

Agenda Item:

2.e

Meeting Date:

August 6, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Clayton Watkins

Date: 2026-07-27

Subject: Approval of Addendum #1 to include additional services to Kimley-Horn's existing Service Authorization #M-3-25 and Purchase Order #250477-001, in the amount of \$43,230, for Construction Administration Services for the Marina Bulkhead Repair Project, for a total contract amount of \$341,313.

Presenter(s): Clayton "Clay" T. Watkins, P.E., Director of Utilities & Engineering

Staff Recommendation: Motion to approve Addendum #1 to include additional services to Kimley-Horn's existing Service Authorization #M-3-25 and Purchase Order #250477-01, in the amount of \$43,230, for Construction Administration Services for the Marina Bulkhead Repair Project, for a total contract amount of \$341,313.

Strategic Themes: Community Amenities

Boards & Committees: N / A

Budget Impact: Funds for these professional services will be expended from storm related expense Acct. #442-4900-575-056301-MR, under Project #882011.

Past Action:

- 1.) The City's Marina sustained damage during hurricanes Helene (Sept. 26, 2024) and Milton (Oct. 10, 2024);
- 2.) Kimley-Horn & Associates performed a structural inspection of the Marina and provided their report on Dec. 16, 2024;
- 3.) Jan. 21, 2025 - Commission awarded Kimley-Horn & Associates design, permitting, and post design services (\$298,083) for the Replacement of the Eastern Bulkhead & Repair to the Northern Bulkhead, under Agenda Item #3.a;
- 4.) Feb. 17, 2025 - McKim & Creed performed an inspection of the Marina's electrical system and provided their report;
- 5.) Feb. 20, 2025 - Commission awarded Tetra Tech, Inc, a Task Assignment for project management support services for the Dunedin Marina recovery projects, by Consultant PM, Timothy

Vanderwalker (\$224,766.25), under Agenda Item #2.c;

6.) Feb. 25, 2025 - Commission held a "Special Marina Update" meeting, under Agenda Item #1.a;

7.) April 15, 2025 - Commission awarded Kimley-Horn & Associates design, permitting, and post design services (\$259,822) for the Replacement of the City's Fishing Pier, Day and Emergency Docks, and amenities associated with the Fishing Pier, under Agenda Item #2.e;

8.) May 8, 2025 - Commission approved the purchase of new Marine Shore Power Pedestals (\$210,696), under Agenda Item #2.e;

9.) May 8, 2025 - Commission approved the installation of the Marine Shore Power Pedestals (\$38,960), under Agenda Item #2.f;

10.) July 17, 2025 - Commission awarded Bid #25-2523 for the Marina East Wall Replacement and North Wall Repair to BDI Marine Contractors, LLC (\$3,047,451), under Agenda Item #3.e; with construction currently underway;

11.) Sept. 11, 2025 - Ardurra Group, Inc., was issued a GEC Task Assignment for limited construction inspection services (\$24,448);

12.) Dec. 18, 2025 - Commission approved the First written Amendment to the Agreement with BDI Marine Contractors, LLC (BDI) to add the State Statute language for Substantial Completion, under Agenda Item #3.f;

13.) Jan. 8, 2026 - Commission awarded Bid #25-2540 for the Marina Fishing Pier Replacement project to On-Point Contracting Company, LLC, of Spring Hill, FL, (\$1,742,991.45), under Agenda Item #3.C;

14.) Feb. 5, 2026 - Pinellas Suncoast Transit Authority (PSTA) received an \$828,000 USDOT Appropriation to restore the Ferry Dock in Dunedin, and support the Clearwater Ferry service between Dunedin, Downtown Clearwater, and Clearwater Beach;

15.) March 19, 2026 - Commission approved the shortlist, and awarded RFQ 25-2528 - "Dunedin Marina Design and Permitting of Docks A & B Replacement" to Kimley-Horn Associates, of St. Petersburg, FL, in the amount of \$355,757;

16.) March 19, 2026 - City Manager approved Amendment #1 (\$24,830) for Limited Construction Management Professional Services to increase Ardurra Group, Inc's contract amount to \$49,278; and

17.) July 23, 2026 - Commission approved Addendum #2 for Limited Construction Management Professional Services (Additional Inspection Services) to the contract with Ardurra Group, Inc., of Tampa, FL, for the Marina Bulkhead Repair Project, in an amount Not to Exceed (NTE) \$34,448, for a total contract amount of \$83,726, under Agenda Item #2.g.

Next Action:

Issue a Change Order to PO #250477-01, in the amount of \$43,230, subject to Commission approval of staff recommendation.

Attachments:

[A. Addendum #1 - Kimley-Horn.pdf](#)

[B. Service Authorization \(M-3-25\) - Kimley-Horn.pdf](#)

Background:

Hurricanes Helene and Milton impacted the City of Dunedin's Marina on September 26, and October 10th, 2024, respectively. The marina suffered damage through debris brought into the basin with the rising tides during Hurricane Helene, while Hurricane Milton brought rain and winds that caused damage to the north seawall, as well as the collapse of a large segment of the east seawall. Following a Damage Assessment Report provided to the City on December 16, 2024, the replacement and repair of these walls was identified as being vital to stabilizing the marina.

The City solicited a scope and fee proposal for the design, permitting, and post design services for the replacement of the eastern bulkhead and repair of the northern bulkhead from Kimley-Horn and Associates, Inc. (Kimley-Horn), one of the City's General Engineering Consultants (GEC's).

Kimley-Horn's scope and fee, in the amount of \$298,083, was subsequently approved by the Commission on January 21, 2025, and they were contracted to provide such design, permitting, and construction services related to the bulkhead repair project via Service Authorization #M-3-25, and Purchase Order #250477-01.

The initial Purchase Order included construction services for a six (6) month construction project. As of July 23, 2026, the project has exceeded that duration by over three (3) months. Kimley-Horn requests an additional thirty-two (32) hours for these extended and continued construction phase services. The bulkhead repair is nearly two thirds complete, and Kimley-Horn's services are still required through the completion of the project.

Furthermore, additional design and permitting services were provided for new drainage and paving for the east parking lot, as well as utility design and coordination in preparation for the new Docks A, B, and C. For the future Docks A, B, and C utility coordination, it was deemed advantageous to install the infrastructure now while the impacted areas are already exposed and scheduled to be restored as opposed to removing and replacing newly installed paving and hardscapes at a later date.

Finally, after construction began along the North wall, it was determined that site conditions differed materially from the initial design, and additional design and engineering support was required to address these unforeseen site conditions uncovered by the construction contractor.

Kimley-Horn has been involved in the design, engineering, and construction since the project was awarded. As such, they are best suited to continue providing such services to ensure compliance with the design intent and project specifications.

As such, staff hereby recommends approval of Addendum #1 to Kimley-Horn's existing Service Authorization #M-3-25 and Purchase Order #250477-001 for additional services related to the Marina Bulkhead Repair project, in the amount of \$43,230, for a total contract amount \$341,313 as detailed herein.