



MEMORANDUM

Date: August 8, 2024

To: Honorable Mayor and Commissioners

Via: Todd Stoughton
Interim City Manager

From: Matt Willman
Interim Utilities Director

Subject: **File ID 24-6064: Approving Change Order 2 from Charley Toppino & Sons, Inc. in the amount of \$137,624.39 to hire Engineered Coatings Solutions, LLC to clean and rehabilitate the Chloring Contact Basin at the Richard A. Heyman Environmental Protection Facility (RAHEPF).**

Introduction

Authorizing the City Manager to approve Change Order 2 from Charley Toppino & Sons, Inc. to hire Engineered Coating Solutions, LLC. to remove and clean out the excessive form material and debris left in two void chambers and provide concrete leak repair and sealing of the chlorine contact basin at the Richard A. Heyman Environmental Protection Facility on Fleming Key in the amount of \$137,624.39 and approving any necessary budget transfers.

Background

The Richard A. Heyman Environmental Protection Facility (RAHEPF) was placed into service in 1988. The treatment facility is located on Fleming Key. All wastewater from the City of Key West is pumped to this facility for treatment and disposal. The facility uses drilled pilings for structural support and consists of several concrete buildings and concrete process structures. Over the years, plant personnel have identified structural areas that require rehabilitation or repair to concrete surfaces.

There currently are a series of concrete spalling areas, some that have visible leaks in the utilidor area, under and along the chlorine contact basin at RAHEPF. Staff tasked Perez Engineering to design plans for remedial repair. Based on those plans, staff requested a proposal from Charley Toppino and Sons, Inc. (CTS) to do the repairs under their General Utilities Services Contract. The original task order approved with Resolution 23-286 included cutting six access holes to create permanent hatches in two void areas that run along either side of the contact basin. It was suspected that there would be additional leaking and

concrete damage within the voids but there was no access to completely inspect. The City tried inserting a camera into two drain scuppers in the void areas but could not get a clear visual.

CTS began cutting the concrete for the hatches and found the concrete to be thicker than the eight inches called out in the plans. It is 9 ½” to 10” thick and CTS did not have the equipment necessary to penetrate the concrete and steel reinforcement of that thickness. They were issued change order 1 which authorized CTS to hire ABC Concrete Cutting, Inc. The hatch openings have since been cut and the hatches have been installed and inspection within the void areas resulted in an amount of form material and debris left over from original construction that was not anticipated. It was suspected that after Change Order 1 was issued and after inspection that a second change order would probably be necessary for the cleaning and additional leak repair.

CT&S’s original subcontractor, Pneumatic Restoration South, Inc., who quoted \$28,150.00 and no more than 40 hours of work, backed away from the job when they were able to see the scope of work. CT&S then reached out to two other subcontractors for quotes. Paints & Coatings, Inc. provided a quote of \$186,000.00 and Engineered Coatings Solutions, LLC (ECS) provided a quote of \$151,138.73. The City has used ECS on other leak repair jobs in the past and is pleased with their work. The City also reached out to Perez Engineering for review and comment on the unanticipated additional work involved. They agree that the new quote is reasonable due to the unforeseen condition.

Procurement

Staff has reviewed the change order from Charley Toppino & Sons, Inc. and finds that the added amount of \$137,624.39 to clean and remove debris and repair concrete per plans is reasonable. CTS is performing the work under the General Utilities Services Contract authorized by Resolution 21-125. The original task order was approved per Resolution 23-286. Funds for Change Order 2 will require a budget transfer from account 401-3504-535-6500 / SE35042002 which has extra, available funding due to a deductive change order, to account 401-3504-535-4600.

Recommendation

The City Manager’s Office recommends that the Mayor and Commission approve Change Order 2 from Charley Toppino & Sons, Inc. in the amount of \$137,624.39 to hire Engineered Coatings Solutions, LLC to clean and remove excessive debris in the concrete void areas along the chlorine contact basin and perform all necessary concrete and leak repairs per Perez Engineering plans at the Richard A. Heyman Environmental Protection Facility and authorize the City Manager to execute any necessary documents upon consent of the City Attorney and execute any necessary budget transfers.

Attachments:

- A. Exhibit 1 Change Order 2-CTS with supporting documentation
- B. Exhibit 2 Resolution 23-286