

**Agenda Item:** 2.e  
**Meeting Date:** July 23, 2026

## **MEMORANDUM**

**To:** City Commission

**Through:** Jennifer K. Bramley, City Manager

**From:** Clayton Watkins

**Date:** 2026-07-09

**Subject:** Award Bid #26-2615 for the renovation of the Wastewater Treatment Plant (WWTP) Breakroom Renovation Project to Pannonia Development, LLC, in the amount of \$169,850.

**Presenter(s):** Alejandro Gonzalez, P.E., Project Engineer II

**Staff Recommendation:** Motion to award the construction of Bid #26-2615 - WWTP Breakroom Renovation Project to Pannonia Development, LLC, of Seminole, FL, in the amount of \$169,850.

**Strategic Themes:** Infrastructure, Planning, and Growth

**Boards & Committees:** N / A

**Budget Impact:** Funds for this Project are budgeted in the Water / Wastewater Utility Fund, in Acct. #441-5201-535-054610-WU, under Project #522402. Additional funds are required to be transferred under a Budget Adjustment in the Water / Wastewater Fund to Project #522402, in the amount of \$106,000 from Acct. #441-5266-535-054610-WU. There is no change in net position by this action.

**Past Action:** N / A

**Next Action:** Commence construction following the issuance of a "Notice to Proceed" (NTP), subject to Commission approval of award recommendation.

**Attachments:** [A. Purchasing Memo and Bid Tabulation -Bid #26-2615 WASTEWATER BREAKROOM RENOVATION.pdf](#)  
[B. Pannonia Bid Submittal.PDF](#)  
[C. Reference Checks for Bid#26-2615 Pannonia Development.pdf](#)  
[D. Budget Adjustment, U&E - WWTP Admin Reno.pdf](#)  
[E. Bid Tabulation Spreadsheet Bid#26-2615.pdf](#)

**Background:** The City of Dunedin's Wastewater Treatment Plant (WWTP) is fully-staffed by City wastewater staff 24 hours a day, 365 days a

year. The WWTP Administration Building is where the employees are mainly stationed while they are working; as such, it contains amenities to facilitate a 24/7 work schedule. The main amenity, used by all 36 WWTP and Wastewater Collections staff, is the breakroom, which has a small kitchen, refrigerators, ice machine, tables and chairs, and Lift Station (LS) SCADA monitors displaying real-time WWTP operations. During emergency events, such as hurricanes, the WWTP breakroom is used to prepare and serve meals for wastewater plant and collections staff, as well as administration staff using the building's training room to house personnel.

The breakroom is located in the Administration Building which was constructed in 1991, and mostly contains the original components except for a few appliances which have since required replacement. In 2024, staff recommended a complete renovation of the employee breakroom with new cabinetry, appliances, flooring and drop ceiling. Electrical modifications were also determined to be required to adequately supply the 208 Volt, 3-phase electrical power to the newer appliances. Coordination with Dunedin Fire Department also identified fire safety improvements, such as an exhaust hood necessary to meet non-residential kitchen fire codes.

Through an inter-department joint effort, Utilities and Public Works worked together to develop a comprehensive scope of work and bid advertisement package to fully accomplish the recommended renovations. Engineering staff was also involved to facilitate electrical engineering plans with a consultant to modify existing electrical control panels for proper power supply for newer electrical appliances. The Engineering Division obtained the necessary electrical permit. The prospective general contractor is required to obtain the Building Permit as a part of the bid package.

The project was competitively advertised and bid as described in the attached Purchasing Manager's memorandum. Nine (9) bids were received, however, five (5) bids did not meet the required qualifications. The remaining qualified four (4) bids were evaluated, ranging in cost from \$169,850 to \$300,152.70. City staff reviewed all of the qualified bids and determined Pannonia Development, LLC to be the lowest cost, responsive, and responsible bidder, in the amount of \$169,850.

As such, staff hereby recommends awarding Bid #26-2615 for the WWTP Breakroom Renovation Project to Pannonia Development, of Seminole, FL, in the amount of \$169,850, as detailed herein.