



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: February 9, 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 1st, 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 85th 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 this type of facility. Vehicle lanes will be striped 10 feet wide.



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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

* Paving ahead of original schedule published in 2023

Patching

Mt Vernon Rd East Bound	Ashford Dunwoody Road	Ashmont Court
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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 PVMt Markers TP 1	350.000 EACH	5.90	2,065.00
Raised PVMt 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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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

Planned Patching

Public Road

Private Road

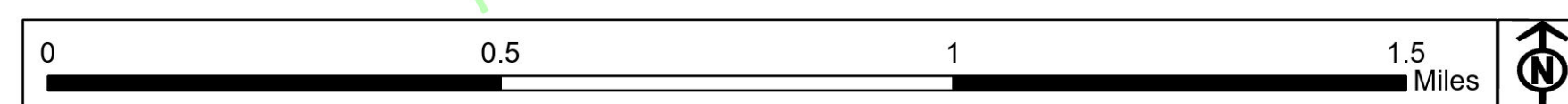
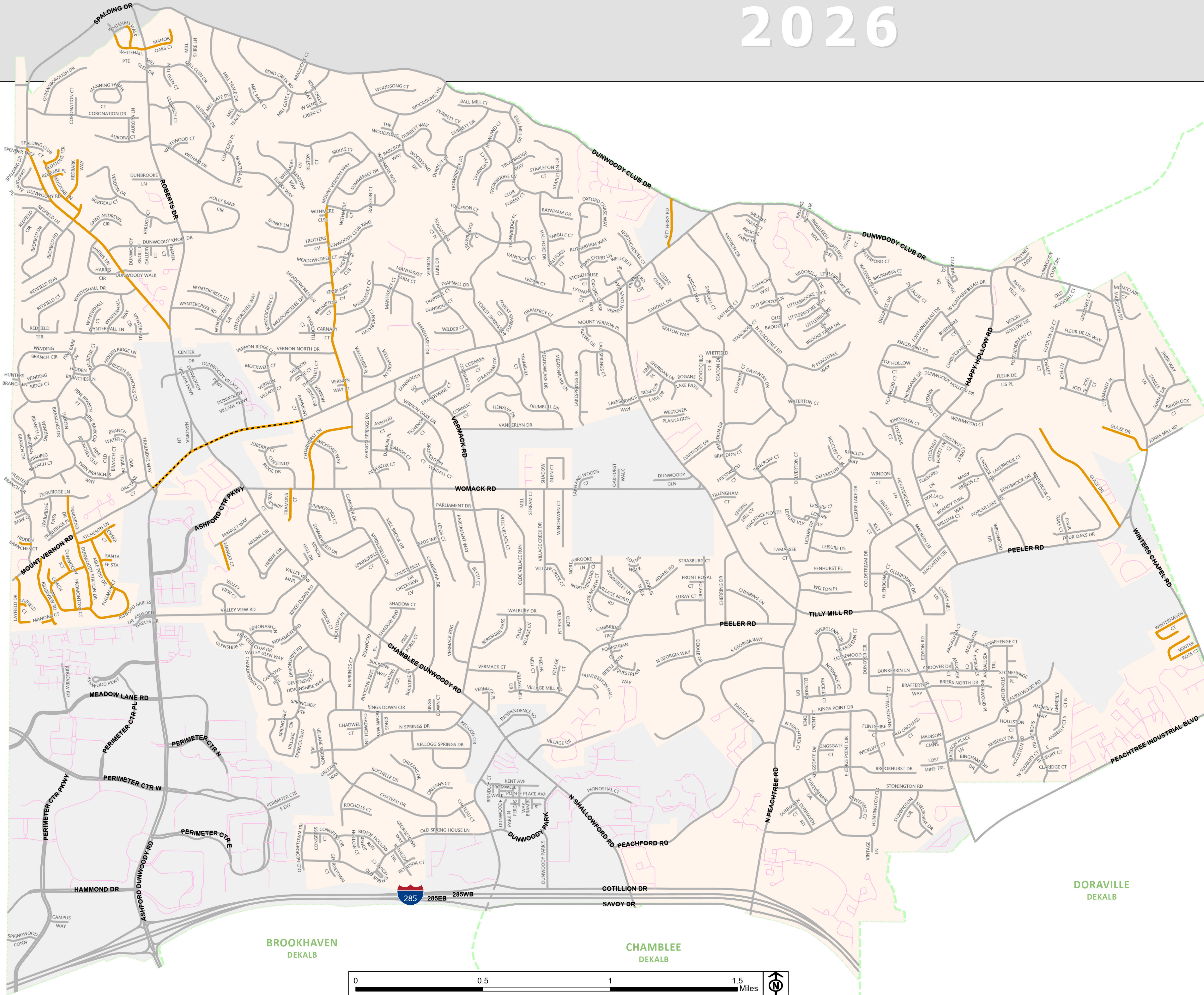
Major Street

Residential

Non-Residential

Recreation

City Limit



Contact Dunwoody Public Works:
4800 Ashford Dunwoody Rd
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678-382-6850 ~ www.dunwoodyga.gov
Dunwoody GIS, January 2026

DUNWOODY PAVING PLAN

2026 - 2028

2026 - 2028

Paving Activity 2026-2028

- 2026
- 2027
- 2028
- Paving Activity 2009-2025
- Major Street
- Recreation
- Multi-Family/Mixed/Residential
- Non-Residential
- City Limit

Year	Name	Year	Name
2026	ATCHESON LN	2027	DEKALB DR
2026	CEDARHURST DR	2027	FRONT ROYAL CT
2026	CHAMBLEE DUNWOODY RD	2027	JONES MILL RD
2026	COACH LN	2027	LEEDS CT
2026	DUNWOODY JCT	2027	LEEDS WAY
2026	DUNWOODY STATION DR	2027	LITTLEBROOKE DR
2026	FRAMONS CT	2027	LITTLEBROOKE RDG
2026	GLAZE DR	2027	LURAY CT
2026	HIDDEN BRANCHES CT	2027	LURAY DR
2026	JETT FERRY RD	2027	N GEORGIA WAY
2026	LAYFIELD CT	2027	PARLIAMENT WAY
2026	LAYFIELD DR	2027	PERIMETER CTR E
2026	MANGET CT	2027	RIDGELOCK CT
2026	MANOAH CT	2027	SANLEE LN
2026	MANOR OAKS CT	2027	STRASBURG CT
2026	MILE POST DR	2027	SUMAC DR
2026	MOUNT VERNON WAY	2028	BORDEAU CT
2026	PROMONTORY CT	2028	CONGRESS CIR
2026	PULLMAN CT	2028	CONGRESS CT
2026	REDBARK WAY	2028	DURRETT CT
2026	REDFIELD RD	2028	DURRETT CV
2026	REDSTONE LN	2028	DURRETT DR
2026	REDSTONE TER	2028	DURRETT WAY
2026	RIDGEVIEW RD	2028	FOXCREAK CT
2026	SANTA FE STA	2028	GEORGETOWN CT
2026	TOPEKA CT	2028	GEORGETOWN WAY
2026	TRAILRIDGE DR	2028	HAPPY HOLLOW RD
2026	WHITEHALL PTE	2028	HOLLY BANK CIR
2026	WHITEHALL WALK	2028	KINGSGLEN CT
2026	WINTER ROSE CT	2028	MOUNT VERNON RD
2026	WINTERHAVEN CT	2028	OLD SPRING HOUSE CT
2027	ARRIE WAY	2028	OLD SPRING HOUSE LN
2027	BLYTH CT	2028	PEELER RD
2027	BOXWOOD PL	2028	POPLAR LAKE TRL
2027	BRIARLEIGH CLSE	2028	STAPLETON CT
2027	BRIARLEIGH WAY	2028	STAPLETON DR
2027	BROOKE FARM CT	2028	VERDON CT
2027	BROOKE RIDGE DR	2028	VERDON DR
2027	BROOKELAKE DR	2028	WINTERS CHAPEL RD

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February 2026