01-22-2026 Proposed Changes – Regular Meeting

Under Item 7 for Discussion Action Items:

A new Item 7c. Discussion/Approval for a Request for Change Order by Pedro Falcon for 'Additional Concrete Slabs at Doors'

1. Change Order Proposal COP-1
2. Original Deducts per Bid

A new Item 7d. Review of the use of Marble Hall: Recreation Committee Request for the use of Marble Hall every 2nd Thursday of the month, starting in February

Under Item 11 Commissioner's Reports and Comments

Under 11a. Commissioner Harding: The addendum to the Wastewater Report

PEDRO FALCON
CONTRACTORS, INC.
31160 Avenue C, Big Pine Key, FL 33043-4516
(305) 872- 2200 - Fax (305) 872-2219
EC 13003416 / CGC 1507617
www.pedrofalcon.com

Request for Change Order

16 January 2026

Project: Key Colony Beach City Hall Hardening & Renovation

PCO Number: 002

Description: Additional Concrete Slabs at Doors

Contractor: Bella Construction of Key West

Additional Patio Slabs	$3,891.00
Subtotal Bella	***$3,891.00***
Subtotal All	***$3,891.00***
Overhead @ 10%	***$389.10***
Profit @ 5%	***$194.55***
SUBTOTAL TOTAL COST	***$4,474.65***
P & P Bond @ 2% of Total Cost	***$89.49***
Total Request for Change Order Amount:	***$4,564.14***

Time Extension: None

Respectfully Submitted,

Ken Bygler
Project Manager

Bella Construction of Key West, Inc.
CGC 1516284
35 Diamond dr., Key West, FL 33040
Office (305) 292.9888
Jonathan@concretebella.com

Change Order Proposal

Date: January 15, 2026
Reference: COP 1 - Additional patio slabs
To: Pedro Falcon Contractors, Inc.
From: Jonathan Hammer
Attn: Ken Bygler
Project Title: 1317 - KCB City Hall
Email: kenb@pedrofalcon.com

Ken,

See below for pricing associated with providing all labor, material, and equipment for the (3) additional concrete patio slabs.

Total COP: Three Thousand Eight Hundred Ninety One Dollars ---------- $3,891

COP Scope Description:

1 Includes all labor, material, and equipment for (3) additional concrete patio slabs as noted below.
2 Includes (2) 8'-6" x 5' x 6" and (1) 5'-6" x 5' x 6" stamped concrete patio slabs per 7/S101.

General Exclusions:

1 Work not outlined above
2 Imported/exported fill material. Base to be provided at required subgrade elevation by others prior to Bella beginning work.
3 Waterproofing, caulking, sealants
4 Concrete sealer/sealants
5 Treated rebar
6 Any special admixtures in concrete mix design
7 Concrete integral color/stain
8 Vapor barrier
9 Termite treatment

Approved:

Contractor: _____

Owner/Contractor: _____

Bella Construction of Key West, Inc.
CGC 1518284
35 Diamond Dr., Key West, FL 33040
Office (305) 292.9888
Jonathan@concretebella.com

Pricing Breakdown

Date: January 15, 2026
To: Pedro Falcon Contractors, Inc.
Attn: Ken Bygler

Reference: COP 1 - Additional patio slabs
From: Jonathan Hammer
Project: 1317 - KCB City Hall

Ken,

See below for pricing associated with providing all labor, material, and equipment for the (3) additional concrete patio slabs.

	Un.	Conc.	material	Rebar	CMU	Labor	Equip.	Disposal	Subs	sub total
(3) Patio slabs										
Excavate TE/minor grading/compacting	1 LS					208	25			
Form & strip	75 SFCA		240			468				
Rebar	377 LBS			268		312				
Concrete	3 CY	745								
Pump	3 CY					156	162			
Place and Finish (Stamped)	3 CY					624	35			
		745	240	268		1,768	222			3,243

Subtotal		3,243
OH&P	20%	649
Total COP		**$3,891**

Approved:
Contractor:

Owner/Contractor:

DEDUCTS

Bidders shall provide a separate price for each of the following deductive items. Prices shall represent the amount to be deducted from the Base Bid if the item is not included in the final scope of work. Deductive prices should be complete and include all associated cost adjustments, overhead, and profit. Award of the Contract will be based on the Base Bid amount only; deductive alternate pricing will be considered for evaluation purposes and potential scope adjustments after award.

Item No.	Description	Deductive Amount ($)
1	Staff Patio Pergola	$29,743.00
2	Marble Hall Patio Pergola	$97,861.00
3	Staff Patio Concrete Slab	$6,176.00
4	City's Use of Marble Hall throughout Project	$0.00
5	Marble Hall Patio Slab	$11,841.00
6	Marble Hall – New Ceiling and Lighting	$56,799.00
7	Generator (General Contractor to install slab, conduits, and transfer switch; City to install generator in the future)	$109,653.00
8	All Landscaping and Irrigation (General Contractor to install planters; City to install landscaping in the future)	$161,670.00

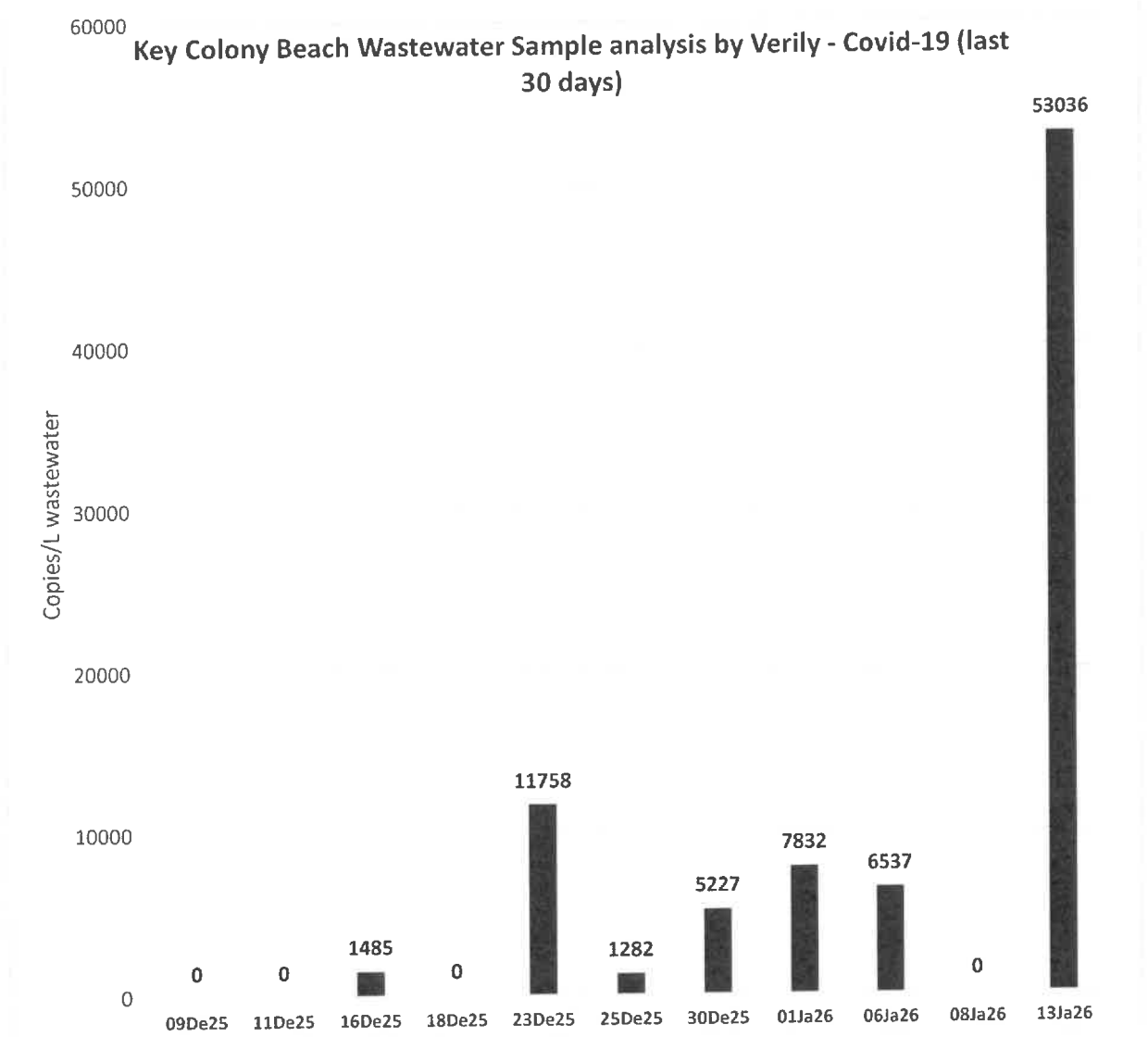
Spalling Repair Per Square Foot $855.00

City of Key Colony Beach

Wastewater Sampling Update for Concern Virus's – January 19, 2026

Specific data for Key Colony Beach – wastewater sampling:

No Detections were found for the following viruses in the last 30 days for KCB: Influenza A H5, A H1, NVO, MPX Clade 1, Measles, therefore plot was not included. Detections for the viruses below in the last 30 days for KCB (raw data):



Wastewater Sampling Update for Concern Virus's – January 19, 2026

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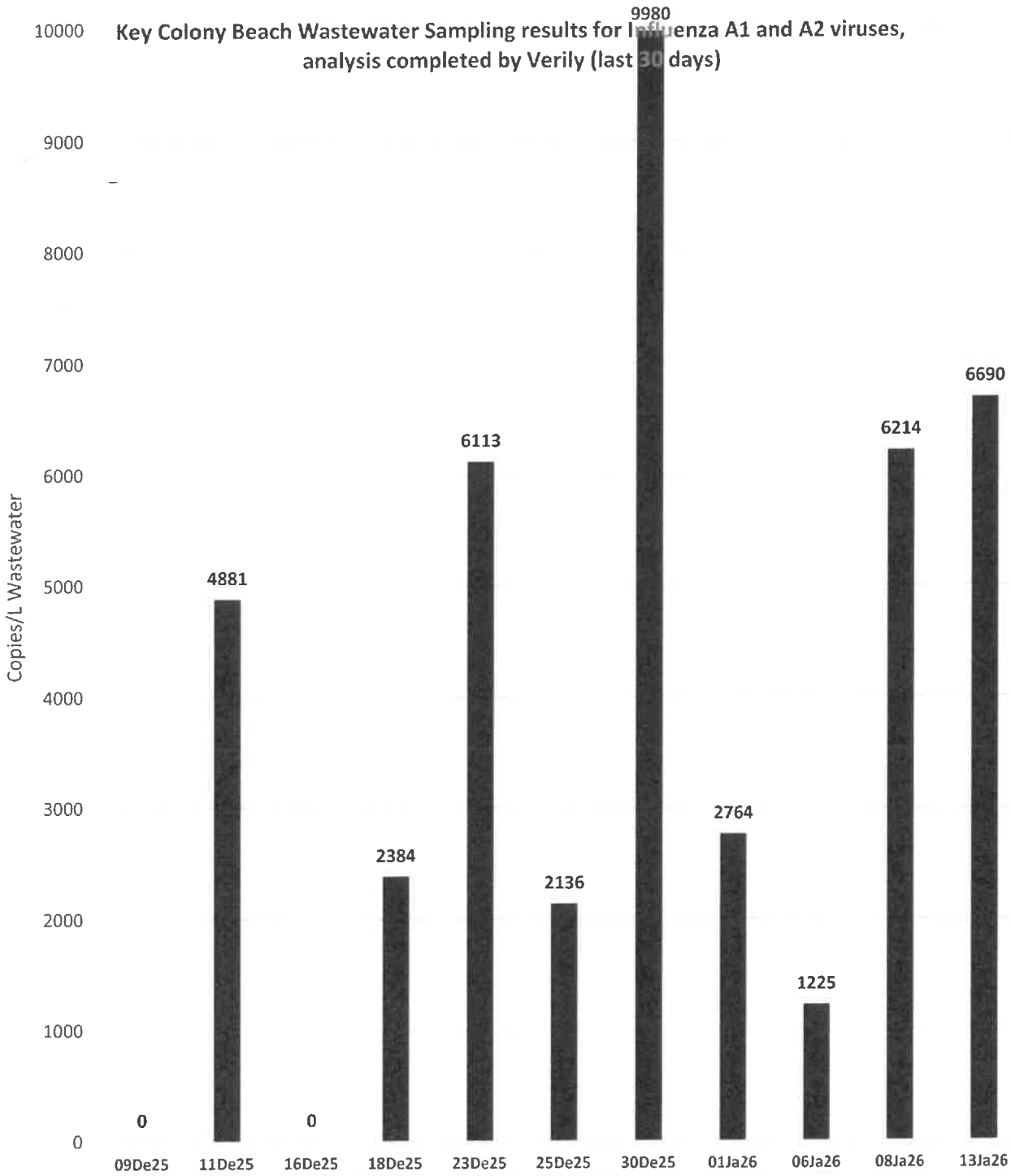

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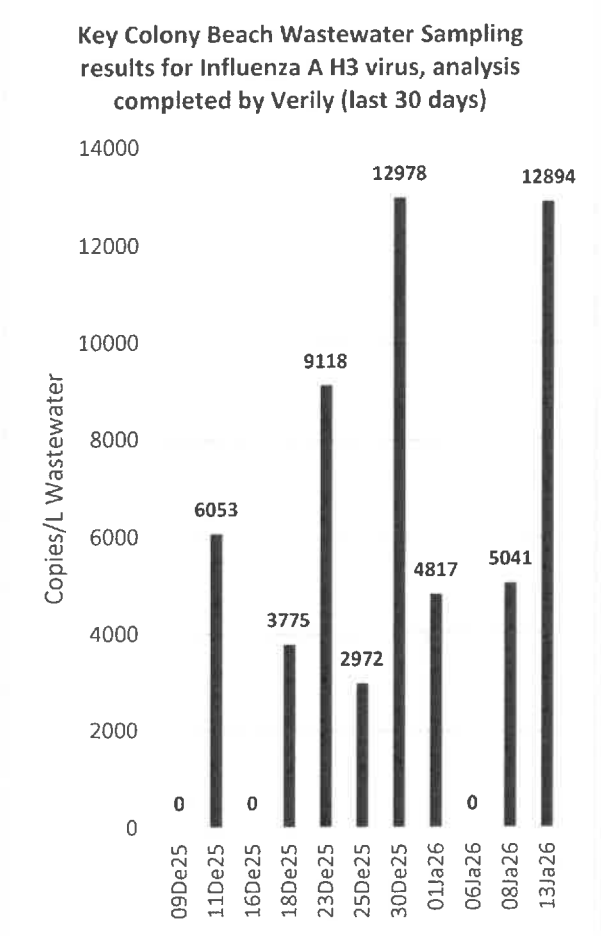
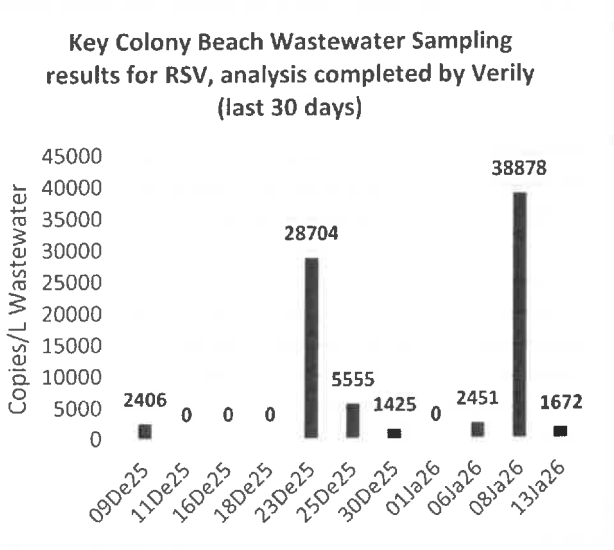
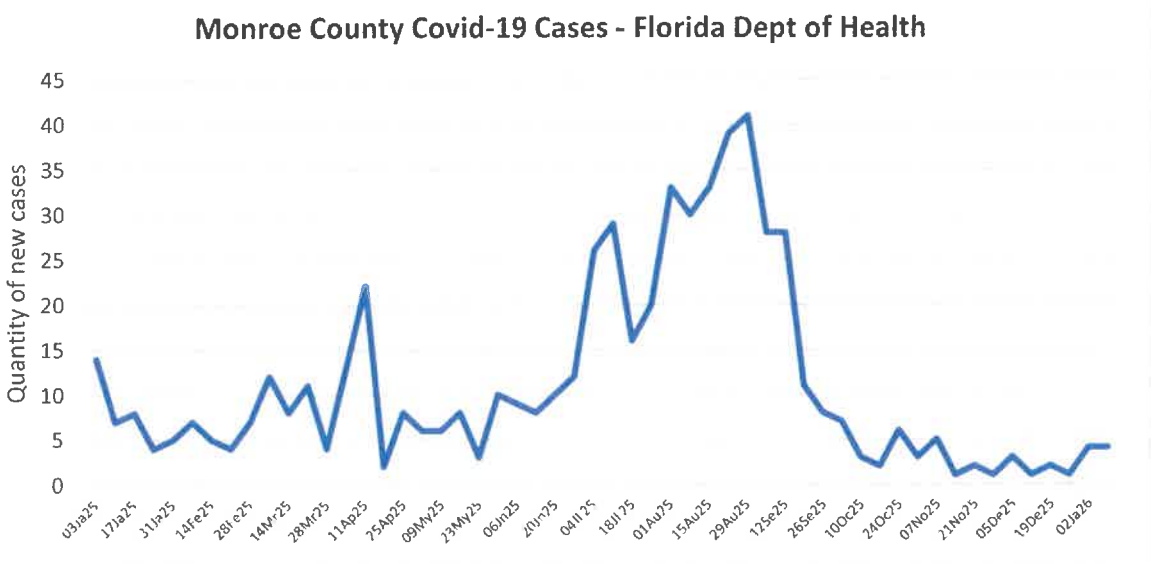
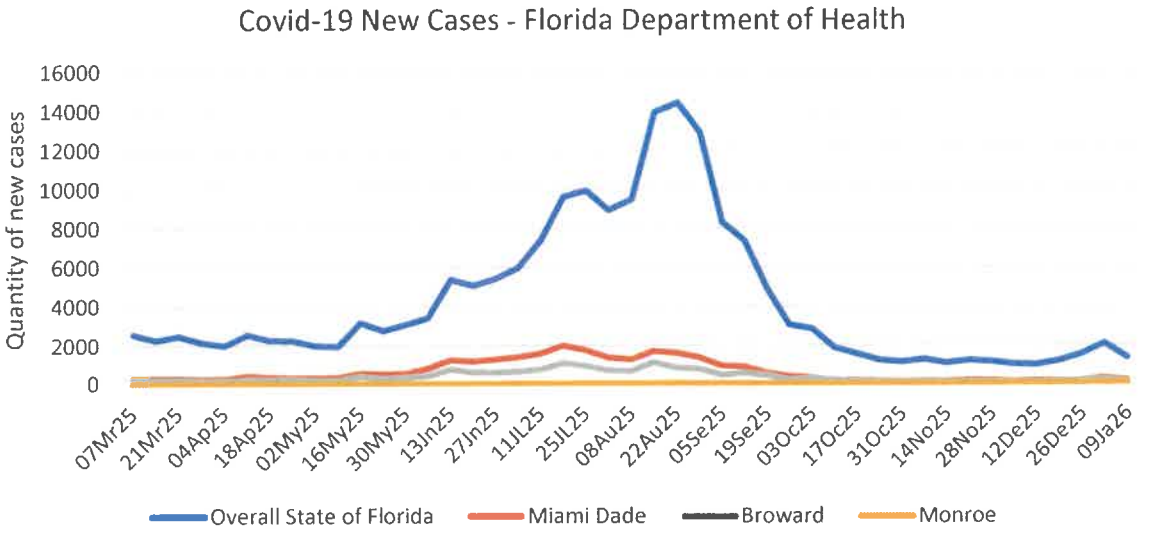




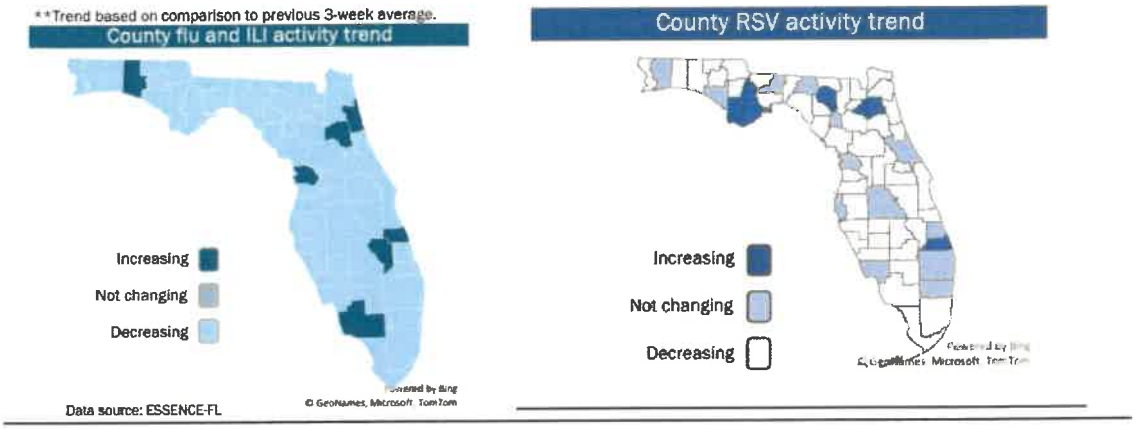
Reference Data for Monroe County, Overall State of Florida, and Miami-Dade County

State of Florida Health Department Covid 19 data through 09Ja26





State Of Florida – Flu and RSV Activity Trend 10Ja26



Report by Tom Harding, based on CDC/Verily and the State of Florida Health Department for Monroe County new Covid-19 cases - data through 17Ja26.