

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

Meeting Date:
April 7, 2026

Agenda Item Number: O-1

Action Required:
No

Department:
Engineering

Sponsor:
Steve Suggs

Subject:
Monroe County Winston Waterways Improvements - Conflict Cost Estimate

Summary of Discussion:

A memo will be presented outlining Apex Opinion of Probable Cost associated with Monroe County's Winston Waterways Stormwater Improvements Project.

Reviewed / Approved

Financial Impact

Attachments

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

\$ 5,014,348.13
Expense
Funding Source:
N/A
Budgeted:
Partially

1. Opinion of Probable Cost -
KLWTD Utility Conflict Resolutions
Memo

Approved By:  Date: 04/02/2026
General Manager



MEMORANDUM

To: KLWTD Board of Commissioners

From: Richard Lindsay

Date: April 1, 2026

RE: Preliminary Opinion of Probable Cost – KLWTD Utility Conflict Resolutions Associated with Winston Waterways Stormwater Improvements

This memorandum is provided to present a preliminary opinion of probable cost for anticipated Key Largo Wastewater Treatment District (KLWTD) utility conflict resolution work associated with Monroe County’s proposed Winston Waterways Stormwater Improvements project. The attached cost estimate is based on review of the most recent 90% design submission prepared by HDR and WSP, together with KLWTD record information currently available to Apex.

ENGINEER'S OPINION OF PROBABLE COST (OPC) - Winston Waterways Conflict Resolution				
Conflict Resolution	Quantity	Units	Unit Cost	Total Cost
Vacuum Main Reroute				
Mobilization (5%)	1	LS	\$ 177,450.00	\$ 177,450.00
Bonds & Ins (2.5%)	1	LS	\$ 88,725.00	\$ 88,725.00
Subtotal:				\$ 266,175.00
Vacuum Main Reroute				
Tamarind Rd.	1900	LF	\$ 250.00	\$ 475,000.00
La Paloma Rd.	2700	LF	\$ 250.00	\$ 675,000.00
Valencia Rd	320	LF	\$ 250.00	\$ 80,000.00
Blue Heron Ln.	1	LS	\$ 18,000.00	\$ 18,000.00
2nd Ln.	200	LF	\$ 250.00	\$ 50,000.00
3rd Ln.	200	LF	\$ 250.00	\$ 50,000.00
4th Ln.	200	LF	\$ 250.00	\$ 50,000.00
5th Ln.	1	LS	\$ 12,000.00	\$ 12,000.00
6th Ln.	1	LS	\$ 12,000.00	\$ 12,000.00
7th Ln.	1	LS	\$ 12,000.00	\$ 12,000.00
Cardinal Ln.	1	LS	\$ 12,000.00	\$ 12,000.00
Reconnection of Service Laterals	100	EA	\$ 2,500.00	\$ 250,000.00
Subtotal:				\$ 1,696,000.00
New Vacuum Pit Install	64	EA	\$ 20,000.00	\$ 1,280,000.00
Vacuum Pit Adjustments				
Pit Adjustment	24	EA	\$ 12,000.00	\$ 288,000.00
Rim Adjustment	2	EA	\$ 4,000.00	\$ 8,000.00
Subtotal:				\$ 11,384.62
Cleanout Adjustment	12	EA	\$ 6,000.00	\$ 72,000.00
Concrete Encasement	9	EA	\$ 4,000.00	\$ 36,000.00
Restoration (5% Construction)	1	LS	\$ 169,000.00	\$ 169,000.00
Construction Subtotal:				\$ 3,815,175.00
CEI (7.5% of Construction) Subtotal:				\$ 286,138.13
Estimated Design (Based on Current Progress) Subtotal:				\$ 150,000.00
Project Total Cost:				\$ 4,251,313.13
Contingency (20% of Construction)				\$ 763,035.00
Project Total Cost with Contingency:				\$ 5,014,348.13

The purpose of this estimate is to provide the Board with a planning-level understanding of the potential magnitude of work and associated cost exposure resulting from conflicts identified between the proposed stormwater improvements and existing KLWTD infrastructure. The estimate includes anticipated vacuum main reroutes, new vacuum pit installations, vacuum pit adjustments, cleanout adjustments, and localized concrete encasement where necessary to maintain separation and protect existing facilities.

This estimate has been developed using KLWTD record drawings, available as-built information, and the utility conflict information presently reflected in the 90% plans. As such, the estimate should be understood as preliminary in nature. Ongoing coordination between KLWTD, Apex, HDR, and WSP continues to identify and refine conflict locations, particularly as additional information becomes available regarding private property drainage connections and more precise field understanding of KLWTD utility locations. For that reason, many individual line-item quantities remain subject to change as design advances and conflict resolutions are further developed.

The attached estimate also includes a 20% contingency. This contingency is intended to account for additional conflicts and adjustments that may be confirmed during field verification and construction, including discrepancies between record information and actual installed utility conditions. Given the nature of the project and the density of existing facilities within the corridor, some variation in final quantities and means of resolution should be anticipated.

In several cases, proposed resolutions may require coordination with individual property owners. This is particularly true where cleanout adjustments, vacuum pit relocations, or service modifications affect private-side piping or require work near or within private property access areas. Accordingly, final implementation of certain conflict resolutions may depend not only on engineering refinement, but also on property owner coordination and approval.

It should also be noted that HDR and WSP have been cooperative throughout the recent coordination process and have demonstrated a willingness to adjust elements of the proposed stormwater design, where feasible, in order to avoid conflicts with KLWTD infrastructure or to assist in facilitating utility relocation efforts. That ongoing coordination remains important and may reduce the extent of some currently anticipated relocations as design progresses.

Based on the current review of the 90% submittal, on-going coordination efforts, and available KLWTD records, the attached preliminary opinion of probable cost indicates an estimated total project cost, inclusive of construction, engineering, CEI, and contingency, of **\$5,014,348.13**. This estimate is intended for budgeting and planning purposes only and should be expected to evolve as additional design coordination, field verification, and conflict resolution analysis are completed.