



4800 Ashford Dunwoody Road  
Dunwoody, Georgia 30338  
dunwoodyga.gov | 678.382.6700

## **MEMORANDUM**

**To:** Mayor and City Council

**From:** Michael Smith, Public Works Director

**Date:** January 26, 2026

**Subject:** **Approval of a Contract Extension with Blount Construction for 2026 Pavement Resurfacing**

### **ACTION**

Authorize the Mayor, City Manager, or designee to execute all documents necessary and proper to extend Blount Construction's pavement resurfacing contract for 2026 in the amount of \$3,281,507 plus a 10% contingency.

### **SUMMARY**

In 2025 the city contracted with Stewart Brothers, Inc for annual pavement resurfacing through a competitive bid process. On July 1<sup>st</sup>, 2025, Blount Construction Company purchased and assumed contractual obligations for Stewart Brothers, Inc. The 2025 contract awarded by the City to Stewart Bros was structured as a unit-price with a provision to extend the original contract for up to two years.

For 2026 Blount has provided a cost estimate of **\$3,281,507** to complete 13.8 lane miles of resurfacing on the streets listed on the following page. The negotiated unit prices for the contract extension represent a 3.5% increase over Blount's 2025 bid prices. This is consistent with inflation, as measured by the Municipal Cost Index (MCI), which indicates a 3.22% year-over-year increase for November 2025. The 2026 budget includes \$3,314,000 in funding for paving with \$2,750,000 from SPLOST and \$564,000 from the state Local Maintenance and Infrastructure Grant (LMIG). The 10% contingency, construction management and quality control testing costs can be covered by remaining funds from last year's paving.

### **DETAILS**

At the City Council's request, Public Works evaluated the addition of a bicycle climbing lane on Jett Ferry Road. A 24-hour traffic count measured about 6,600 vehicles with an 85<sup>th</sup> percentile speed of 30 miles per hour. The roadway is at the upper limits of suitability for an unprotected bike lane with buffers based on the Federal Highway Administration's (FHWA) Bikeway Selection Guide. The curb-to-curb width on Jett Ferry is adequate to narrow the travel lanes and add a climbing lane on the southbound side with a striped buffer.

In accordance with the city's adopted Complete Streets Policy, the section of Chamblee Dunwoody Road to be repaved was evaluated for bicycle accommodations. Based on the traffic volume and speed, the recommended bikeway would be a facility separated from vehicular traffic. The existing pavement widths (27 to 31 feet) between Roberts Drive and Redfield Road do not provide enough space for a buffered or protected facility on both sides of the road. A climbing lane could be added on one side for uphill segments but it would require shifting the centerline of the road which would slightly increase paving costs.



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### Resurfacing

Street	From	To
Atcheson Ln	Dunwoody Station Dr	End
Cedarhurst Dr	Womack Rd	Mt Vernon Way
Chamblee Dunwoody Rd	Roberts Dr	Spalding Dr
Coach Ln	Mile Post Dr	End
Dunwoody Jct	Mile Post Dr	End
Dunwoody Station Dr	Mt Vernon Rd	Mile Post Dr
Framons Ct	Womack Rd	End
Glaze Dr	Peeler Rd	End
Glaze Dr	Winters Chapel Rd	End
Hidden Branches Ct	Hidden Branches Dr	End
Jett Ferry Rd	Mt Vernon Rd	Dunwoody Club Dr
Layfield Ct	Layfield Rd	End
Layfield Dr	Mt Vernon Rd	End
Manget Ct	Manget Way	End
Manor Oaks Ct	Roberts Dr	End
Manoah Ct	Ridgeview Rd	End
Mile Post Dr	Atcheson Ln	Dunwoody Station Dr
Mount Vernon Way	Mount Vernon Rd	Withmere Way
Promontory Ct	Mile Post Dr	End
Pullman Ct	Mile Post Dr	End
Redbark Pl	Redstone Ln	End
Redbark Way	Redstone Ln	End
Redfield Rd	Chamblee Dunwoody Rd	East End
Redstone Ln	Redfield Rd	End
Redstone Ter	Redstone Ln	End
Ridgeview Rd	Mt Vernon Rd	End
Santa Fe Sta	Mile Post Dr	End
Topeka Ct	Atcheson Ln	End
Trailridge Dr	Mt Vernon Rd	Trailridge Ln
Whitehall Pte	Roberts Dr	City Limits
Whitehall Walk	Whitehall Pte	City Limits
Winter Rose Ct	Winters Chapel Rd	End
Winterhaven Ct	Winters Chapel Rd	End

### Patching

Mt Vernon Rd East Bound	Ashford Dunwoody Road	Ashmont Court



1730 Sands Place  
Marietta, GA 30067  
Phone: 770-541-7333  
Fax: 770-541-7340

## Proposal and Contract

Date: 1/6/2026  
Project Name: CI Dunwoody 2026 Resurfacing  
Blount Bid #: 25-577  
Project Location: Dunwoody, GA

Submitted to: City of Dunwoody, GA  
Contact: David Ayers  
(404) 545 - 1593  
David.Ayers@Dunwoodyga.gov

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Description	Quantity Unit	Price	Extension
Traffic Control	1.000 L.S.	187,981.66	187,981.66
Undercut Excavation- 6 to 12 inch depth to be used as needed	50.000 C.Y.	113.93	5,696.50
Soil-Cement Stabilized Base Course 8 Inches	4,100.000 S.Y.	16.69	68,429.00
Portland Cement	125.000 TON	219.80	27,475.00
Subgrade Stabilizer Aggregate, all types	100.000 TON	83.88	8,388.00
RECYCLED ASPH CONC PATCHING, INCL BITUM MATL 12.5MM	250.000 TON	170.21	42,552.50
Recycled Asphalt Concrete Patching Incl Bituminous Material & H Lime (25mm SP)	3,038.000 TON	160.29	486,961.02
RECYCLED ASPH CONC LEVELING, INCL BITUM MATL	110.000 TON	160.33	17,636.30
Recycled Asphalt Concrete 9.5 MM Superpave Type 2 GP 2 only, including Bituminous Material and H-Lime	7,096.000 TON	136.71	970,094.16
I Recycled Asphalt Concrete 12.5 MM Superpave Type 2 GP 2 only, including Bituminous Material and H-Lime	2,064.000 TON	128.44	265,100.16
RECYCLED ASPH CONC 19 MM, GP 1 OR 2, INCL BIT	162.000 TON	150.46	24,374.52
Bituminous Tack Coat	12,250.000 GAL	3.42	41,895.00
Open Graded Crack Interlayer	3,252.000 TON	158.98	517,002.96
Mill Asphaltic Concrete Pavement, 1.5 in. depth	31,049.000 S.Y.	3.89	120,780.61
Mill Asphaltic Concrete Pavement, 2.0 in. depth	11,624.000 S.Y.	3.94	45,798.56
Mill Asphaltic Concrete Pavement, Variable Depth	65,836.000 S.Y.	3.79	249,518.44
Adjust Manhole to Grade	114.000 EACH	1,190.00	135,660.00
Adjust Water Valve to Grade	5.000 EACH	812.00	4,060.00
Dual PCMS-4' x 8'-Special Provision	1.000 L.S.	9,170.77	9,170.77
Hot Applied Preformed PVMT Marking, Bike Lane TP 1 Arrow	11.000 EACH	105.00	1,155.00
Hot Applied Preformed PVMT Marking, Bike Lane TP 4 Symbol	11.000 EACH	404.25	4,446.75
Thermoplastic PvmT Marking, Arrow TP 2	5.000 EACH	110.00	550.00
THERMOPLASTIC PVMT MARKING, WORD, TP 3A	2.000 EACH	787.50	1,575.00
THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, WHITE	5,600.000 L.F.	0.74	4,144.00
THERMOPLASTIC SOLID TRAF STRIPE, 6 IN, YELLOW	13,600.000 L.F.	0.74	10,064.00



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Thermoplastic Solid Traffic Stripe, 12-INCH, White	850.000 L.F.	6.35	5,397.50
Thermoplastic Solid Traffic Stripe, 24-INCH, White	250.000 L.F.	10.58	2,645.00
Thermoplastic Solid Traffic Stripe, 8-INCH, White	200.000 L.F.	3.35	670.00
Thermoplastic Skip Traf Stripe, 6 INCH White	8,800.000 G.L.F	0.74	6,512.00
THERMOPLASTIC TRAF STRIPING, WHITE	100.000 S.Y.	6.36	636.00
THERMOPLASTIC TRAF STRIPING, YELLOW	200.000 S.Y.	6.36	1,272.00
Raised PVM T Markers TP 1	350.000 EACH	5.90	2,065.00
Raised PVM T Markers TP 3	125.000 EACH	5.90	737.50
Speed Tables	2.000 EACH	4,344.63	8,689.26
Private Utility Location, per Street	2.000 EACH	1,186.64	2,373.28
QUOTE TOTAL:			3,281,507.45

#### Notes:

**SPECIAL PROVISIONS:** Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

**TERMS OF PAYMENT:** Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.

This proposal is subject to acceptance within 30 days, or may be made a contract thereafter if and when accepted by you and approved by Blount Construction Company, Inc.

Respectfully Submitted,

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name and Title)

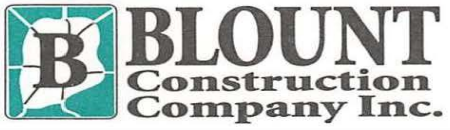
Cory Bramlett, Estimator/PM  
(Printed Name and Title)  
cory.bramlett@blountconstruction.com  
(770) 823-3278

\_\_\_\_\_  
(Company or Firm)

Blount Construction Company, Inc.  
(Company or Firm)

\_\_\_\_\_  
(Date)

1/6/2026  
(Date)



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Phone: 770-541-7333  
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# PLANNED PAVING 2026

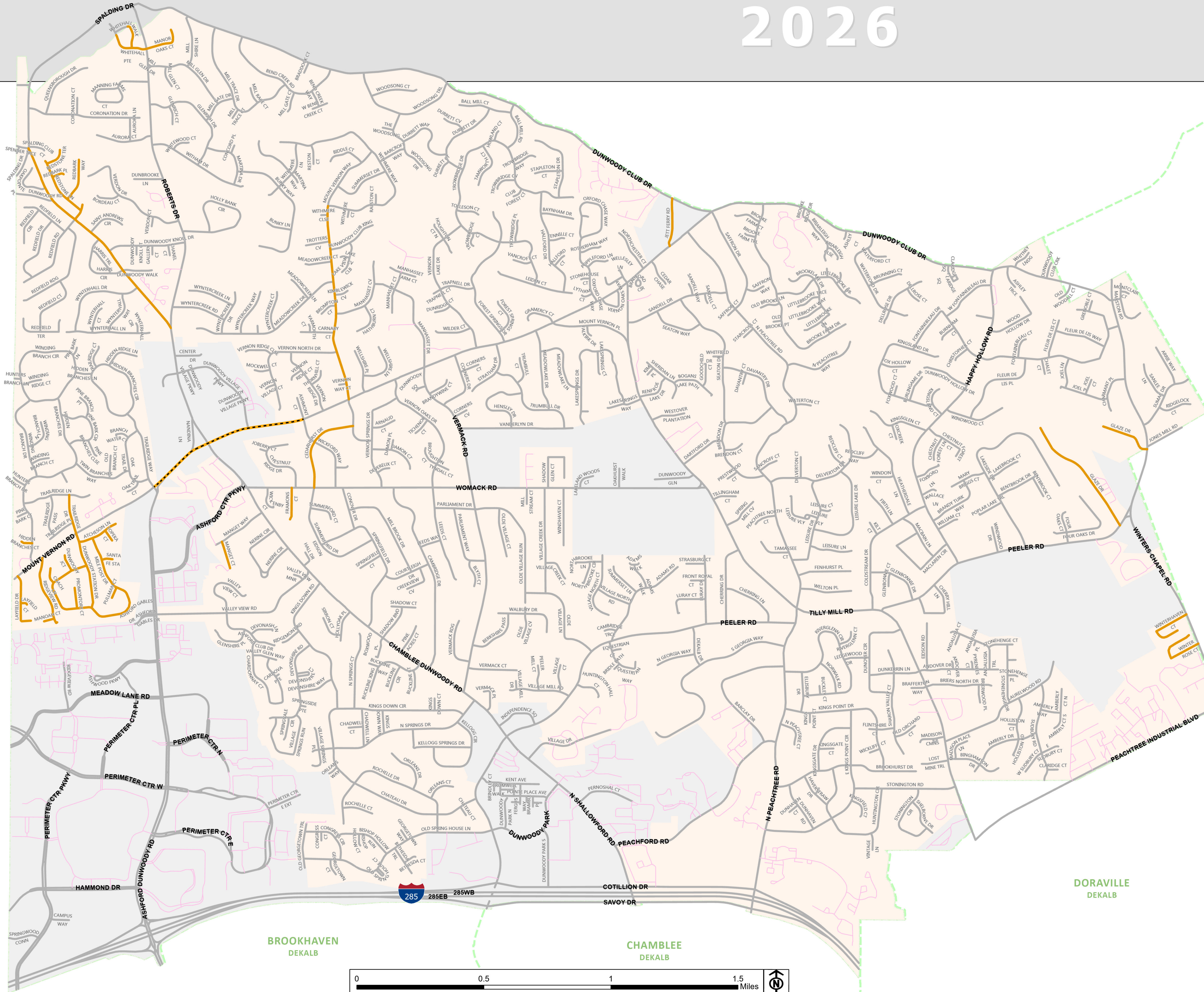


## Public Works

### 2026 PAVING LIST

Year	Street	Miles	Type
2026	ATCHESON LN	0.16	PLANNED
2026	CEDARHURST DR	0.36	PLANNED
2026	CHAMBLEE DUNWOODY RD	0.91	PLANNED
2026	COACH LN	0.06	PLANNED
2026	DUNWOODY JCT	0.07	PLANNED
2026	DUNWOODY STATION DR	0.3	PLANNED
2026	FRAMONS CT	0.13	PLANNED
2026	GLAZE DR	0.71	PLANNED
2026	HIDDEN BRANCHES CT	0.04	PLANNED
2026	JETT FERRY RD	0.19	PLANNED
2026	LAYFIELD CT	0.03	PLANNED
2026	LAYFIELD DR	0.22	PLANNED
2026	MANGET CT	0.11	PLANNED
2026	MANOAH CT	0.04	PLANNED
2026	MANOR OAKS CT	0.16	PLANNED
2026	MILE POST DR	0.87	PLANNED
2026	MOUNT VERNON WAY	0.77	PLANNED
2026	PROMONTORY CT	0.08	PLANNED
2026	PULLMAN CT	0.05	PLANNED
2026	REDBARK PL	0.05	PLANNED
2026	REDBARK WAY	0.17	PLANNED
2026	REDFIELD RD	0.07	PLANNED
2026	REDSTONE LN	0.25	PLANNED
2026	REDSTONE TER	0.08	PLANNED
2026	RIDGEVIEW RD	0.28	PLANNED
2026	SANTA FE STA	0.04	PLANNED
2026	TOPEKA CT	0.05	PLANNED
2026	TRAILRIDGE DR	0.16	PLANNED
2026	WHITEHALL PTE	0.15	PLANNED
2026	WHITEHALL WALK	0.09	PLANNED
2026	WINTER ROSE CT	0.26	PLANNED
2026	WINTERHAVEN CT	0.24	PLANNED

Planned Paving	Residential
Planned Patching	Non-Residential
Public Road	Recreation
Private Road	City Limit
Major Street	



Contact Dunwoody Public Works:  
4800 Ashford Dunwoody Rd  
Dunwoody, GA 30338  
678-382-6850 ~ [www.dunwoodyga.gov](http://www.dunwoodyga.gov)  
Dunwoody GIS, January 2026