

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

Meeting Date:
July 21, 2026

Agenda Item Number: M-2

Action Required:
Yes

Department:
Capital Projects

Sponsor:
Steve Suggs

Subject:
KLWTD Vacuum Stations Odor Control - Change Order #3

Summary of Discussion:

Change Order #3 presents two options to address the deteriorated and leaking fuel belly tank at Vacuum Station E. Option 1 provides for replacement of the existing belly tank for an increase of \$167,311.63 and 155 calendar days. Option 2 provides for replacement of the generator and belly tank for an increase of \$468,298.19 and 365 calendar days. Both options also include additional odor control tank maintenance flanges and stainless-steel supports for the new generators at Vacuum Stations A and D.

<u>Reviewed / Approved</u>	<u>Financial Impact</u>	<u>Attachments</u>
Operations: _____	\$ 167,311.63	1. Change Order #3 Memo 2. Change Order #3 Form Option 1 3. Change Order #3 Form Option 2
Administration: _____	Expense	
Finance: _____	Funding Source:	
District Counsel: _____	District	
District Clerk: _____	Budgeted:	
Engineering: _____	No	

Approved By: _____


General Manager

Date: 7-16-26



Memorandum

Date: July 21, 2026
To: Peter Rosasco, KLWTD General Manager
From: Steve Suggs, P.E. – Principal Engineer, Apex Companies LLC
CC: KLWTD Board of Commissioners
Regarding: KLWTD Vacuum Stations Odor Control – Change Order #3

The purpose of this memorandum is to present two options for addressing the deteriorated fuel belly tank associated with the Vacuum Station E generator, and to present two separate optional maintenance improvements associated with the HICARB-100 odor control tanks and new generators as requested by KLWTD Staff.

The following sections summarize each Potential Change Order (PCO), including the proposed scope, general justification, and associated cost impact. Formal Change Order documentation for the fuel tank replacement alternatives is included in Appendices A and B.

1.0 PCO #1, #2, and #3 - Vacuum Station E Fuel Tank Replacement Options

The existing fuel belly tank serving the Vacuum Station E generator has been observed to be deteriorating and leaking. As a temporary measure, the existing 300 kW generator is currently being served by a 500-gallon day tank. This temporary configuration provides limited generator runtime and is not intended to serve as a permanent fuel storage solution.

The following two PCOs (PCO No. 1 & 2) present alternative methods for resolving the issues with the existing belly tank.

1.1 PCO #1 – Belly Tank Replacement

This option is to replace the existing deteriorated belly fuel tank for the Generator at Vacuum Station E. This method involves replacing the belly tank with an identical one via lifting the generator, removing/replacing the existing belly tank, and setting the generator back atop the new belly tank. Apex has discussed this with KLWTD Staff as the preferred approach due to cost and space; however, the drawback to this method is that the Contractor must verify existing penetrations, attachment points, and other routing of fuel/electrical lines and provide a new fuel tank that fits and functions with the existing generator, making the approach potentially more complex. Apex has confirmed that the Contractor will maintain an emergency generator power supply for the facility throughout all portions of construction.

The cost impact associated with this additional scope results in a \$121,762.50 increase to the project cost.

1.2 PCO #2 – Full Generator Replacement

While Apex was reviewing PCOs from Belle Construction, LLC, Belle indicated that they would be willing to honor the prices for the 400kW generator and fuel tank procurement and installation as outlined in the base bid of the odor control project (provided KLWTD purchase the equipment through ODP to avoid sales tax). This method of replacement would retain the existing 300kW generator as a spare or available for KLWTD sale and provide a new generator and belly tank.

The cost impact associated with this additional scope results in a \$422,749.06 increase to the project cost.

2.0 PCO #3 – Additional Flanges for Maintenance Access (Optional – Recommended)

KLWTD staff have noted that additional flanges to allow the odor control tank lids to be fully taken off would assist with operational duties, specifically maintenance. The addition of four (4) flanges at each vacuum station would allow for staff to remove the lids of each odor control tank and facilitate hosing down tank interiors. During design it was thought that the horizontal man-way access lids on each tank would provide sufficient access for maintenance staff to properly clean the interior of each tank, though once installed field staff indicated that these lids do not provide enough clearance for staff to efficiently facilitate deep cleaning of the odor control tanks. PCO #3 includes two (2) flanges for each odor control tank, four (4) per station, twenty-four (24) total for KLWTD Board decision.

The cost impact associated with this additional scope results in a \$22,391.75 increase to the project cost.

3.0 PCO #4 – Stainless-Steel I Beam Supports to Elevate New Generators (Optional – Recommended)

Currently, the new generators at Vacuum Station A and D are designed to be placed on equipment pads and a neoprene strip is to be installed along the belly tank to concrete interface to prevent direct contact between the tank and slab. The equipment pads have been installed to slope away from the generator to further prevent water-related damage. KLWTD staff indicated the generator at Vacuum Station J/K is currently resting on carbon steel I beams and have expressed that the I beams are holding up well. This PCO is to include (2) 8" 314-Stainless-Steel I beams per manufacturer recommendation to elevate the new generators at station A and D.

The cost impact associated with this additional scope results in a \$23,157.38 increase to the project cost.

4.0 Cost Summary

The tables below outline the cost impacts associated with the proposed work to be incorporated into the construction contract as Change Order #3. Two options are provided for consideration: Each option outlines one method for replacing the corroded fuel tank at Vacuum Station E, in addition to both optional PCOs described above.

The table below outlines the cost impact associated with the proposed work under Option 1.

Option 1 Cost Summary			
PCO No.	Description	Cost	Add'l Time
1	Belly Tank Replacement	\$121,762.50	155 days
3	Additional Maintenance Flanges	\$22,391.75	N/A
4	I-Beam Supports for New Generators	\$23,157.38	N/A
Total Change Order Amount		\$167,311.63	155 days

The table below outlines the cost impact associated with the proposed work under Option 2.

Option 2 Cost Summary			
PCO No.	Description	Cost	Add'l Time
2	Full Generator Replacement	\$422,749.06	365 days
3	Additional Maintenance Flanges	\$22,391.75	N/A
4	I-Beam Supports for New Generators	\$23,157.38	N/A
Total Change Order Amount		\$468,298.19	365 days

5.0 Recommendation

Apex recommends proceeding with Option 1, including replacement of the existing belly tank at Vacuum Station E and completion of the two optional maintenance improvements described herein. Although the existing generator is approximately 18 years old, it remains in good condition due to KLWTD's proper care and maintenance and has accumulated relatively low operating hours.

Option 1 provides an efficient and cost-effective means of correcting the deteriorated fuel tank while retaining serviceable equipment, whereas Option 2 for full generator and fuel tank replacement is provided for board consideration of replacement of aging equipment, at a higher cost and longer lead time.

Attachment(s):

- Appendix A: Change Order Form for Option 1
- Appendix B: Change Order Form for Option 2

Appendix A

Change Order Form for Option 1

SECTION 00950
CHANGE ORDER FORM

CONTRACTOR ("Contractor"): Belle Construction Services, LLC	CHANGE ORDER No. 3 PROJECT TITLE: KLWTD Vacuum Stations Odor Control PROJECT No. 03105.086
OWNER: Key Largo Wastewater Treatment District ("Owner" or "District") 103355 Overseas Highway Key Largo, FL 33037	ENGINEER: Weiler Engineering Corporation 6805 Overseas Hwy Marathon, Florida 33050
DATE OF ISSUE: July 21, 2026	EFFECTIVE DATE: July 21, 2026
Description of Work to be Performed: The Contractor is hereby authorized and directed to perform the following Work, generally described as: Procurement and Installation of New Fuel Belly Tank, Add'l Maintenance Flanges, and I-Beam Supports for New Generators. Reason for Change: The purpose of this change order is to add an additional \$167,311.63 to the contract price and 155 days for the Contractor to complete additional scope related to the Fuel Belly Tank Replacement, Add'l Maintenance Flanges, and I-Beam Supports for New Generators. Work to be Performed is more specifically described as: Procurement and installation of new fuel belly tank, additional flanges, and necessary appurtenances; Decommissioning of existing fuel belly tank; removal of existing temporary fuel tank; site work; and electrical work necessary for start-up following installation as described in the construction documents. Attachments: PCO #1 – Belly Tank Replacement; PCO #3 – Add'l Flanges for Maintenance Access; PCO #4 – Stainless-Steel I-Beam Supports to Elevate New Generators	
Total Proposed Decrease in Contract Price and Contract Time for this Change Order	
Change in Contract Price: \$167,311.63	Increase (decrease) in Contract Time (Calendar days): 155 Days
Acknowledgments: The aforementioned change, and work affected thereby, is subject to and governed by all provisions of the original Agreement and RFP. It is expressly understood and agreed that the approval of this Change Order shall have no effect on the original Agreement, including all GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, and STANDARD SPECIFICATIONS, other than matters expressly provided herein. This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Change Order constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order. Owner may require consent of the Contractor's surety, if any, to the terms of this Change Order.	
Original Contract Price: \$4,009,141.26	Original Contract Time: 330 Days (calendar days or dates)

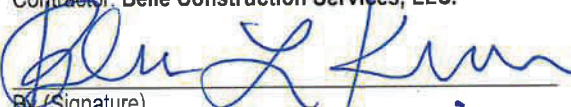
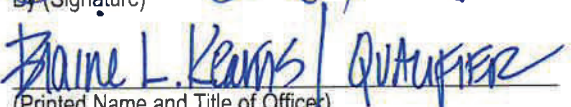
SUMMARY OF PRIOR CHANGE ORDERS			
C-O No.	Description of Change	Change in Contract Price	Change in Contract Time
1	(2) Generators ODP	\$(1,401,110.92)	0 Days
2	Time-only for Generator Delivery	\$0.00	195 Days
3		\$	0 Days
4		\$	0 Days
5		\$	0 Days
6		\$	0 Days
TOTAL OF ALL PRIOR CHANGES		\$(1,401,110.92)	195 Days
CURRENT CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders BUT before adjusting for this Change Order)		\$2,608,030.34	525 Days
NEW CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders AND this Change Order)		\$2,775,341.97	680 Days
Original Contract Substantial Completion Date: February 4, 2026		New Contract Substantial Completion Date: January 20, 2027	
APPROVAL AND CHANGE ORDER AUTHORIZATION			
Contractor: Belle Construction Services, LLC.  By (Signature)  Blaine L. Kearns / Qualifier (Printed Name and Title of Officer) (Date) <u>7.14.26</u> ATTEST: _____ (Secretary) _____ (Corporate Seal)		Owner: Key Largo Wastewater Treatment District _____ By (Signature) <u>Peter Rosasco, General Manager</u> (Printed Name and Title of Officer) (Date) _____ ATTEST: _____ District Clerk _____ (Seal)	

Appendix B

Change Order Form for Option 2

SECTION 00950
CHANGE ORDER FORM

CONTRACTOR ("Contractor"): Belle Construction Services, LLC	CHANGE ORDER No. 3 PROJECT TITLE: KLWTD Vacuum Stations Odor Control PROJECT No. 03105.086
OWNER: Key Largo Wastewater Treatment District ("Owner" or "District") 103355 Overseas Highway Key Largo, FL 33037	ENGINEER: Weiler Engineering Corporation 6805 Overseas Hwy Marathon, Florida 33050
DATE OF ISSUE: July 21, 2026	EFFECTIVE DATE: July 21, 2026
Description of Work to be Performed: The Contractor is hereby authorized and directed to perform the following Work, generally described as: Procurement and Installation of New Generator and Fuel Tank, Add'l Maintenance Flanges, and I-Beam Supports for New Generators. Reason for Change: The purpose of this change order is to add an additional \$468,298.19 to the contract price and 365 days for the Contractor to complete additional scope related to the Full Generator Replacement, Add'l Maintenance Flanges, and I-Beam Supports for New Generators. Work to be Performed is more specifically described as: Procurement and installation of new generator and fuel tank, concrete pad extension, additional flanges, and necessary appurtenances; Decommissioning of existing fuel belly tank; removal of existing temporary fuel tank, belly tank, and generator; site work; and electrical work necessary for start-up following installation as described in the construction documents. Attachments: PCO #2 – Full Generator Replacement; PCO #3 – Add'l Flanges for Maintenance Access; PCO #4 – Stainless-Steel I-Beam Supports to Elevate New Generators	
Total Proposed Decrease in Contract Price and Contract Time for this Change Order	
Change in Contract Price: \$468,298.19	Increase (decrease) in Contract Time (Calendar days): 365 Days
Acknowledgments: The aforementioned change, and work affected thereby, is subject to and governed by all provisions of the original Agreement and RFP. It is expressly understood and agreed that the approval of this Change Order shall have no effect on the original Agreement, including all GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS, and STANDARD SPECIFICATIONS, other than matters expressly provided herein. This Change Order constitutes full and mutual accord and satisfaction for the adjustment of the Contract Price and Contract Time as a result of increases or decreases in cost and time of performance caused directly and indirectly from the change. Acceptance of this Change Order constitutes an agreement between OWNER and CONTRACTOR that the Change Order represents an equitable adjustment to the Agreement and that CONTRACTOR shall waive all rights to file a Contract Claim or claim of any nature on this Change Order. Execution of this Change Order shall constitute CONTRACTOR's complete acceptance and satisfaction that it is entitled to no more costs or time (direct, indirect, impact, etc.) pursuant to this Change Order. Owner may require consent of the Contractor's surety, if any, to the terms of this Change Order.	
Original Contract Price: \$4,009,141.26	Original Contract Time: 330 Days (calendar days or dates)

SUMMARY OF PRIOR CHANGE ORDERS			
C-O No.	Description of Change	Change in Contract Price	Change in Contract Time
1	(2) Generators ODP	\$(1,401,110.92)	0 Days
2	Time-only for Generator Delivery	\$0.00	195 Days
3		\$	0 Days
4		\$	0 Days
5		\$	0 Days
6		\$	0 Days
TOTAL OF ALL PRIOR CHANGES		\$(1,401,110.92)	195 Days
CURRENT CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders BUT before adjusting for this Change Order)		\$2,608,030.34	525 Days
NEW CONTRACT PRICE AND TIME (Adjusted by Prior Change Orders AND this Change Order)		\$3,076,328.53	890 Days
Original Contract Substantial Completion Date: February 4, 2026		New Contract Substantial Completion Date: August 18, 2027	
APPROVAL AND CHANGE ORDER AUTHORIZATION			
Contractor: Belle Construction Services, LLC.  By (Signature)  (Printed Name and Title of Officer) (Date) _____ ATTEST: _____ (Secretary) (Corporate Seal)		Owner: Key Largo Wastewater Treatment District _____ By (Signature) Peter Rosasco, General Manager (Printed Name and Title of Officer) (Date) _____ ATTEST: _____ District Clerk (Seal)	