

Agenda Item: 2.h

Meeting Date: December 18, 2025

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Clay Watkins

Date: 2025-12-04

Subject: Award of Bid #25-2539 - Water Treatment Plant (WTP) Administration Building Hardening Project, to Best Home Protection Windows and Doors, Inc, in the amount of \$349,410.

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

Staff Recommendation: Commission award of Bid #25-2539 - WTP Administration Building Window Replacement Project, to Best Home Protection Windows and Doors, Inc., of Hialeah, FL, in the amount of \$349,410.

Strategic Themes: City Services & Infrastructure, Planning and Growth

Boards & Committees: N / A

Budget Impact: Funds for this project are budgeted in Acct. #441-5101-535-054610-WU, under Project #511699 at \$349,410.

Past Action: 1.) September 18, 2025 - Commission approved Resolution 25-30 authorizing the execution of Florida Department of Emergency Management (FDEM) State-Funded Grant Agreement B0245, in the amount of \$250,000, funding the installation of impact-resistant windows and doors at the WTP, (Agenda Item #3.a.). The referenced FDEM grant funding lowers the City's net cost of the project to \$99,410.

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

Attachments: [A. Purchasing Manager Memo - ITB #25-2539 - WTP Admin Bldg Hardening.pdf](#)
[B. Bid Tabulation \(ITB #25-2539\).pdf](#)
[C. Bid Submittal Best Home Protection Windows and Doors.pdf](#)

Background: The City of Dunedin Water Treatment Plant (WTP) provides clean

and safe drinking water to approximately 36,000 residents and businesses in our community. As of October 2025, the Water Division has distributed 1.30 billion gallons of water to its' customers. The WTP Mission is to efficiently and effectively provide the highest quality of service possible to all potable water customers within the City while conserving and protecting our groundwater resources.

A hurricane protection study of the WTP was completed in December of 2015 by McCarthy & Associates, of Clearwater FL. At that time, a recommendation was made to upgrade the WTP Administration Building (Admin Bldg) existing windows and doors to be able to withstand Category 3 Hurricane sustained winds of 117 mph. The existing Admin Bldg windows and doors remain the same now as they were in 2015, and are rated to withstand Category 2 Hurricane sustained winds of 100 mph. In light of the back-to-back Category 4 (Helene) and Category 3 (Milton) Hurricanes which made landfall on the west coast of Florida near Dunedin in late September and early October of 2024, prioritization of this project has become apparent and warranted.

The WTP Administration building houses critical electrical, instrumentation, and automation controls that operate the WTP and the SCADA (Supervisory Control and Data Acquisition) network which remotely operates the water infrastructure throughout the City, such as Production Wells, Storage Tanks, and Distribution Pumps. The WTP Administration building is staffed 24 hours a day, 7 days a week, and is vital for the continuous operations of the WTP. The Admin building is also used as a shelter for the WTP and Water Distribution staff during emergency response events.

This project was competitively advertised and bid as described in the attached Purchasing Managers memorandum. Two (2) bids were received, ranging in cost from \$349,410 to \$489,605.00. Best Home Protection Windows and Doors, Inc., of Hialeah, FL, was determined to be the lowest, responsive, and responsible bidder, in the amount of \$349,410.

As such, City staff hereby recommends Commission approval to award Bid #25-2539 for the Water Treatment Plant (WTP) Administration Building Hardening Project to Best Home Protection Windows and Doors Inc., of Hialeah, FL, in the amount of \$349,410, as detailed herein.