



**PCCO #004**

Project: 24002 - John Jones Navigation Center  
5537 College Rd.  
Key West, Florida 33040

## Prime Contract Change Order #004: Force Main, Lift Station, Sidewalk Credit, and Added Roof Insulation

<b>TO:</b>	The City of Key West 1300 White Street Key West, Florida 33040	<b>FROM:</b>	Keystar Inc 5450 Macdonald Ave Suite #3 Key West, Florida 33040
<b>DATE CREATED:</b>	12/19/2024	<b>CREATED BY:</b>	Jeremy Mosher (Keystar Inc)
<b>CONTRACT STATUS:</b>	Approved	<b>REVISION:</b>	0
<b>DESIGNATED REVIEWER:</b>		<b>REVIEWED BY:</b>	
<b>DUE DATE:</b>		<b>REVIEW DATE:</b>	12/19/2024
<b>INVOICED DATE:</b>		<b>PAID DATE:</b>	
<b>SCHEDULE IMPACT:</b>	SCHEDULE WILL BE IMPACTED. ACTUAL IMPACT TBD	<b>EXECUTED:</b>	No
<b>REVISED SUBSTANTIAL COMPLETION DATE:</b>	TO BE DETERMINED UPON COMPLETION OF LIFT STATION WORK	<b>SIGNED CHANGE ORDER RECEIVED DATE:</b>	
<b>CONTRACT FOR:</b>	01:John Jones Navigation Center	<b>TOTAL AMOUNT:</b>	\$419,617.30

**DESCRIPTION:**

Furnish and install a new turnkey sewage lift station system with all associated valves, guide rails, lifting chains, floats, grinder pumps, controls, piping, 2" force main (to connect to KVRU System near College Road), dewatering, trench safety, MOT, etc. per plan sheets C-500, C-501, and C-706 by Perez Engineering digitally signed 11.01.2024. Force main to be installed utilizing directional drilling. Keystar electrician to bring power to disconnect mounted at lift station from new breaker located inside new building. All lift station electric, controls, low voltage, concrete support for control panel, startup etc. are included. Keystar plumber to bring domestic water and hose bib to the lift station as shown. Final path of directional drilling and drill pit locations will need to be reviewed and approved by Monroe County Sheriff and City of Key West and could affect this pricing if major variations are required from attached proposed route. Keystar will not be responsible for damage to existing utilities if encountered during drilling due to lack of complete as built. Monitoring and maintenance of lift station is to be by others.

**NOTE: \*\*Lead time for lift station is currently 16 weeks from date of approval/release which could potentially affect final project completion by 80 +/- days. Lift station will be released immediately upon City of Key West/Perez Engineer's approvals, however Keystar reserves our rights for extended time and associated costs related to this delay, until actual delays to the project are realized.**

Provide credit for leaving existing sidewalk in place at entrance to new building as shown in blue on the attached sketch. An allowance of \$5,000 is included for miscellaneous repairs to this sidewalk as requested by the City of Key West.

Furnish and install additional layer of 2" ISO with associated adhesive and labor at roof deck to level out hollow core plank thickness variations due to structural changes. This work was required by Fibertite to maintain roof warranty.

**ATTACHMENTS:**

**POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:**

PCO #	Title	Schedule Impact	Amount
014	Force Main and Lift Station		\$398,713.30
015	Credit for Leaving Existing Sidewalk in Place and Adding Additional Roof Insulation		\$20,904.00
<b>Total:</b>			<b>\$419,617.30</b>

**CHANGE ORDER LINE ITEMS:**

**PCO # 014: Force Main and Lift Station**

#	Budget Code	Description	Amount
1	16-005.SUB Electrical.Subcontractor	Breaker and Power to Lift Station	\$9,366.00
2	15-005.SUB Plumbing.Subcontractor	Credit for Original Tie-in	\$(12,295.00)
3	02-030.SUB Site Preparation.Subcontractor	Lift Station and Force Main	\$384,392.30
4	02-030.SUB Site Preparation.Subcontractor	Additional 2" Conduit	\$17,250.00



PCCO #004

	<b>Grand Total:</b>	<b>\$398,713.30</b>
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PCO # 015: Credit for Leaving Existing Sidewalk in Place and Adding Additional Roof Insulation

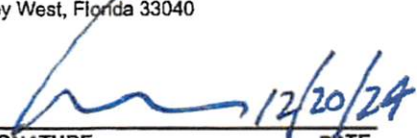
#	Budget Code	Description	Amount
1	02-030.SUB Site Preparation.Subcontractor	Credit for Entry Sidewalk	\$(19,108.00)
2	07-400.SUB Roofing.Subcontractor	Add ISO at Roof Deck	\$40,012.00
<b>Grand Total:</b>			<b>\$20,904.00</b>

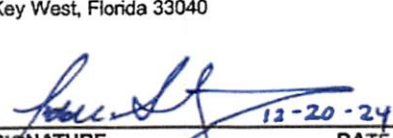
The original (Contract Sum)	\$8,573,874.89
Net change by previously authorized Change Orders	(\$217,913.16)
The contract sum prior to this Change Order was	\$8,355,961.73
The contract sum will be increased by this Change Order in the amount of	\$419,617.30
The new contract sum including this Change Order will be	\$8,775,579.03
The contract time WILL be changed by this Change Order. Actual impact to be determined upon completion of lift station work.	

William Horn (William P. Horn Architect,  
PA)  
915 Eaton Street  
Key West, Florida 33040

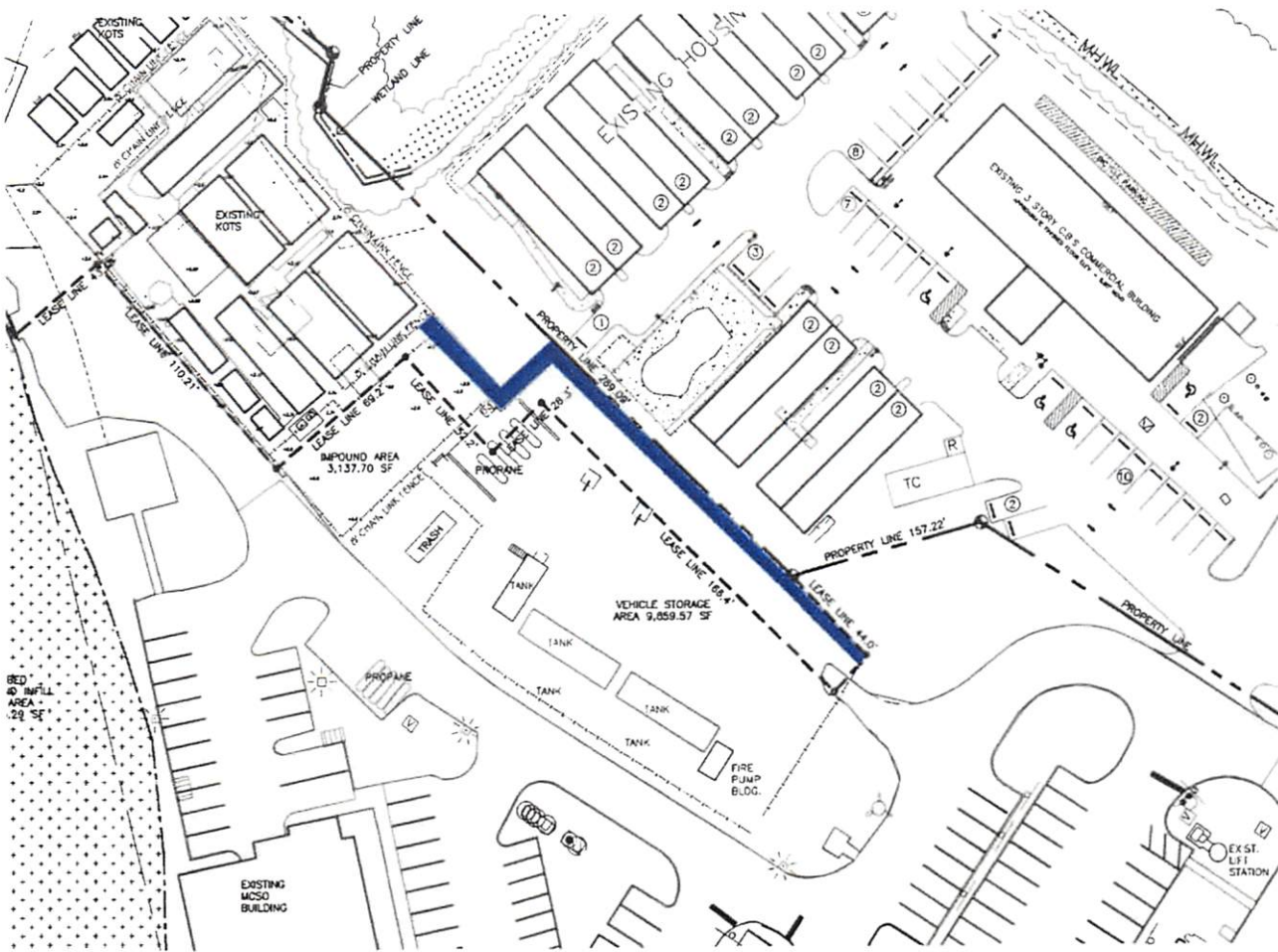
The City of Key West  
1300 White Street  
Key West, Florida 33040

Keystar Inc  
5450 Macdonald Ave Suite #3  
Key West, Florida 33040

  
SIGNATURE                      DATE

  
SIGNATURE                      DATE

  
SIGNATURE                      DATE



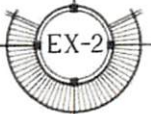
NAVIGATION  
(formerly KOT  
5537 COLLEGE  
KEY WEST, FLORIDA

SEAL



DATE  
11-04-2021 DRC  
11-30-2021 REY  
12-09-2021 DRC  
02-11-2022 PL E  
03-03-2022 PL E  
08-04-2022 D.D  
10-03-2022 502 C  
11-22-2022 052 C  
01-15-2023 1002  
02-07-2023 BLDG  
REVISIONS  
05-16-2023 STA  
06-15-2023 REVI

DRAWN BY  
EMA  
JFS  
CAB  
PROJECT  
NUMBER  
2023



ES NAVIGATION CENTER (formerly KOTS)  
5537 COLLEGE ROAD  
KEY WEST, FLORIDA

**KEYSTAR**  
Bid Set  
Received  
12/13/23