

Key Largo Wastewater Treatment District Board of Commissioners Meeting Agenda Item Summary

Meeting Date:
March 18, 2025

Agenda Item Number: N-1

Action Required:
Yes

Department:
Engineering

Sponsor:
Steve Suggs

Subject:
Vacuum Stations Odor Control Project Recommendation of Award

Summary:

The Key Largo Wastewater Treatment District plans to upgrade its odor control systems at the Vacuum Stations. Weiler Engineering recommends awarding the Vacuum Stations Odor Control Project to Belle Construction Services, LLC, in the amount of \$2,218,360.89 for their base bid with a potential total cost of \$4,009,141.26, with the option for the Board to approve any or all additive alternates at its discretion.

Reviewed / Approved

Financial Impact

Attachments

Operations: _____
Administration: _____
Finance: _____
District Counsel: _____
District Clerk: _____
Engineering: _____

\$ 4,009,141.26
Expense
Funding Source:
Grant(s)
Budgeted:
Partially

1. Recommendation of Award Memo
2. Notice of Intent to Award

Approved By: 
General Manager

Date: 3/11/2025



MEMORANDUM

To: Peter Rosasco, General Manager
From: Steve Suggs, P.E.
Date: March 11th, 2025
Re: Recommendation of Award for Vacuum Stations Odor Control Project

The Key Largo Wastewater Treatment District is undertaking improvements to their Odor Control Systems at Vacuum Stations A and D. Included as additive alternates are Vacuum Stations E, G, I, and JK. At Vacuum Station A and D, these upgrades include the replacement of the existing generator, its accessories, and the odor control system. Additionally, the building at Vacuum Station A will be extended to accommodate these improvements and the Generator and Odor Control Systems will be placed outdoors at both stations in the interest of preventing hazardous confined space conditions.

The District issued a Request for Proposals (RFP) for the Vacuum Stations Odor Control Project on December 6th, 2024. A mandatory pre-bid meeting was held on January 8th, 2025, offering potential bidders a comprehensive overview of the project and an opportunity to ask questions. The bid submission deadline was set for February 4th, 2025, for interested contractors.

Several firms expressed interest in the project, including Reynolds Construction, Belle Construction Services, Pedro Falcon, TLC Diversified, and Key Honey Contracting. At the submission deadline, Reynolds Construction and Belle Construction Services were the two bidders to submit proposals of which the base bid amounts were within six percent (6%) of the Engineer’s Estimate. After a thorough review, the bids submitted by each bidder were determined to be both responsive and responsible by WEC staff. Each proposal was then sent to the bid ranking committee, Alexis Connor (WEC Engineer Project Manager), Ryan Dempsey (KLWTD Plant Operations and Facilities Manager), and Rudy Perez (KLWTD Field Operations Manager).

Submitted Proposals			
Company	Responsive and Responsible?	Base Bid Amount	Total Bid Amount
Belle Construction Services, LLC	Y	\$2,218,360.89	\$4,009,141.26
Reynolds Construction, LLC	Y	\$2,488,000.00	\$4,417,000.00
Engineers Estimate	N/A	\$2,339,280.00	\$3,939,280.00

After consideration from the ranking committee, the KLWTD General Manager approved the final ranking and recommended presenting the result to the KLWTD Board of Commissioners for final approval. Below are the scoring results of the Bid-Ranking Meeting:

Scoring Sheet for Belle Construction Services' Proposal						Scoring Sheet Reynolds Construction's Proposal					
Section No.	Description	Max Points	Alexus Connor	Rudy Perez	Ryan Dempsey	Section No.	Description	Max Points	Alexus Connor	Rudy Perez	Ryan Dempsey
1	Executive Summary	5	5	5	5	1	Executive Summary	5	5	5	5
2	Relevant Past Experience and References	10	8	10	9	2	Relevant Past Experience and References	10	10	10	10
3	Project Methodology and Management Approach	10	8	10	10	3	Project Methodology and Management Approach	10	10	10	10
4	Key Personnel Qualifications and Project Staffing	5	4	5	5	4	Key Personnel Qualifications and Project Staffing	5	5	4	5
5	Litigation and Financial Information	10	10	10	10	5	Litigation and Financial Information	10	10	10	10
6	KLWTD Forms	0	0	0	0	6	KLWTD Forms	0	0	0	0
Cost	\$2,218,360.89	60	60	60	60	Cost	\$2,488,000.00	60	54	54	54
Individual Total Score:			95	100	99	Individual Total Score:			94	93	94
Weighted Total Score:			98			Weighted Total Score:			94		

The following outline of Belle Construction Services' Proposal breaks down their pricing by Vacuum Station. Vacuum Stations E, G, I, and JK are included as Additive Alternates to the Base Bid, with their approval subject to the discretion of the KLWTD Board.

Belle Construction Services Bid Price Breakdown	
Mobilization/Demobilization, Bonds & Insurance, & Acruelog Sensor	\$150,620.00
Vacuum Station A:	\$1,136,792.95
Vacuum Station D:	\$930,947.94
Base Bid Sub-Total:	\$2,218,360.89
Vacuum Station E:	\$481,220.34
Vacuum Station G:	\$420,711.88
Vacuum Station I:	\$417,709.68
Vacuum Station JK:	\$471,138.47
Additive Alternate Sub-Total:	\$1,790,780.37
Complete Bid Total:	\$4,009,141.26

In Summary, Belle's proposal has been determined to meet all project requirements. The ranking committee has recommended that the project be awarded to Belle Construction Services in the amount of \$2,218,360.89 up to a potential total of \$4,009,141.26 dependent on the Boards decision on the project Additive Alternates. WEC agrees with the ranking committee's recommendation and would like the Board to consider the Additive Alternates bearing in mind



that the current odor control systems are approaching the end of their life cycle and will require the proposed changes whether that be as a part of this project or within the coming years.

Key Largo Wastewater Treatment District

103355 Overseas Highway
 Key Largo, FL 33037
 Phone: (305) 451-4019
 www.klwtd.com



March 18, 2025

NOTICE OF INTENT TO AWARD

Solicitation Title	KLWTD Vacuum Stations Odor Control Project
Procurement Method	Request for Proposal (RFP)
Solicitation Number	RFP-03105.078.200-0-2025/DC
Contracting Entity	Key Largo Wastewater Treatment District
Solicitation Submission Deadline	February 4, 2025 at 2:00PM EST
Solicitation Opening Day & Time	February 4, 2025 at 2:00PM EST

The following Proposers submitted responses to the above Solicitation:

Name	Street Address	City, State, Zip
Reynolds Construction, LLC	12421 San Jose Blvd, Ste 200B	Jacksonville, FL 32223
Belle Construction Services, LLC	95175 Overseas Highway	Key Largo, FL 33037

After taking into consideration the evaluation factors set forth in the Solicitations described above and the responses submitted by the Proposers listed above, at its regularly scheduled meeting held on March 18th, 2025, the Board of Commissioners of the Key Largo Wastewater Treatment District voted to authorize the District Engineer to enter contract negotiations with Belle Construction Services.

Proposers are hereby notified that in accordance with the KLWTD's Procurement Policy and the Solicitation documents, they have limited rights to protest the Intent of Award. **A protest may be filed no later than TEN (10) CALENDAR DAYS after receipt of oral or written notification of the Intent to Award.** A protest must comply with the requirements of Section 4-401.02.2 of the KLWTD Procurement Policy, which can be found online at www.klwtd.com.

This Notice of Intent to Award is subject to execution of a written contract and, as a result, this Notice does NOT constitute the formation of a contract between the KLWTD and the apparent successful Proposer. The apparent successful Proposer shall not acquire any legal or equitable rights relative to the Solicitation and/or Notice of Intent to Award until a contract containing terms and conditions acceptable to the KLWTD is executed. If the apparent successful Proposer fails to negotiate and execute a contract with the KLWTD, the KLWTD may revoke the award and award the contract to the next highest ranked Proposer or reject all proposals. The KLWTD further reserves the right to cancel this Notice of Intent to Award at any time prior to the execution of a written contract.

The apparent successful Proposer is instructed not to begin work, purchase materials, or enter into subcontracts relating to the project until both the Proposer and the Key Largo Wastewater Treatment District have signed the contract.

This Notice of Intent to Award is being transmitted to all the Proposers listed above via the USPS, by ordinary mail, to the addresses shown in their Proposals, and is being posted to DemandStar on this date.

The Key Largo Wastewater Treatment District would like to thank all the Proposers for their time and effort in preparing a response to this solicitation. We appreciate your interest in doing business with the District. We invite you to contact the KLWTD if you would like additional information or have any questions about the evaluation process.

Sincerely,

Laura Weinstock
Project Administration
Email: clerk.rfp@klwtd.com
Phone: (305) 451-4019 Ext 307