



Memorandum

Meeting Details: November 12, 2025

Prepared For: Mayor & Board of Commissioners

From: Megan Wepfer, Public Works Director

Subject: ITB #25-13 Archibald Snack Shack Discussion

Background

The Archibald Snack Shack, located at Archibald Memorial Beach Park, was originally constructed in 1934 as a rehabilitation center for Veterans. In 1975, the building was repurposed into a concession stand originally operated by the local chapter of the Disabled American Veterans and more recently by private companies. During the 2024 hurricane season, the Snack Shack suffered from both flood and limited wind damage.

In December 2024, the City approved a structural assessment agreement with engineering firm, Pennoni, to evaluate the building's condition and provide recommendations for rehabilitation. The assessment was completed in March 2025, confirming several structural repairs were needed.

Following completion of the assessment, which included a "construction estimate", staff compared the construction estimate with the Pinellas County Property Appraisers Office (PCPAO) FEMA Substantial Improvement 50% value and determined the initial cost estimate exceeded the allowable threshold based on full building value of \$503,262 (50% = \$251,631). To get a more accurate value, the city obtained a private appraisal, which increased the assessed value of the structure to \$855,000 (50% = \$427,500.00).

With the higher value, the city continued with Pennoni to prepare a construction plan set to return the building shell to its pre-storm condition. Following completion of the design and scope of work, the project was publicly advertised as Invitation to Bid (ITB) 25-13 – Archibald Snack Shack Improvements. The scope included the required repairs/improvements for the structural rehabilitation of the building as well electrical, mechanical, plumbing, flooring, interior finishes, etc.

On November 4, 2025, the City received five (5) responsive bids, with costs ranging from \$399,828 to the lowest submitted bid of \$222,604.20. Upon review, staff determined that the apparent low bidder did not possess the required State of Florida General Contractor's License as specified in the ITB, holding instead a Certified Building Contractor license. As such, the lowest responsive and responsible bidder was determined to be Mali Corporation, with a bid amount of \$238,062.00 (see attached submittal and contract).

The Snack Shack remains a wood-frame structure built on timber pilings, and while visual inspections and engineering assessments have provided a general understanding of its condition, many structural and concealed components are not visible to the naked eye.

The replacement and restoration of all commercial kitchen components, mechanical and electrical systems, and interior finishes necessary to return the facility to its original operational intent as a functioning concession facility and community amenity cost go towards the FEMA 50% rule.

Fiscal Impact

To be determined after a decision is reached.

Recommendation(s)

Board of Commission provide directions to staff. As this direction is being evaluated, some key considerations staff would like to make note of:

- The structure is a wood shell supported on timber piles and not all of the structural components could be assessed due to sand build up,
- Unforeseen cost that increase the estimated cost of construction should be anticipated due to potential deterioration or hidden damage to framing, pilings, or subflooring. These conditions may require field adjustments, additional repair work, or change orders to ensure the building's long-term stability and compliance with current codes.
- The City must be extremely cautious of exceeding the allowable 50% spend of \$427,500. The costs which will count against the value includes this bid proposal, any demolition work which has occurred as well as any equipment which is installed/attached in the building by the occupant such as built in stoves, hoods, grills, walk in coolers, etc..

Attachments

- 2024 PCPA FEMA Letter
- ACV Appraisal
- Pennoni Structural Assessment including Construction estimate
- Mali Corp Bid Submittal and contract