 5 and various locations Roadway and Drainage Improvements

Background

The Public Works Department is requesting approval from the Board of Commissioners to piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract, Bid No. 2025-01, for roadway milling, resurfacing, drainage, and associated infrastructure improvements within the City's Area 5 roadway improvement program. The Belleair Bluffs contract was publicly bid in accordance with Florida procurement requirements and includes roadway and stormwater improvement work substantially similar in scope to the City's proposed projects.

The Belleair Bluffs contract documents include roadway and stormwater infrastructure improvements with a project completion time of 210 calendar days and liquidated damages established at \$500 per calendar day. The bid documents further authorize the utilization of other governmental contracts by participating agencies.

The proposed Area 5 roadway and drainage improvements include roadway milling and resurfacing, drainage repairs, asphalt restoration, and associated roadway infrastructure improvements throughout the City. Included within this work are the milling and resurfacing of Bay Point Drive and Bay Point Causeway as well as FEMA-approved milling and resurfacing work associated with the beach access parking lots extending from 135th Avenue South to Johns Pass Park. Additional resurfacing work includes Village Boulevard, Boardwalk Place, and the surface parking lot located within Johns Pass Village. In addition, staff is requesting authorization to work with Keystone Excavators, Inc. to complete improvements at Tom & Kitty Stuart Park in an amount not to exceed \$500,000.00. Staff is currently finalizing the site improvement plan and will coordinate with Keystone to develop project pricing utilizing the existing contract unit rates where applicable. Should the final project cost exceed the

authorized amount, staff will return to the Board of Commissioners for additional discussion and approval prior to proceeding.

Staff recommends utilizing the competitively bid pricing available through the City of Belleair Bluffs contract with Keystone Excavators, Inc., the awarded contractor under Bid No. 2025-01.

Utilizing this contract will allow the City to expedite critical roadway and drainage improvements while benefiting from previously established competitive unit pricing. This approach is expected to significantly reduce project delivery timelines, minimize administrative costs, and eliminate the need to prepare and advertise a separate competitive solicitation.

In addition to construction services, staff are requesting approval of Construction Engineering and Inspection (CEI) services to be provided by Terra Mare in the amount of \$143,000.00. The CEI services will provide project oversight, quality assurance, contract administration, construction observation, and documentation services necessary to ensure compliance with project specifications, FEMA requirements, and applicable permitting conditions.

Fiscal Impact

Funding for the proposed improvements will be derived from a combination of stormwater funds, general funds, and FEMA reimbursement funding associated with the approved beach access parking lot restoration work.

Recommendation(s)

Staff recommend the Board of Commissioners approve the following:

1. Approval of piggyback off the City of Belleair Bluffs Duncan Drive Roadway & Stormwater Improvements Contract, Bid No. 2025-01;
2. Approval of Keystone Excavators, Inc. contract pricing for the Area 5 Roadway and Drainage Improvements project, Beach Access 135th Ave., 134th Ave., 133rd Ave., 132nd Ave., 131st Ave., 130th Ave., Johns Pass Park, Johns Pass Village, and Bay Point Area Milling and paving for a total amount of \$6,344,751.05; and
3. Approval of Construction Engineering and Inspection (CEI) services with Terra Mare in the amount of \$143,000.00.

Attachments

- Duncan Dr. Contract
- Piggyback Agreement
- Terra Mare CEI proposal
- Keystone Proposals for all areas