03-19-2026 Proposed Changes – Regular Meeting

Under Item 7 for Discussion Action Items:

- Deletion of Item 7e. Discussion/Approval for the Engineering Service Agreement for KG011
- Under Item 7f: A revised proposal by Holland & Knight with a corrected scrivener's error on page 64.
- A new Item 7h: For the after-the-fact approval of emergency digester pump-out services by Nationwide Plumbing Service for $17,472.00, along with approval for payment to Haack Environmental for the same services amounting to $24,562.00. As a new Item 7k, based on the Utility Board's recommendation, two additional invoices from Nationwide were received, bringing the total to $25,792.00.
- A new Item 7i: Discussion/Approval of a proposal by Reynolds Construction for WRF upgrades totaling $25,206.16 (ARV & Air Separator Tank Replacement), per the recommendation of the Utility Board.
- A new Item 7j: Discussion/Review of the recommended options provided by CPH regarding the existing concrete slab and pin piles, and CPH proposal for slab engineering ****TBA****
- A new Item 7k – Discussion/Approval of Pedro Falcon Contractors, Inc's Request for Change Order 007 – Revise Specifications for Windows and Storefronts ($13,043.65 and request for 39-day contract extension or 34-day extension if PCO 009 is approved for 34-day extension request.
- A New Item 7l - Discussion/Approval of Pedro Falcon Contractors, Inc's Request for Change Order 009 – 34-day contract extension request ($0.00, no monetary change to contract amount).

Under Item 8 Ordinances & Resolutions

- Deletion of the Adoption of Resolution 2026-04 to allow additional Commissioner comment.

Under Item 11 Commissioner's Reports and Comments

- Under 11a. Commissioner Harding: The addendum to the Wastewater Report
- Under 11d. Commissioner DiFransico: Comments on the Watershed Plan

Holland & Knight

100 N. Tampa Street, Suite 4100 |Tampa, FL 33602 | T 813.227.8500 | F 813.229.0134
Holland & Knight LLP | www.hklaw.com

Michael L. Wiener
863 499 5362
michael.wiener@hklaw.com

March 2, 2026

VIA EMAIL: dsmits@florida-law.com

City of Key Colony Beach, Florida
c/o Vernis & Bowling of The Florida Keys, P.A.
81990 Overseas Highway, 3rd Floor
Islamorada, FL 33036

Attention: Dirk Smits

Re: Bond Counsel Representation

Dear Mr. Smits:

Thank you for retaining Holland & Knight LLP ("H&K") to represent the City of Key Colony Beach, Florida (the "City") as its bond counsel, including, in connection with the issuance of tax-exempt and/or taxable obligations (collectively, the "Obligations").

Scope of Engagement. H&K's engagement will involve serving as bond counsel to the City. Bond counsel's role generally is to document a loan transaction structured by the City and its financial advisor and to the extent required for a tax-exempt and/ or taxable loan, render an objective legal opinion with respect to the authorization and issuance of the loan. As bond counsel in connection with the Obligations, H&K will document a tax-exempt or taxable bond transaction structured by the City and its financial advisor and to render an objective legal opinion with respect to the authorization and issuance of the Obligations. H&K's engagement will not involve giving financial advice. H&K's engagement will begin on the date of this letter. The Firm looks forward to serving the City needs in this matter and to establishing a mutually satisfactory relationship. Thus, our services as bond counsel in connection with this transaction will include the following:

(1) Subject to the completion of proceedings to our satisfaction, with respect to a tax-exempt financing, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Obligations, the source of payment and security for the Obligations, and the excludability of interest on the Obligations from gross income for federal income tax purposes, to the extent applicable.

(2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Obligations, including ordinances and resolutions, state of Florida

filings, federal tax filings of the Form 8038-G and coordinate the authorization and execution of such documents, and review enabling legislation.

(3) Examination of applicable law.

(4) Consultation with the parties prior to the issuance of the Obligations.

(5) Preparation and/or review of (i) the basic documents authorizing and providing for the issuance and payment of the Obligations, including the Bond Resolution, Loan or Financing Agreement (if applicable), and Guaranty (if applicable), and (ii) the forms of such closing documents, certificates and opinions of counsel as we deem necessary to render our opinion.

(6) Review of an offering document or documents related to summaries of the bond documents, if applicable.

(7) Review of certified proceedings and performance of such additional duties as are necessary to render our opinion.

Our Bond Opinion will be addressed to the City and the purchaser of the Obligations and will be delivered by us on the date the Obligations are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the City with applicable laws relating to the Obligations. During this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Obligations and their security. We understand that you will direct members of your staff and other employees of the City to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

(a) Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission (unless we are separately engaged for such purposes).

(b) Preparing blue sky or investment surveys with respect to the Obligations.

(c) Making an investigation or expressing any view as to the creditworthiness of the City or the Obligations.

(e) Representing the City in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations (unless we are separately engaged for such purposes).

(f) After Closing, providing continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Obligations will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations for the Obligations) (unless we are separately engaged for such purposes).

(g) Providing financial advice or serving as a municipal advisor, financial advisor or swap advisor to the City. We recommend that you obtain the services of a municipal advisor or financial advisor in connection with the issuance of the Obligations.

If a particular issue of Obligations is to be validated, we would handle the validation proceedings, including any appeal, at a fee to be negotiated between us and the City at the time the validation is undertaken. Legal services for any interest rate swap, derivative transaction, investment contract (construction fund or reserve fund) would also be at a fee to be negotiated.

Terms of Engagement. This letter and the attached Terms of Engagement constitute the entire understanding between the Firm and the City concerning the Firm's representation of the City with respect to the matter described above. If the City seeks the Firm's advice in any future matter and if the Firm agrees to undertake such representation the terms and conditions set forth in this letter and the attached Terms of Engagement will apply unless otherwise agreed to in writing the City.

Fees. H&K's fees for this engagement shall be a mutually agreeable fixed fee, together with out-of-pocket expenses, to be determined in connection with each financing. The principal attorney that will be handling this matter will be Michael Wiener and associate support provided by Shanice Cameron and Brandi Wilson. Tax counsel will be provided by Ed Rojas.

Under the circumstances the Firm has determined to waive the requirement for an advance fee deposit in this matter.

As we have discussed, we will charge a fixed fee that we expect to be $25,000 with a not to exceed amount, of $30,000, assuming a customary bank terms, single issuance and a closing which occurs before June 30, 2026, plus out of pocket expenses.

Client Relationship. The Firm's attorney-client relationship is with the City only and not with the City's individual executives, shareholders, directors, members, managers, partners, or persons in similar positions, or with the City's parent, subsidiaries, or other affiliates. Since the Firm represents the City only, the City agrees that there is no conflict of interest should the Firm represent persons or entities with respect to interests that are adverse to individual persons or entities other than the City, including those that have a relationship with the City (e.g.,

representation of the entity in this matter will not give rise to any conflict of interest in the event the Firm represents other clients that are adverse to the parent, subsidiaries or other affiliates of the entity).

Advance Waiver to Future Conflicts. H&K's agreement to represent the City is conditioned upon the City's understanding and informed consent that the Firm has the right to represent or to undertake to represent existing or new clients in any future matter, including litigation, that is not substantially related to any former or current representation of the City, even if the interests of such other clients in those other matters are directly adverse to the City interests. Please refer to this section in the attached Terms of Engagement for a further explanation regarding such advance waiver.

In furtherance of the foregoing, the City agrees that Holland & Knight LLP may undertake the concurrent representations of the City and First Horizon Bank (or affiliates thereof, including First Horizon TE1, LLC) (collectively, the "Lender") in any future financings with the Lender, including, the Lender's loan in connection with the issuance by the City of Obligations and that you are waiving any objection to the conflict with respect to such concurrent representations. In addition, by agreeing to waive any objection to the conflict, the City agrees that, in the event litigation develops between them related to the loan, each client will retain separate and independent counsel outside Holland & Knight LLP to handle pre-litigation and litigation work, and Holland & Knight LLP will not represent any such party in such a situation. However, each party has agreed that Holland & Knight LLP may continue to provide services to the City on all other matters, including continued services as the City's bond counsel, notwithstanding such adversity.

In addition, by agreeing to waive any objection to the conflict, the City and the Lender agree that, in the event litigation develops between them related to the loan, each client will retain separate and independent counsel outside Holland & Knight LLP to handle pre-litigation and litigation work, and Holland & Knight LLP will not represent any such party in such a situation. However, each party has agreed that Holland & Knight LLP may continue to provide services to the City on all other matters, including continued services as the City's bond counsel, notwithstanding such adversity.

Considerations Relating to the Decision to Waive. The City should not sign this waiver if it has any unanswered or unaddressed reservations or concerns. H&K also recommends that the City discuss this waiver with an attorney of its choice.

Agreement to Arbitrate and Waive Jury Trial. Any dispute, controversy or claim arising out of or relating to this letter, including any claims against the Firm, its affiliates, or any of its personnel for legal malpractice, breach of contract, breach of fiduciary duty, and/or other claims relating to the provision of professional services, will be settled by <u>binding</u> arbitration administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures. By agreeing to submit such dispute, controversy or claim to binding arbitration, the City is waiving

rights to a jury trial and limiting rights to appellate relief. The standards of evidence, procedures, and damages in an arbitration proceeding may differ from a trial. The Firm recommends that the City consult with another attorney of its choice with respect to whether to agree to arbitrate as provided in this provision. By signing this letter, the City is acknowledging consultation with an attorney or an informed decision not to consult with an attorney despite the recommendation to do so. Any judgment on the arbitration award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration proceeding shall be held in the jurisdiction where the primary work was performed. Please refer to this section in the attached Terms of Engagement for further explanation.

If the terms described above and in the attached Terms of Engagement are satisfactory, please indicate by signing and returning the enclosed copy of this letter which shall confirm our engagement agreement, together with the advanced fee deposit if applicable.

The Firm looks forward to working with the City and H&K appreciates the City's decision to engage H&K for this matter.

Sincerely yours,

HOLLAND & KNIGHT LLP

Michael Wiener

Attachment

Approved this ____ day of March, 2026.

CITY OF KEY COLONY BEACH, FLORIDA

By: _____

Name: _____
(print or type)

HOLLAND & KNIGHT LLP

TERMS OF ENGAGEMENT

Holland & Knight LLP appreciates Client's decision to retain Holland & Knight LLP ("H&K" or "the Firm") as Client's legal counsel. Unless modified in writing, these terms are an integral part of Client's engagement of H&K. Experience has shown that an understanding of these matters will contribute to a better relationship between H&K and Client, and that in turn makes H&K's efforts more productive.

H&K's engagement and the services that H&K will provide to Client are limited to the matter identified in the accompanying letter or in any scope letter subsequently sent by H&K to Client. Any changes in the scope of H&K's representation as described in the letter or in any scope letter must be approved in writing by H&K. We will provide services of a strictly legal nature related to the matters described in that letter. Client will provide H&K with the factual information and materials H&K requires to perform the services identified in the letter, and Client will make such business or technical decisions and determinations as are appropriate. Client will not rely on H&K for business, investment, or accounting decisions, or expect H&K to investigate the character or credit of persons or entities with whom Client may be dealing, unless otherwise expressly specified in the letter.

H&K cannot guarantee the outcome of any matter. During the course of the engagement H&K may express opinions or beliefs concerning Client's matter, alternative courses of action, the outcome of the matter, or the existence of events or circumstances that may affect anticipated results or impact the ultimate resolution of the Client's matter. Although H&K shall endeavor to provide diligent and conscientious services to the Client, all representations and expressions relative to the matter do not constitute guarantees due to the uncertainty of all legal matters. Any expression of H&K's professional judgment regarding Client's matter or the potential outcome is, of course, limited by H&K's knowledge of the facts and based on the law at the time of expression. It is also subject to any unknown or uncertain factors or conditions beyond H&K's control. The payment of our fees and expenses is not contingent or dependent upon a particular result.

Confidentiality and Related Matters

The Firm is subject to, and complies with, the rules of professional conduct that impose upon lawyers and their employees a duty to preserve and protect confidential information. Likewise, to the extent that the Firm's internal business processes, personnel information, information technology and data security processes, or any other information about the administrative operations of the Firm ("Firm Confidential Information"), are shared with Client in connection with a representation or proposed representation, Firm Confidential Information will be maintained in confidence by Client, and will not be disclosed to any third party except to the Client's directors, officers, managers, employees, advisors, accountants, attorneys or agents ("Representatives") who need to know such information for purposes of the Firm's representation of Client (such Representatives having been informed of, and agreeing to comply with, these requirements and the confidential nature of the Firm Confidential Information) and (ii) will be protected with the same degree of care as Client normally uses in the protection of Client's own confidential and proprietary information, but in no case with any less degree than reasonable care. To the extent Client receives or has access to personal information about Firm personnel, Client will comply with the Firm's Third Party Code of Conduct, found at https://www.hklaw.com/en/firm/legal (under bullet entitled "Read Holland & Knight's Third Party Code of Conduct").

The Firm attempts to achieve efficiencies and savings for its clients by managing the Firm's administrative operations (e.g., file storage, document duplication, word processing, accounting/billing) in an efficient manner, including outsourcing certain functions to third parties. Outsourcing in this manner may require the Firm to allow access by third parties to Client's confidential information, and in some cases, these third parties may be located outside the United States. Each third party with access to Client's confidential information is vetted as part of an Information Technology Standardized Information Gathering (SIG) process, as well as a Privacy Risk Assessment where appropriate. The Firm will follow applicable law and regulations with regard to such outsourcing and protection of confidential information.

Unless H&K has otherwise specifically agreed with Client, Client agrees that H&K may disclose that it represents Client, including in materials which the Firm uses to describe its practices to others.

In the event H&K is required to respond to a subpoena or other formal request from a third party or a governmental agency for H&K's records or other information relating to services H&K has performed for Client,

or to testify by deposition or otherwise concerning such services, H&K will first consult with Client as to whether Client wishes to supply the information demanded or assert Client's attorney-client privilege to the extent Client may properly do so. It is understood that Client will reimburse H&K for H&K's time and expense incurred in responding to any such demand, including, but not limited to, time and expense incurred in document and data searches, photocopying costs, data storage costs, reviewing data and documents, appearing at depositions or hearings, and otherwise litigating issues raised by the request.

Affiliated Firms

Because certain of the work for which H&K is engaged by Client may involve matters governed by, or otherwise related to, the laws of non-US jurisdictions, H&K may engage Holland & Knight Colombia SAS, Holland & Knight Mexico SC, and Holland & Knight (UK) LLP ("Affiliate Firm(s)") to the extent necessary or appropriate to obtain the services of attorneys, paralegals and other attorney support personnel in such jurisdictions to provide the relevant portion of the services, and Client hereby agrees to H&K's engagement of H&K's Affiliate Firm(s) in such circumstances. The services of the Affiliate Firm(s) shall be billed to Client in accordance with the provisions of, and together with the services provided by H&K under, the accompanying letter and these Terms of Engagement.

Client acknowledges and agrees that H&K may disclose Client's identity to H&K's Affiliated Firms for the purpose of undertaking a conflict of interest check. Client agrees that information and data relating to Client or on any matter handled by H&K for Client, including confidential information, may be disclosed by H&K to H&K's Affiliated Firms in the course of providing services to Client. Client also agrees that provision of services from one or more of H&K's Affiliated Firms does not grant Client third party rights in respect of such Affiliated Firms.

Client Affiliates

The Firm's attorney-client relationship is with Client only and not with Client's individual executives, shareholders, directors, members, managers, partners, or persons in similar positions, or with Client's parent, subsidiaries, or other affiliates. Since the Firm represents Client only, Client agrees that there is no conflict of interest should the Firm represent persons or entities with respect to interests that are adverse to individual persons or entities other than Client, including those that have a relationship with Client (e.g., representation of the entity in this matter will not give rise to any conflict of interest in the event the Firm represents other clients that are adverse to the parent, subsidiaries or other affiliates of the entity).

Advance Waiver of Conflicts of Interest

H&K is a large, full-service law firm, and it may be (and often is) asked to represent a client with respect to interests that are adverse to those of another client that is represented by the Firm in connection with another matter. Accordingly, Client understands and agrees that the Firm has the right to represent or to undertake to represent existing or new clients in any future matter, including litigation, that is not substantially related to any former or current representation of Client, even if the interests of such other clients in those other matters are directly adverse to Client's interests.

H&K agrees that Client's prospective consent to conflicting representation will not apply in any instance in which, as a result of the Firm's representation of Client, H&K has obtained sensitive, proprietary, or otherwise confidential information that could be used to the Client's material disadvantage by the other potential client whose interests are adverse to Client's interests, unless the Firm can demonstrate to Client's reasonable satisfaction that any confidential information the Firm has obtained from Client will be sequestered from the lawyers working for that other potential client.

Outside of these limitations, the Firm is and will remain free to represent other clients adverse to Client. In other words, the Firm may represent other clients in negotiations, business transactions, litigation, alternative dispute resolution, administrative proceedings, discovery disputes, or other legal matters even if those matters are adverse to Client, except with respect to matters that are the same or substantially related to H&K's former or current representation of Client.

Although Client may revoke this waiver as to future matters at any time, such revocation will not affect any matters undertaken by the Firm prior to receipt of notice of the revocation. In addition, and to the extent permitted by the applicable rules of professional conduct, Client must consent to the Firm's withdrawal from Client's matters if withdrawal is necessary for the Firm to continue representing other clients. If the Firm does withdraw from a matter, however, it will assist Client in transferring the matter to other counsel of Client's choice in accordance with applicable rules of professional conduct.

Client agrees Client will not assert the Firm's engagement in this matter as a basis for disqualifying the Firm from representing any other client in a different matter or as a basis to assert any claim of breach of duty, except the Firm agrees this waiver shall not include matters or disputes arising against Client that are the same or substantially related to the engagement in this matter or in a former representation.

Joint Representation Waiver of Conflicts of Interest

When the Firm represents more than one client in a matter, including affiliates, the Firm will disclose to all clients all relevant information received from any of the clients relating to the matter at issue. Therefore, if the Firm is representing multiple clients in a matter, each client, upon execution of the accompanying letter or other acknowledgement of consent, has waived the attorney-client privilege to the extent, but only to the extent, that the privilege might otherwise require the Firm to preserve in confidence information disclosed to it by one client from another client, either in the course of a representation or in connection with any subsequent legal proceeding brought by one client against another of the clients. Should material differences develop between multiple clients that cannot be amicably resolved by the joint clients, or that the Firm concludes cannot be resolved on terms compatible with the best interests of all clients, then the Firm, unless otherwise agreed to by the joint clients, shall at that time withdraw from the representation of all clients. If the Firm does withdraw, however, it will assist each of the clients in transferring the matter to other counsel of the clients' choice.

Electronic Communications and Information Storage

Unless instructed otherwise in writing, H&K will correspond with Client and third parties by e-mail or other electronic means. H&K will take reasonable precautions to prevent unauthorized access by third parties outside the Firm to Client's electronic information. H&K cannot, however, guarantee that information will be free from unauthorized access by third parties or that transmissions will be delivered or received in a timely manner or at all, reliably, securely, error free, virus free or free from interception. Client accepts these risks and hazards and agrees that H&K will have no liability for any loss or damage caused by the use of electronic communications and information storage. If Client has a requirement for a greater level of security, please discuss this with H&K.

Client consents to H&K's intercepting and monitoring communications between Client and individuals within the Firm, in order to ensure compliance with H&K's internal rules or with applicable legal requirements and to investigate matters brought to H&K's attention.

H&K stores information in electronic form which may be held in the Cloud, including in platforms owned by trusted third party suppliers such as Microsoft Azure and Amazon Web Services. H&K takes all appropriate technical and organisational measures to protect information supplied by Client.

Use of External Platforms

From time to time, Client and H&K may agree to the use of web-based e-signature platforms for the signing of documents (such as DocuSign and Adobe Sign). Client may also request H&K use certain third-party applications ("Apps") that are outside of H&K's control (such as Client's Microsoft Teams system or WhatsApp) for H&K's communications. Please note that these platforms and Apps are provided by third parties and H&K makes no express or implied representations or warranties about them, including without limitation:

- the security, confidentiality, accuracy, reliability, timeliness or completeness of information communicated via them; and
- any harm or damage that may be caused to Client's computer systems through their use.

When using these platforms and Apps, Client agrees to take responsibility for implementing security and virus checks to protect Client's computer systems and satisfy Client of the integrity and security of information passing through these platforms and Apps. Client acknowledges that H&K is not responsible for any confidentiality breaches in relation to information transmitted and processed through and by the platforms and Apps which arise from inherent security risks associated with them, except where such confidentiality breaches result from H&K's fault.

Client warrants that Client has the necessary licenses and has entered into agreements with the providers of the Apps to allow Client to use the Apps in the way proposed and to grant H&K access.

Client agrees that H&K will be granted sufficient access rights within the Apps to allow download of content, including any available audit trails of amendments made via the Apps.

Client agrees that any records that are saved and stored by H&K regarding any advice provided to Client via the Apps (by downloading, screenshots, or otherwise) will be accepted by both parties as an accurate record of the advice provided by H&K to Client.

H&K will make every effort to use the Apps for communications between H&K, but there may be circumstances in which H&K will need or prefer to communicate with Client using H&K's email systems. Such circumstances include:

- in cases of urgency or particular importance;
- where Client has instructed H&K to act on Client's behalf in the course of any proceedings that have been issued against Client;
- where the advice to be provided by H&K is of a particularly sensitive nature;
- where relevant members of H&K's team do not have access to the Apps and otherwise need to be involved or copied to correspondence;
- when a team member is responding or communicating with Client while traveling where access to the Apps may be limited; and
- where for technical reasons a document cannot be uploaded or shared via the Apps.

To ensure H&K provides Client with the best quality service and acts in accordance with H&K's regulatory obligations, Client and H&K agree to use the Apps in the most efficient and effective way, including by:

- where available, liberal use of the "@" function on communications Apps, to ensure relevant team members (including the lead partner) is alerted to Client's communication;
- use of separate channels and/or threads on communications Apps to provide clear channels of communication in relation to each relevant instruction;
- letting each other know when new members are added to the channel, so H&K and Client are aware who is part of the conversation; and
- view and edit access to documents is kept to the minimum number of individuals who need such access, to help the parties maintain document and version control.

Artificial Intelligence

In providing the legal services defined in this engagement, the Firm may use technological resources which have been licensed to or developed by the Firm. These resources, including artificial intelligence tools, ensure the confidentiality of any and all information received for the purpose of rendering legal services by the Firm. Client understands and accepts that these resources and tools will be used diligently by the Firm for the benefit of Client and as may be deemed necessary.

Fees and Costs

Clients frequently ask H&K to estimate the fees and other charges they are likely to incur in connection with a particular matter. H&K is pleased to respond to such requests whenever possible with an estimate based on H&K's professional judgment. Such an estimate is subject to the understanding that, unless H&K and Client agree otherwise in writing, it does not represent a maximum, minimum, or fixed fee quotation. The ultimate cost can vary from the estimated amount.

Hourly rates are subject to an annual adjustment by H&K unless an agreement stating otherwise is entered.

All costs and disbursements incurred by the Firm on behalf of Client are the responsibility of Client. In addition to legal fees, H&K's invoices will include expenses that H&K has advanced on Client's behalf and internal charges (which may exceed direct costs and allocated overhead expenses) for certain support activities. Alternatively, the Firm may charge for such internal charges as a percentage of the fees charged. Advanced expenses generally will include, but are not limited to, such items as travel, court reporting, witness fees, postage and overnight courier charges, filing, recording, certification, and registration fees charged by governmental bodies. H&K's internal charges typically include, but are not limited to, such items as access to research databases and charges for data storage and photocopying materials sent to Client or third parties or required for H&K's use. A cost retainer may be requested at the onset of the engagement and periodically throughout to reimburse funds due to vendors or to the Firm directly. Where applicable, arrangements may be made for the vendor to invoice Client directly for services.

Independent Contractors

The Firm may engage resources who are not employed by the Firm, i.e., independent contractors. For these independent contractors, H&K will charge rates based upon those charged of Firm lawyers or paralegals with similar qualifications and experience. Client agrees that H&K may report and bill work performed by independent contractors in the same manner as Firm-employed timekeepers, and Client acknowledges that the amount H&K charges Client for this work is not the amount that will be paid to the independent contractor.

During the course of H&K's representation, it may be appropriate to hire third parties to provide services on Client's behalf. These services may include such things as consulting or testifying experts, investigators, providers of computerized litigation support, and court reporters. Client agrees to pay the costs of all such services directly to the third party or to reimburse H&K if H&K advances such costs.

Billings

H&K generally bills periodically throughout the engagement for a particular matter, and H&K's invoices are due upon receipt. In instances in which H&K represents more than one client with respect to a matter, unless otherwise agreed in writing, each client that H&K represents is jointly and severally liable for H&K's fees and expenses with respect to the representation.

Unless otherwise agreed in H&K's engagement letter or otherwise in writing, H&K's invoices are due upon receipt, and if any invoice is unpaid for ninety (90) days, H&K reserves the right to withdraw as Client's counsel and terminate H&K's representation, subject to applicable ethical rules. If an invoice remains unpaid for more than 30 days, the Firm may impose an interest charge of 1.25 percent per month (a 15 percent annual percentage rate) from the 30th day after the date of the invoice until it is paid in full. Interest charges apply to specific monthly invoices on an individual invoice basis. Any payments made by the Client are applied first to the oldest outstanding invoice, with any payment overage applied to all other unpaid invoices.

H&K invites Client to discuss freely with H&K any questions that Client has concerning a fee charged for any matter. H&K wants H&K's clients to be satisfied with both the quality of H&K's services and the reasonableness of the fees that H&K charges for those services. H&K will attempt to provide as much billing information as Client requires and in such customary form that Client desires, and is willing to discuss with Client any of the various billing formats H&K has available that best suits Client's needs.

Where required, Client's invoice may include applicable international taxes such as VAT, GST, country-based business tax and consumption tax, etc., which need to be remitted to H&K along with the fees and costs.

All payments of H&K's invoices must be made free and clear of, and without any deduction or withholding for or on account of, any tax or charge unless Client is legally obliged to make such a deduction or withholding. If that is the case and provided legally permissible, the sum payable (in respect of which such deduction or withholding tax is required to be made) shall be increased to the extent necessary to ensure that H&K receives a sum net of any deduction or withholding tax or charge equal to the sum payable on H&K's invoice and as if no such deduction or withholding has been made or required to be made from H&K's invoice.

E-Billing Policies and Procedures

The Firm works with several ebilling vendors (the "Approved Vendors") which have demonstrated proficiency in the electronic management of billing and collection matters. If Client currently uses or is contemplating using an

e-billing vendor, please contact H&K's e-billing team at BillingTeamE@hklaw.com to discuss whether Client's existing vendor meets the Firm's requirements for Approved Vendors.

The Firm expects all Approved Vendors to comply with the following policies and procedures, and H&K looks to Client to provide these policies and procedures to Client's e-billing vendor:

1. Vendor site must be a supported vendor within the system for management of e-billing matters used by the Firm.

2. The vendor site should allow access to the site not only by responsible attorneys, but also e-billing staff and other Firm personnel authorized to participate in the e-billing process.

3. Client's vendors must comply with the Firm's Third Party Code of Conduct, found at https://www.hklaw.com/en/firm/legal (under bullet entitled "Read Holland & Knight's Third Party Code of Conduct"), which applies to third parties that handle personal information of Firm personnel.

4. In any circumstance where the Firm is e-billing an insurance company for work performed on Client's behalf, the Firm's e-billing policies shall apply to any vendor utilized by such insurance company.

Further, if the Firm is providing a discount on its fees, any vendor charges which are imposed on the Firm will be included in the total amount subject to the discount. Moreover, no e-billing issues regarding rejected charges, delayed approvals, unreasonable delays in payment, failure of the vendor or Client to keep the Firm informed of approval and payment progress, failure of the vendor or Client to keep the Firm informed of corrective actions needed to assist with payment, or other invoicing issues, modify the Firm requirement for prompt payment of fees and expenses in accordance with the terms of this engagement letter.

Client Files

In the course of Client's representation, H&K will maintain a file, either in paper or electronic form containing correspondence with Client, pleadings, agreements, deposition transcripts, exhibits, physical evidence, expert reports, and other items H&K considers reasonably necessary to Client's representation ("Client File"). H&K may also retain for H&K's own use documents containing H&K's attorney work product, mental impressions or notes, and drafts of documents ("Work Product"). The Client File will not include the Work Product and H&K's internal communications, including emails and other materials not communicated to Client, which H&K does not consider necessary to Client's representation. Client is entitled upon written request to take possession of the Client File, subject to H&K's right to make copies of any files delivered to Client. Client agrees that the Work Product shall be and remain H&K's property. H&K may destroy the Client File ten (10) years after a matter is closed, or in line with the Firm's document retention policy or applicable regulatory, statutory or legal requirement.

Termination

The representation is terminable at will by either H&K or Client. The termination of the representation will not terminate Client's obligation to pay fees and expenses incurred prior to the termination and for any services rendered or disbursements required to implement the transition of the matter or the Client File to new counsel.

Unless otherwise agreed, the attorney-client relationship between H&K and Client will be considered terminated upon H&K's completion of the specific services for which H&K has been retained. At H&K's election, H&K may consider the attorney-client relationship terminated six (6) months after the last date H&K furnishes any billable services to the Client and there is no ongoing or imminent matter being handled by H&K for the Client at the time of such termination.

H&K may inform the former Client from time to time of developments in the law which may be of interest, but such communication should not be understood as a revival of an attorney-client relationship. Moreover, H&K has no obligation to inform the former Client of such developments in the law unless H&K is engaged in writing to do so.

H&K also may (but is not obligated to) respond to an audit letter request after termination of the attorney-client relationship between H&K and Client, but such communication should not be understood as a revival of an attorney-client relationship.

In the event H&K's representation of Client is terminated and Client has not paid for all services rendered and/or other charges accrued on Client's behalf to the date of H&K's withdrawal, H&K may, to the extent permitted by law, assert a charging lien against any funds recovered by Client related to the terminated matter, and a retaining lien against any property, documents or files remaining in H&K's possession until such charges are paid.

Agreement to Arbitrate and Waive Jury Trial

Any dispute, controversy or claim arising out of or related to H&K's representation or subsequent scope letter or other writing, including any claims against the Firm, its affiliates, or any of its personnel for legal malpractice, breach of contract, breach of fiduciary duty, and/or other claims relating to the provision of professional services, will be settled by binding arbitration administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures (the "Rules"). If the amount in controversy does not exceed five million dollars ($5,000,000), the arbitration will be conducted by a single neutral arbitrator from the JAMS panel of neutrals. If the parties encounter difficulty in agreeing on this arbitrator, they will seek the assistance of JAMS in the selection process. If the amount in controversy exceeds five million dollars ($5,000,000), the arbitration will be conducted by an arbitration panel consisting of three neutral arbitrators from the JAMS panel of neutrals, with one arbitrator selected by one side of the dispute, with one arbitrator selected by the other side of the dispute, and a third arbitrator selected by the two other arbitrators. By agreeing to submit such dispute, controversy or claim to binding arbitration, Client is waiving Client's right to a jury trial, agreeing to have the matter decided by one or more individuals who are not sitting judges and who will be paid by the parties according to the Rules, and Client is significantly limiting both Client's right and need to respond to requests for appellate relief. The standards of evidence, procedures (including, for example, the scope and extent of discovery) and damages in an arbitration will also differ to at least some degree from a trial. Any judgment on the arbitration award rendered by the arbitrator(s) may be entered in any court having jurisdiction. The arbitration proceeding shall be held in the jurisdiction where the primary work was performed. Client and the Firm shall maintain the confidential nature of the arbitration proceeding and the Award (as defined in the Rules), including the Hearing (as defined in the Rules), except as may be necessary to prepare for or conduct the arbitration hearing on the merits, or except as may be necessary in connection with a court application for a preliminary remedy, a judicial challenge to an Award (as defined in the Rules) or its enforcement, or unless otherwise required by law or judicial decision. By signing this agreement, Client also agrees that no provision of this agreement should be interpreted or construed as waiving or agreeing to vary the effect of any right or requirement which is expressly prohibited from being waived or varied under applicable law or the Federal Arbitration Act, 9 U.S.C. §§ 1 *et seq.*, as applicable. Furthermore, wherever possible, each provision of this agreement shall be interpreted and construed in such manner as to be effective and valid under applicable law. If, however, any provision of this agreement shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this agreement, which shall remain in full force and effect. The Firm recommends that Client consult with another attorney of Client's choice with respect to whether Client should agree to arbitrate all disputes as provided in this provision.

California

Notwithstanding this overall agreement to arbitrate, fee disputes may first be submitted to the California State Bar's program for arbitration of fee disputes pursuant to Business and Professions Code section 6200 et seq. or any successor statute. If a fee dispute arises, the Firm will provide Client with information about the State Bar program. If the Bar panel declines to hear a fee dispute, or if either party rejects the Bar panel's decision on any fee dispute, then instead of the right to trial mentioned in the statute, Client acknowledges and agrees that the fee dispute and any other dispute between H&K and Client will be resolved exclusively by confidential private arbitration, as set forth above. Both Client and the Firm further understand and waive to the fullest legal extent any applicability of the holding in *Alternative Systems, Inc. v. Carey*, 67 Cal. App.4th 1034 (1998), to the effect that an attorney and a client cannot agree to arbitrate fee disputes until a dispute has arisen. If the holding in *Alternative Systems* is applied by a court of competent jurisdiction, or by an arbitrator of competent jurisdiction, to any fee dispute under this agreement, Client and the Firm agree that the remainder of this arbitration agreement will remain in effect and must be enforced with respect to all other disputes or claims.

Connecticut

Any dispute over the Firm's fees and costs, or any request for a refund, shall be resolved by binding arbitration through the Lawyer-Client Fee Dispute Resolution Program of the Connecticut Bar Association ("CBA Program"); information about that program may be found at c www.ctbar.org/public/lawyer-client-fee-dispute-resolution-program. Under the CBA Program, its

administrators appoint a neutral arbitrator to hear from each side and issue a decision resolving the dispute. There is no cost to use the CBA Program at this time.

Should the CBA decline to accept the fee dispute or be unable for any reason to appoint an arbitrator within six (6) months of being requested by either party, then the fee dispute will be resolved by binding arbitration pursuant to Connecticut General Statutes Sections 52-407aa through 52-407ddd before a single arbitrator agreed upon by the parties, or, absent such an agreement, as appointed by a judge of a Connecticut Superior Court pursuant to 52-407kk. An arbitrator selected pursuant to the statute will charge for their time which they may allocate to one party or the other.

There are advantages and disadvantages to arbitration. Arbitrations usually are quicker and less expensive than court proceedings, but they do not include the right to a trial by jury or court; an arbitrator may impose restrictions on what, if any, pre-hearing requests for discovery will be allowed; and the grounds by which the arbitrator's decision may be challenged are limited. Please note however that any claim by Client beyond a fee dispute asking for damages against H&K is not subject to this provision. In the event Client asserts such a claim, it must be resolved by a Connecticut court. Only if the Firm's engagement is for a commercial matter, Client and any guarantor acknowledge the Firm shall be entitled to recover its reasonable attorney fees and expenses to collect sums due it in any court proceeding or arbitration.

Florida

NOTICE: This agreement contains provisions requiring arbitration of fee disputes. Before Client signs this agreement Client should consider consulting with another lawyer about the advisability of making an agreement with mandatory arbitration requirements. Arbitration proceedings are ways to resolve disputes without use of the court system. By entering into agreements that require arbitration as the way to resolve fee disputes, Client gives up (waives) Client's right to go to court to resolve those disputes by a judge or jury. These are important rights that should not be given up without careful consideration.

New York

If a dispute develops about H&K's fees, Client may be entitled under Part 137 of the Rules of the Chief Administrator of the New York Courts to arbitration of that dispute if it involves more than $1,000 and less than $50,000.

North Carolina

Notwithstanding this overall agreement to arbitrate, the Firm will, in the event of a fee dispute, make reasonable efforts to inform Client of Client's right to make use of the North Carolina State Bar program of fee dispute resolution at least 30 days prior to initiating proceedings to collect a disputed fee and will, at Client's request, participate in that program in good faith.

Internal Law Firm Privilege

The Firm represents many clients and handles a great number of complex matters. As a result thereof, from time to time issues may arise that raise questions governed by attorneys' professional conduct rules, including possible disputes with a client and conflicts of interest issues. When such issues arise, H&K generally seeks the advice of an H&K professional responsibility partner or H&K's General Counsel. H&K considers such consultations to be protected from disclosure under the attorney-client privilege. While some courts have limited this privilege under certain circumstances, H&K believes that it is in the interests of both H&K's clients and the Firm that H&K receives expert analysis of H&K's obligations. Accordingly, as part of this agreement concerning H&K's representation of Client, Client agrees that if the Firm determines, in its own discretion, it is either necessary or appropriate to consult with its counsel (either the Firm's professional responsibility partners or General Counsel, their designees or, if it chooses, outside counsel), the Firm has Client's consent to do so and Client further agrees that the Firm's on-going representation of Client shall not result in a waiver of any attorney-client privilege that the Firm may have to protect the confidentiality of the Firm's communications with such counsel.

Data Privacy and Protection

In the course of H&K's representation, H&K may receive from Client or on Client's behalf, certain confidential information about individual persons that is protected under applicable law and regulations. Please review the Firm's Privacy Notice, which can be found at https://www.hklaw.com/en/firm/legal/privacy.

Transferring Data Outside Country of Origin

H&K's Affiliated Firms have offices in the United States, the United Kingdom, Mexico, Colombia and Algeria. H&K's personnel may access Client's data in any country in which H&K operates. To deliver services to Client, it is sometimes necessary for H&K to transfer and store data outside its country of origin as follows: (1) with H&K's Affiliated Firms; (2) with H&K's service providers located outside the data's country of origin; (3) if Client is based outside the data's country of origin; or (4) where there is an international aspect to the matter representation. Additionally, unless otherwise mutually agreed to between H&K and Client, all data transferred to the Firm will be received, stored and accessed on the Firm's servers in the United States.

Texas Disclosure

H&K is required by law to advise Client that the State Bar of Texas investigates and prosecutes professional misconduct committed by Texas attorneys. Although not every complaint against or dispute with a lawyer involves professional misconduct, the State Bar Office of the General Counsel of the State Bar of Texas will provide Client with information about how to file a complaint. For more information, Client may call 1-800-932-1900. It is a toll-free call.

* * * * *

Client's agreement to this engagement constitutes Client's acceptance of the foregoing terms and conditions. If any of them is unacceptable to Client, please advise H&K now so that the Firm can resolve any differences and proceed with a clear, complete, and consistent understanding of our relationship.

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268431	
Issued	03/17/2026
Due	03/17/2026
Paid	03/17/2026
Total	**$4,576.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

Product/Service	Description	Qty.	Unit Price	Total
03/17/2026				
City of Key Colony Beach -Pump out digestor tank from treatment plant	Emergency call Pump out digestor tank from treatment plant 1 load	1	$4,400.00	$4,400.00

PAID

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$4,400.00
Processing (4.0%)	$176.00
Total	**$4,576.00**
Paid	– $4,576.00
Invoice balance	**$0.00**

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268435	
Issued	03/18/2026
Due	03/18/2026
Paid	03/18/2026
Total	**$4,576.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

PAID

Product/Service	Description	Qty.	Unit Price	Total
03/18/2026				
Emergency call Digested Pump out	Emergency call Digested Pump out load #2	1	$4,400.00	$4,400.00

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$4,400.00
Processing (4.0%)	$176.00
Total	**$4,576.00**
Paid	– $4,576.00
Invoice balance	**$0.00**

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268436	
Issued	03/18/2026
Due	03/18/2026
Paid	03/18/2026
Total	**$4,576.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

PAID

Product/Service	Description	Qty.	Unit Price	Total
03/18/2026				
Emergency call Digested Pump out	Emergency call Digested Pump out load #3	1	$4,400.00	$4,400.00

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$4,400.00
Processing (4.0%)	$176.00
Total	**$4,576.00**
Paid	– $4,576.00
Invoice balance	**$0.00**

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268437	
Issued	03/18/2026
Due	03/18/2026
Paid	03/18/2026
Total	**$3,744.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

PAID

Product/Service	Description	Qty.	Unit Price	Total
03/18/2026				
Emergency call Digested Pump out	Emergency call Digested Pump out load #4	1	$3,600.00	$3,600.00

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$3,600.00
Processing (4.0%)	$144.00
Total	**$3,744.00**
Paid	– $3,744.00
Invoice balance	**$0.00**

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268438	
Issued	03/18/2026
Due	03/18/2026
Paid	03/18/2026
Total	**$4,576.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

PAID

Product/Service	Description	Qty.	Unit Price	Total
03/18/2026				
Emergency call Digested Pump out	Emergency call Digested Pump out load #5	1	$4,400.00	$4,400.00

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$4,400.00
Processing (4.0%)	$176.00
Total	**$4,576.00**
Paid	– $4,576.00
Invoice balance	**$0.00**

Nationwide Plumbing Services

97671 overseas highway, key largo, florida, 33037
305-853-1848 | info@nwpflkeys.com

RECIPIENT:

City of Key Colony Beach
Sadowski Causeway
Key Colony Beach, FL 33051
Phone: 305-289-1212 X 2

SERVICE ADDRESS:

600 West Ocean Drive
8th Street
Key Colony Beach, Florida 33051

Invoice #20268439	
Issued	03/18/2026
Due	03/18/2026
Paid	03/18/2026
Total	**$3,744.00**

***Emergency Rate* City of Key Colony Beach -Pump out digestor tank from treatment plant** Call Shane when arriving there 786-290-8825**

PAID

Product/Service	Description	Qty.	Unit Price	Total
03/18/2026				
Emergency call Digested Pump out	Emergency call Digested Pump out load #6 (Small Truck)	1	$3,600.00	$3,600.00

Invoice requires that balances are due and payable on or before the due date set forth on the invoices. If not paid by the due date, the account is past due and in default, and finance charges will accrue until payment in full is made at the rate of 18% per annum or one and a half 1-1/2% per month or at the highest rate allowable by law. If it becomes necessary for Nationwide Plumbing Service to undertake collections or delinquent balances owed to Nationwide Plumbing Service by customer, customer agrees to pay any cost of collection.

Subtotal	$3,600.00
Processing (4.0%)	$144.00
Total	**$3,744.00**
Paid	– $3,744.00
Invoice balance	**$0.00**

Haack Environmental, LLC

PO Box 430725 | Big Pine Key, Florida 33043
305-786-7688 | info@haackenvironmental.com | https://haackenvironmental.com

RECIPIENT:

Key Colony Beach WWTP
480 Eighth St
Key Colony Beach, FL 33050

SERVICE ADDRESS:

480 Eighth St
Key Colony Beach, FL 33050

Invoice #253

Issued	Mar 18, 2026
Due	Apr 17, 2026
Total	**$24,562.50**

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mar 13, 2026				
Digester Waste	PUMP, HAUL, & DISPOSE OF DIGESTER WASTE from the City of Key Colony Beach WWTP (3/13/26) per service agreement *Requested by SHANE ELLIS	10000	$0.75	$7,500.00*
Digester Waste	PUMP, HAUL, & DISPOSE OF DIGESTER WASTE from the City of Key Colony Beach WWTP(3/13/26) per service agreement *Requested by SHANE ELLIS	12750	$0.75	$9,562.50*
Mar 16, 2026				
Digester Waste	PUMP, HAUL, & DISPOSE OF DIGESTER WASTE from the City of Key Colony Beach WWTP(3/16/26) per service agreement *Requested by SHANE ELLIS	10000	$0.75	$7,500.00*

Total **$24,562.50**

* Non-taxable

Pay Now

Thank you for your business!
Please contact us with any questions regarding this invoice.
If you would like to pay with Credit Card please contact us in order to add a 3.5% Credit Card processing fee.
Invoices are payable upon receipt unless otherwise stated.
A 1.5% per month or 18% annum Finance Fee will be applied to any past due balance.
Customer/Agent shall be responsible for any expenses incurred in the collection of unpaid balances.

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :

79 Industrial Road, Big Pine Key, FL 33043

305-PUMPOUT / info@haackenvironmental.com

www.haackenvironmental.com

Ticket # : 00001

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis
Waste Removed	:	☐ Grease Trap ☐ Lift Station ☐ Septic Tank
		☒ WWTP ☐ Portable Toilet ☐ Other:_
Number of Gallons	:	5000
Trap/Tank Condition	:	
Removal Date	:	3/13/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FOEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket #: 00002

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis
Waste Removed	:	☐ Grease Trap ☐ Lift Station ☐ Septic Tank
		☒ WWTP ☐ Portable Toilet ☐ Other:____
Number of Gallons	:	5000
Trap/Tank Condition	:	
Removal Date	:	3/13/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket #: 00003

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis

Waste Removed :

- [ ] Grease Trap
- [ ] Lift Station
- [ ] Septic Tank
- [X] WWTP
- [ ] Portable Toilet
- [ ] Other:_____

Number of Gallons	:	4250
Trap/Tank Condition	:	
Removal Date	:	3/13/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket #: 00004

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis
Waste Removed	:	☐ Grease Trap ☐ Lift Station ☐ Septic Tank ☒ WWTP ☐ Portable Toilet ☐ Other:_____
Number of Gallons	:	4250
Trap/Tank Condition	:	
Removal Date	:	3/13/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature

Haack Environmental Signature

Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket # : 00005

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis
Waste Removed	:	☐ Grease Trap ☐ Lift Station ☐ Septic Tank
		☒ WWTP ☐ Portable Toilet ☐ Other: _____
Number of Gallons	:	4250
Trap/Tank Condition	:	
Removal Date	:	3/13/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket # : 00006

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis
Waste Removed	:	☐ Grease Trap ☐ Lift Station ☐ Septic Tank ☒ WWTP ☐ Portable Toilet ☐ Other:_____
Number of Gallons	:	5000
Trap/Tank Condition	:	
Removal Date	:	3/16/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

HAACK ENVIRONMENTAL, LLC

DISPOSAL MANIFEST

More Information :
79 Industrial Road, Big Pine Key, FL 33043
305-PUMPOUT / info@haackenvironmental.com
www.haackenvironmental.com

Ticket # : 00007

A. WASTE HAULER INFORMATION

Hauler Name	:	HAACK ENVIRONMENTAL, LLC
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM
Hauler License #	:	SL-005 (MONROE CO)

B. ORIGINATOR INFORMATION

Originator Name	:	Key Colony Beach WWTP (FLA014720)
Address	:	480 Eighth St, Key Colony Beach, FL 33050
Contact Name	:	Shane Ellis

Waste Removed :

- [ ] Grease Trap
- [ ] Lift Station
- [ ] Septic Tank
- [X] WWTP
- [ ] Portable Toilet
- [ ] Other: _____

Number of Gallons	:	5000
Trap/Tank Condition	:	
Removal Date	:	3/16/26

C. WASTE DISPOSAL FACILITY INFORMATION

Disposal Facity Name	:	HAACK ENVIRONMENTAL, LLC. (FDEP PERMIT# FLAB07563)
Address	:	79 INDUSTRIAL RD, BIG PINE KEY, FL 33043
Phone/Email	:	305-786-7688 / INFO@HAACKENVIRONMENTAL.COM

Pursuant to s. 403.0741(3)(d)-(e), F.S., effective 7/1/2022, within 30 days after the date of disposal, the Hauler must provide the Originator and the county and municipality in which the Originator is located with a copy of the completed Service Manifest showing the signatures of the Originator (if signed), the Hauler, and the Disposal Facility Operator. A copy of the signed completed Service Manifest must be retained onsite by the Originator and the Hauler for one (1) year.

Customer Signature	Haack Environmental Signature	Notes

CPH
Attn: Mr. Jason Shepler – VP of Environmental Services
580-1 Wells Rd
Orange Park, FL 32703

March 9, 2025

RE: City of Key Colony Beach
WRF Upgrades

Mr. Shepler:

Reynolds Construction (RC) appreciates the opportunity to assist the City of Key Colony Beach with repairing the damaged ARV and Air Tank for the City's water reclamation facility.

Previous discussions with Shane led to Reynolds facilitating with PSI to purchase a new PVC ARV to replace the existing Ductile ARVs that are having issues with their ball seals not dropping back into place once the vacuum pumps shut off. In addition to replacing one ARV, Shane has also requested that we replace the air separator tank that had its vent flange damaged while he was trying to get the ARV to work. Reynolds has priced a replacement with threaded connections that can be replaced if any of the flanges connecting to the tanks get damaged again.

Based on job site reviews and current material costs, Reynolds proposes to complete the scope of work below for a total of

- $25,206.16 (Twenty-five thousand two hundred six dollars and sixteen cents)

Scope of work includes.
- Removal and disposal of the ductile ARV and damaged air separator tank. Reynolds will give the ARV back to Shane/the city if they wish to keep it.
- An estimated six-hour shutdown to replace the equipment with aforementioned ARV and air tank.
- All necessary SCH80 PVC fittings to connect the air tank to the new ARV and the six-inch influent and effluent.
- Provide and install new bolt-gasket kits for all three flange connections to the new air tanks.

Scope of work does not include.
- Permitting from the City of Key Colony.
- Removal/replacement of the ARV and Air Tank for the second MBR.
- Modifications to the half-inch 316SS suction line, six-inch influent line, and six-inch effluent line.
- UV protective coatings of the new SCH80 PVC fittings. (All existing fittings on both air tanks and ARVs do not have any coatings.)

Please provide Reynolds with directions on how to proceed at this time.

Respectfully Provided:
Reynolds Construction, LLC

Luke Johnson

CPH
Attn: Mr. Jason Shepler – VP of Environmental Services
580-1 Wells Rd
Orange Park, FL 32703

March 9, 2025

RE: City of Key Colony Beach
WRF Upgrades

Mr. Shepler:

Reynolds Construction (RC) appreciates the opportunity to assist the City of Key Colony Beach with providing upgrades to the City's water reclamation facility.

After discussions with FJ Nugent during start up, it was determined that groundwater with a high salinity is currently draining into the newly installed lift station. The corrosion from the groundwater will lead to damages to the station's grinder pumps and void the warranty. It was determined that the groundwater is leaking into the station from the clay tile drain from the drying bed. Reynolds proposes to cap the drying bed drain inside the lift station and reroute the drying bed drain and tie into the UV well drain with SDR piping.

Based on job site reviews and current material costs, Reynolds proposes to complete the scope of work below for a total of

- $21,587.20 (Twenty-one thousand five hundred eighty-seven dollars and twenty cents)

Scope of work includes.
- Excavating/trenching a new drain line for the drying bed that will tie into the three" UV well effluent.
- Installation of a new six-inch drain using sdr26 piping or an equal alternative, creating a new drain.
- Caping the existing six-inch drain inside the lift station.
- Rerouting the four-inch drain from the RO building that was tied into the six-inch line and tying it into the two-inch drain from the plant's office bathroom.
- Backfill and compaction of the newly installed trench for the drain.
- Installation of a cleanout to flush any blockage at the tie-in WYE for the drying bed and well drains.

Scope of work does not include.
- Permitting from the City of Key Colony
- Cutting or demolishing of any existing concrete pads for the lift station and facility's dumpster.
- Removal of the existing drain line from the drying bed. Line will be capped only.
- Modifications to the stations disconnect, pumps, or electrical wires.

Please provide Reynolds with directions on how to proceed at this time.

Respectfully Provided:
Reynolds Construction, LLC

Luke Johnson

Reynolds Construction
11107 4th Avenue Ocean
Marathon, FL 33050

CHANGE PROPOSAL
SUMMARY NO:

PROJECT NAME	Key Colony Beach - ARV & Air Separator Tank Replacement	PROJ. NO.:	
LOCATION:	Marathon, FL	DATE:	03/10/26
OWNER:	City of Marathon	DRAWING NO.:	
ENGINEER:		SPEC. SECTION:	

REFERENCE PCO NO.: 000 FIELD DIRECTIVE NO.: 0 RFI NO.: N/A OTHER:

DESCRIPTION:

Key Colony Beach - ARV & Air Separator Tank Replacement

- Reynolds to replace the 2" DI Crispin ARV to test if the new valve will release once the pumps turn off and not get "stuck" like the existing.
- Reynolds to replace the damaged air separator tank to help air flow to the vent at the top of the tank. New air tank is expected to have a lead time of 4-5 weeks.

PRICING INFORMATION

1. DIRECT LABOR				
1.A PRODUCT LABOR:	See backup sheet for breakdown	0		$ 1,612.27
1.B ☐ FOREMAN ☐ SUPERINTENDENT	Safety	0	$ 88.24	$ -
	QA/QC	0	$ 86.28	$ -
	Superintendent	4	$ 133.00	$ 532.00
1.C OFFICE ENGINEERING:	Project Engineer	12	$ 92.75	$ 1,113.00
	Project Manager	4	$ 133.00	$ 532.00
1.D BURDEN	Labor Burden (included in Rates)			-
				$ 3,789.27

2. MATERIALS AND EQUIPMENT	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	COST
2.A INCORPORATED IN WORK:	See Detail Break Down	1	LS	$ 15,487.37	$ 15,487.37
2.B CONSUMED IN PERFORMANCE:	Small Tools and Expendables (5% of field labor)				$ 80.61
	- (STC pending task)				
2.C EQUIPMENT:	See Backup Sheet	1	LS	$ -	$ -
	Fuel and Service 20% of Equip Cost	1	LS	$ -	$ -
2.D DIRECT COSTS:					$ 15,567.98
2.E SALES TAX: 7.5%					$ 1,167.60
					$ 16,735.58

3. SUBCONTRACTORS	NAME	DESCRIPTION OF WORK	COST
3.A DIRECT:	See Detail Sheet		$ -
3.B LOWER TIER:			
			$ -

Contract Time Extension Costs		Days Requested	Daily Rate	COST
	Contractor Extension Costs	0	0	$ -
	Subcontractor Extension Costs	0	0	$ -
(daily rate is subject to change per actual OH items)			Total Time Extension Costs	$ -

EXTENSION OF CONTRACT TIME:

N/A	This Proposal does not include any $ for extension or acceleration but the right to ask for these costs at a later date is expressly reserved if determined to be necessary.
N/A	Extension cost is included in this proposal
N/A	Acceleration cost to maintain project schedule are included in this proposal. *

5. FEE STRUCTURE	Rate	COST	Overhead & Profit	SUBTOTAL
A. Contractor				
1. Direct Labor:		$ 3,789.27	20%	$ 4,547.12
2. Material & Equipment:		$ 16,735.58	20%	$ 20,082.70
3. Subcontractors:		$ -	10%	$ -
4. Bond & Insurance:	1.95%	$ 480.28	20%	$ 576.34
TOTAL COST OF THIS CHANGE PROPOSAL (All deductions shown in parentheses):			**TOTAL**	**$ 25,206.16**

RECORD DOCUMENTS: As part of this Change Proposal, the Contractor shall provide applicable record drawing information affected by this change.

Signed: Josh Vondersaar
Title: Project Manager Date: 03/10/26
Contractor: Reynolds Construction, LLC

ACCEPTANCE BY OWNER

Signature of Owner's Authorized Representative:_____ Date:_____

_____Engineer to prepare necessary change order _____ Engineer to Re-negotiate change proposal as noted above _____Other as above

OWNER:	CONTRACTOR: Reynolds Construction	PROJECT NO.:
ENGINEER:	FIELD:	DATE:
	OTHER:	

VEOLIA

ZENON ENVIRONMENTAL CORPORATION
3600 HORIZON BLVD
BUCKS
19053-6742 TREVOSE
PHONE: 1-866-439-2837
FAX: 866-891-4893 (ORDER PLACEMENT)

Quotation

Quote Date	Quotation Exp. Date	Veolia WTS Quote
04MAR2026	06APR2026	20706025
Sales Org.	**Sales Representative / Contact**	**Reference**
B493	Craig Brown	

Sold To: 1000118588
CITY OF KEY COLONY BEACH
PO Box 510141
KEY COLONY BEACH FL 33051-0141
UNITED STATES

Ship To: 4000146806
CITY OF KEY COLONY BEACH
KEY COLONY BEACH WASTEWATER
600 8 STREET
KEY COLONY BEACH FL 33051
UNITED STATES

Bill To: 0000475844
CITY OF KEY COLONY BEACH
600 W OCEAN DR
KEY COLONY BEACH FL 33051-0141
UNITED STATES

Payment Terms
Net 30 Days from Date of Receipt of Invoice

Inco Terms
DDP POINT OF DESTINATION

Currency: U.S. Dollar

Freight: Freight Prepaid

SNo.	Part Number / Item Description	Quantity	Unit	Price	Unit	Amount
10	642475C VESSEL, AIR SEPARATOR 1 EA	1	EA	10,400.00	EA	10,400.00
20	3095534 FEE,FREIGHT/INSURANCE 1 EA	1	EA	1,450.00	EA	1,450.00

****

QUOTATION NOTES

Prepared By: Diana Quintero
VEOLIA Commercial Operations, ZeeWeed Products

PLEASE REFERENCE THIS QUOTATION NUMBER with your order to ensure correct pricing and on-time delivery. Please notify the contact above if changes to this quotation are needed.

PLEASE PROVIDE REQUESTED DELIVERY DATE with your order.

PLEASE CLEARLY DEFINE THE DELIVERY LOCATION AND THE RECEIVER#S EMAIL & TELEPHONE. PLEASE SPECIFY RECEIVING HOURS

Thank you for your Consideration. To place an order, please fax signed Purchase Orders to the Customer Care number shown above.
To ensure that you receive the pricing quoted, please reference this quotation number on your order. All sales are subject to our terms and conditions, contained with this quotation.
Freight for Bulk Delivery and specialized freight charges, where applicable, are not included unless otherwise indicated above.
Taxation rates shown are based on tax codes in effect at the time of this quotation, and are subject to change.

VEOLIA

ZENON ENVIRONMENTAL CORPORATION
3600 HORIZON BLVD
BUCKS
19053-6742 TREVOSE
PHONE: 1-866-439-2837
FAX: 866-891-4893 (ORDER PLACEMENT)

Quotation

Quote Date	Quotation Exp. Date	Veolia WTS Quote
04MAR2026	06APR2026	20706025
Sales Org.	**Sales Representative / Contact**	**Reference**
B493	Craig Brown	

Sold To: 1000118588
CITY OF KEY COLONY BEACH
PO Box 510141
KEY COLONY BEACH FL 33051-0141
UNITED STATES

Ship To: 4000146806
CITY OF KEY COLONY BEACH
KEY COLONY BEACH WASTEWATER
600 8 STREET
KEY COLONY BEACH FL 33051
UNITED STATES

Bill To: 0000475844
CITY OF KEY COLONY BEACH
600 W OCEAN DR
KEY COLONY BEACH FL 33051-0141
UNITED STATES

Payment Terms
Net 30 Days from Date of Receipt of Invoice

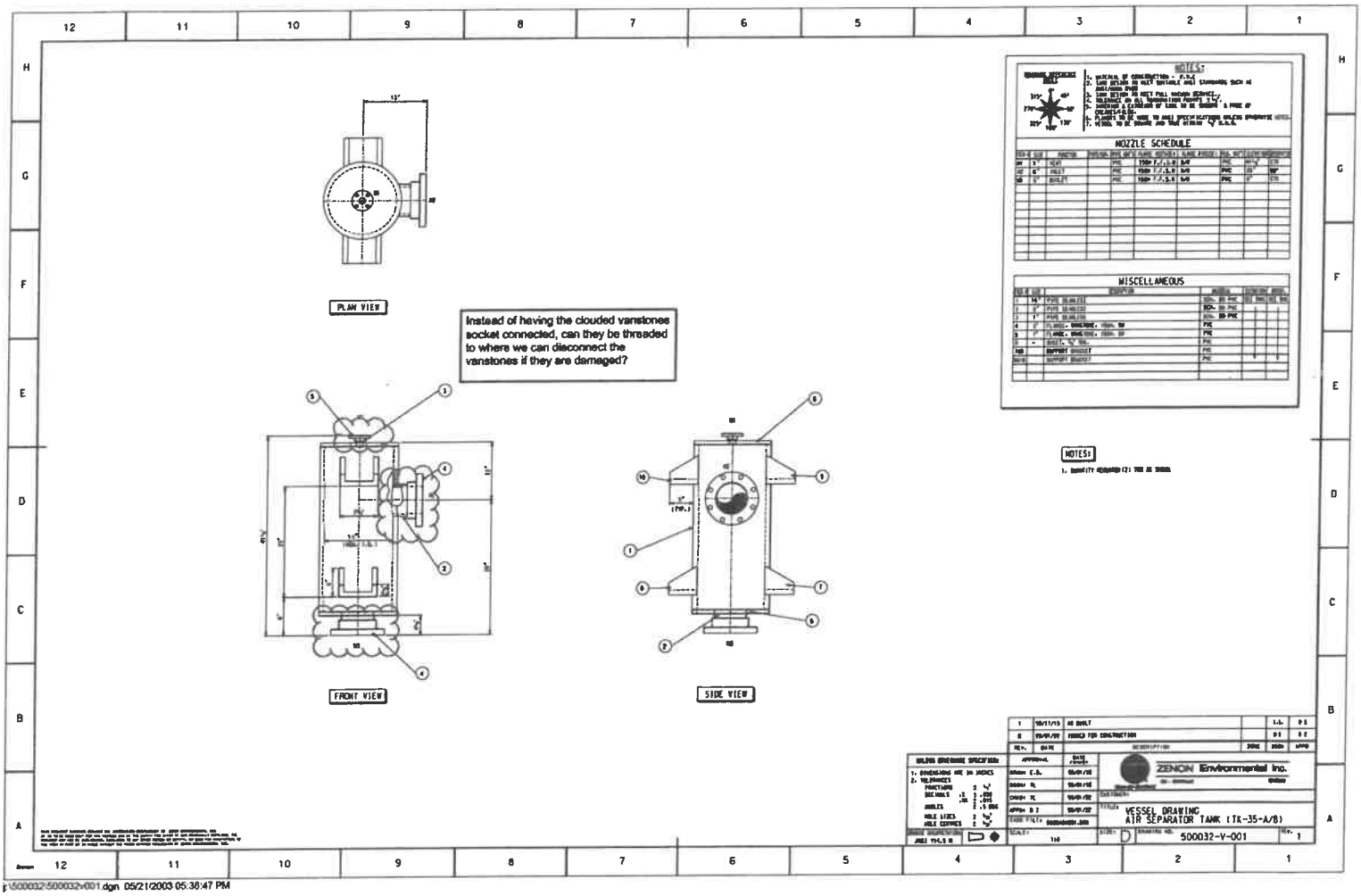
Inco Terms
DDP POINT OF DESTINATION

Currency: U.S. Dollar

Freight: Freight Prepaid

SNo.	Part Number / Item Description	Quantity	Unit	Price	Unit	Amount
	AND ANY SPECIAL OFF-LOADING REQUIREMENTS. AVAILABILITY / LEAD TIME: At the time of this quotation, there is no available product in inventory. Availability is subject to change. Estimated lead time is 4 -5 weeks, exclusive of freight transit time. ORDER PLACEMENT / ORDER STATUS: Please send your Purchase Order to: VEOLIA North America Customer Care Contacts: Tel: 1-866-439-2837 Email: nam.fulfillment.3@veolia.com *Note: Minimum Order Value is $100.00 SHIPPING POINT: Guelph, ON TAXES: Taxes are not included in this quotation. PAYMENT: VEOLIA prefers to receive payment by wire transfer and will also accept payment by courier check/cheque. Wire transfer information for ZENON Environmental Corporation send details to: vtc.vwts.remit-nam.all@veolia.com					

Thank you for your Consideration. To place an order, please fax signed Purchase Orders to the Customer Care number shown above.
To ensure that you receive the pricing quoted, please reference this quotation number on your order. All sales are subject to our terms and conditions, contained with this quotation.
Freight for Bulk Delivery and specialized freight charges, where applicable, are not included unless otherwise indicated above.
Taxation rates shown are based on tax codes in effect at the time of this quotation, and are subject to change.


NOTES:
NOZZLE SCHEDULE
MISCELLANEOUS
PLAN VIEW
Instead of having the clouded vanstones socket connected, can they be threaded to where we can disconnect the vanstones if they are damaged?
FRONT VIEW
SIDE VIEW
NOTES:
ZENON Environmental Inc.
VESSEL DRAWING
AIR SEPARATOR TANK (TK-35-A/B)
500032-V-001

March 13, 2026

To: Doug Colonell
Vice Mayor, City of Key Colony Beach
600 W. Ocean Drive
Key Colony Beach, Florida 33051

RE: Key Colony Beach City Hall – Existing Concreter Slab

Dear Mr. Colonell:

As you are aware, during the project's construction meeting on February 25, 2026, the contractor for the new city hall project Pedro Falcon Contractors, Inc., notified the city that there were cracks in the concrete slab located in the existing building. The existing building will be renovated as part of the scope of the current project. The city performed a project last year to stabilize the existing slab, which is now showing several cracks.

The stabilization project consisted of the installation of several pin piles that were to be doweled to the existing concrete slab. A topping slab was then installed. It is the topping slab that is now cracking. CPH was asked to examine the slab and review all documents associated with the previous project. Several of the pin piles and the original slab have been exposed by the demolition for the current city hall project. By examining the piles, the original slab and the topping slab it appears that the engineered construction documents for this installation were not adhered to. The exposed piles are not filled with grout, and the pile caps do not have the reinforcing that was detailed in the construction documents.

The renovation of the existing building depends on the stability of the existing slabs to install interior partitions, plumbing fixtures and floor finishes. The construction documents prepared by CPH include a leveling coat to be applied to provide an even substrate, so the unevenness of the existing topping slab is not the issue. There is no way however to guarantee that the existing slabs will not continue to crack or settle since the pin pile installation did not follow the requirements for this installation.

Doug Colonell, who is representing the city, has requested a recommendation from CPH regarding the current conditions. The CPH structural engineer, Eduardo Aviles, MSCE, PE has reviewed the construction documents, and all the available documents for the installation for the pin piles as well as the current conditions. We have determined that the structural capacity assumed by the Original Structural Engineer that designed the pin piles will not be accurate since the pile capacities will be lower since the piles do not have grout and are hollow. Based on the observations of CPH, the slabs current condition appears to not be constructed based on the original engineers' plans. It is therefore recommended that both existing slabs are removed to expose all the pin piles. There are two options regarding the existing pin piles as follows.

Option 1 is that the city can hire a firm to load test the existing piles and find out the actual capacity. This will determine if the piles will be able to support the new floor slab and required live load. If the piles do not have the required capacity, the city will have to install new ones. CPH has contacted geotechnical firms to do the testing and is waiting on a quote for services.

Option 2 would be to abandon the existing piles on site and install new ones with the correct load capacities to support a new structural slab for the renovation.

Proceeding with the renovation given the current conditions will result in the contractor not being able to guarantee the new construction. CPH is ready to proceed quickly with any directions provided by the city to minimize any delay for the city hall construction.

Sincerely,
CPH Consulting, LLC

Brandan DeCaro, RA
Senior Project Manager

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

18 March 2026

Mr. Doug Colonell
Vice-mayor

Key Colony Beach City Hall
600 W Ocean
Key Colony Beach, Florida 33051

Re: Budget Pricing for Existing Slab Replacement

Doug,

Per your request on 03.13.28 to provide budget pricing to replace the existing concrete slab at Marble Hall that has been noted in CPH's letter dated March 13, 2026 (attached) we can provide the following projected budget based on the items that are known as well as estimated contingency for items that may also need to occur.

We contacted our Concrete subcontractor and asked them to provide budget pricing based on your notes, CPH's letter and the following narrative that is based on our experience.

- *Demo existing topping slab and 4" slab as close to walls as possible and remove off site*
- *Remove enough existing soil to provide an 8" structural slab with #5 rebar @ 12" oc each way top and bottom (with a new structural slab there should be no need to over excavate and backfill). The budget estimate would assume no conflicts MEP.*
- *Allow budget pricing to dowel into existing slab/foundation at perimeter.*
- *Grout piles (it does not appear from photos that this was ever done) (We are assuming the existing piles will pass muster and that we are not installing new or additional piles at this time – final determination would be after structural engineer reviews geotechnical reports and provides final recommendations)*
- *Furnish and install plate on top of piles as shown in plan detail*
- *Provide structural reinforcing as indicated above – allow for additional rebar and concrete at minimum 4' x 4" pile cap at each pile*
- *Pour new 8" slab*

Based on this direction Bella Construction provided the attached budget proposal.

1. Demo existing topping slab and 4" slab. Includes haul off and disposal of concrete debris
2. New 8" structural slab with a double mat of #5 rebar @ 12" OCEW
3. 4" imported fill below new slab

Cost from Bella to PFC is: $75,509.00

1. Allowance #1 to Grout Existing Pin Piles
    a. NOTE: subsequent to our request to Bella it has come to light that some pin piles may have been partially removed during the slab demolition, with no effort, in short approx. 5'0" pieces as they were attached to the slab portions. While we make no presumption on whether the pin piles were installed correctly, we caution the design team on whether assuming existing pin piles are usable without additional investigation.

Cost from Bella to PFC is: $7,000.00

2. Allowance #2
    a. Furnish steel plates and welding. More details needed to provide accurate pricing.

Cost from Bella to PFC is: $35,000.00

In PFC's opinion this cost is not reflective of true cost and should not be considered. Our best guess would be $150.00 per pile if required.

Our synopsis is as follows:

Demo and New Slab Assuming Our Design Assumption is Correct.....$75,509.00

Contingency: Additional Access (cut hole is existing wall) to Allow Access to this Area and Not Interfere with Work on New Addition Piles or Grade Beam.....$15,000.00

Contingency Option One : New Piles from Internet Search.....$115,000.00

Based on the following we recommend allowing $2,500.00 per Helical Pile and an additional mobilization charge of $10,000.00. Final determination will be made per final design. 46 Piles per original pin pile design.

Helical piles typically cost between $25 and $100 per linear foot, depending on pile size, soil conditions, depth, and regional labor rates.

Cost Overview

The **per-foot cost of helical piles** varies widely based on several factors:

- **Pile diameter and length**: Larger diameters and deeper embedments increase material and labor costs. Standard residential piles often range from 8 to 12 inches in diameter, while commercial projects may require 14–16 inches or more.
- **Soil conditions**: Hard, rocky, or clay-heavy soils require more torque and longer installation times, raising costs. Softer soils are easier to penetrate, reducing labor and equipment expenses.
- **Labor and crew rates**: Typical U.S. crew rates range from $60–$120 per hour, with 2–4 workers per project. Installation time varies from 4–12 hours for small residential jobs to 60+ hours for larger or deeper projects.
- **Site access and logistics**: Limited access, steep terrain, or remote locations can add 10–30% to per-foot costs due to mobilization, equipment setup, and delivery fees.
- **Additional materials**: Brackets, shims, castellated caps, and corrosion protection coatings can in crease the total per-foot cost.

Contingency Option 2: Grade Beams Allow $1,000.00 Per Cubic yard of Concrete to that encompasses excavation, reinforcing, concrete, concrete placement and backfill. At this time we cannot determine if this is a viable option. Design team would have to advise and we offer the budget unit cost for assistance in determining final cost.

Summation of Potential Cost Impact:

Demo and Concrete:.....$75,509.00

Access & Access Repair:.....$15,000.00

New Piles:.....$115,000.00

Unforeseen Design Items.....$10,000.00

Subtotal:	$215,509.00
PFC OH @ 10%	$21,550.90
PFC Profit @ 5%	$10,775.45
Subtotal	$247,835.35
Bond @ 2%	$4,956.71
Total Estimated Budget:	$252,801.06

Please note that this is a very rough budget put together in a short amount of time with assumptions that may or may not hold up to final design requirements and is our "best guess" on potential cost.

If you have any questions please let me know.

Respectfully Submitted,

Ken Bygler

Project Manager

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

Change Order Proposal

Date: March 18, 2026

Reference: COP8 - Existing slab replacement

To: Pedro Falcon Contractors, Inc.

From: Isabella Braswell

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 to demo and replace 2,330 SF of existing slab.

Total COP: Seventy Five Thousand Five Hundred and Nine Dollars ---------- $75,509

COP Scope Description:

1 Includes all labor, material, and equipment to complete the scope outlined below.
2 Demo existing topping slab and 4" slab. Includes haul off and disposal of concrete debris.
3 Includes new 8" structural slab with a double mat of #5 rebar @12" OCEW.
4 Includes 4" of imported fill to be spread below the new slab to level grade (compaction not included).
5 Includes 4000 psi concrete and ASTM Grade 60 rebar.

General Exclusions:

1 Work not outlined above
2 No over excavation/backfill with new structural base material included, only 4" of fill to level grade.
3 Admixtures in concrete mix or treated rebar.
4 Grouting of pin piles not included, furnishing and installing pin pile plates not included. See below for allowances.

Allowance #1: Grout pin piles. Includes 4 CY of grout.---------- $7,000

Allowance #2: Furnish steel plates and welding. More details are needed to provide accurate pricing. ---------- $35,000

Approved:

Contractor: _____

Owner/Contractor: _____

Ken Bygler

From: Doug Colonell <doug.colonell@keycolonybeach.net>
Sent: Friday, March 13, 2026 2:57 PM
To: Ken Bygler
Cc: Brandan DeCaro; James Tirado; Kyle Bechtelheimer
Subject: Re: Ex slab

Ken
CPH will have to give us the details. Budget pricing not to exceed to remove slab in its entirety (maybe 1' at perimeter, doweled, and replace with slab with rebar reinforcing over compacted subgrade and then credits for topping and saw cutting.
I think, but please confirm, that the entire slab(s) need to come out, additional piles installed and then new finish slab - concurrent with new addition slab.
Doug Colonell
(410) 382-4444
Sent from my iPhone

On Mar 13, 2026, at 2:52 PM, Ken Bygler <kenb@pedrofalcon.com> wrote:

Doug,

It will be quite difficult to provide pricing based on the information we have currently.

PFC has never seen the drawings that were mentioned in your letter from the previous work. Just our observations on site.

Is there any sense of area that needs to be demolished and replaced?

Here are some key points:

1. What is area of slab to be demolished and replaced?
2. What was the original pin pile spacing, size, depth, etc. ? Will additional pin piles be required and if so quantity/spacing?
3. Generally, pile caps are installed over the pin piles with reinforcing with a reinforced structural slab tying into the pile caps. Is there a sense of the requirements for
    1. Pile caps – reinforcing, size, depth
    2. Structural slab – reinforcing size, spacing vertical and horizontal
    3. Slab thickness, etc.

We should be able to provide budget pricing fairly quickly if we can get some basic idea of the end requirements. A handwritten sketch or written narrative should be sufficient for budget pricing.

FYI – I did get the "topping slab" pricing together. We have $5,181.00 which includes OH & P. Not sure at this point what value the plumber had in for cutting up the slab to install pipe. I would not expect that item to be a significant cost.

If you can provide any of the aforementioned information it will help greatly in determining a budget cost.

Thanks,

Ken Bygler
Project Manager
Pedro Falcon Contractors, Inc.
31160 Ave C
Big Pine Key, Florida 33043
Tel: 305-872-2200 Ext. 28
Cell: 305-731-6978
kenb@pedrofalcon.com

From: Doug Colonell <doug.colonell@keycolonybeach.net>
Sent: Friday, March 13, 2026 2:34 PM
To: Ken Bygler <kenb@pedrofalcon.com>
Cc: Brandan DeCaro <bdecaro@cphcorp.com>; James Tirado <jtirado@cphcorp.com>; Kyle Bechtelheimer <kbechtelheimer@cphcorp.com>
Subject: Ex slab

Ken
Please review the enclosed letter.
I would like for you to give me a cost on the options. I know this is highly critical so please expedite. There is a commission meeting next Thursday so if you can get me a PCO before, I can present it.
Thanks

Doug Colonell
(410) 382-4444
Sent from my iPhone

March 13, 2026

To: Doug Colonell
Vice Mayor, City of Key Colony Beach
600 W. Ocean Drive
Key Colony Beach, Florida 33051

RE: Key Colony Beach City Hall – Existing Concreter Slab

Dear Mr. Colonell:

As you are aware, during the project's construction meeting on February 25, 2026, the contractor for the new city hall project Pedro Falcon Contractors, Inc., notified the city that there were cracks in the concrete slab located in the existing building. The existing building will be renovated as part of the scope of the current project. The city performed a project last year to stabilize the existing slab, which is now showing several cracks.

The stabilization project consisted of the installation of several pin piles that were to be doweled to the existing concrete slab. A topping slab was then installed. It is the topping slab that is now cracking. CPH was asked to examine the slab and review all documents associated with the previous project. Several of the pin piles and the original slab have been exposed by the demolition for the current city hall project. By examining the piles, the original slab and the topping slab it appears that the engineered construction documents for this installation were not adhered to. The exposed piles are not filled with grout, and the pile caps do not have the reinforcing that was detailed in the construction documents.

The renovation of the existing building depends on the stability of the existing slabs to install interior partitions, plumbing fixtures and floor finishes. The construction documents prepared by CPH include a leveling coat to be applied to provide an even substrate, so the unevenness of the existing topping slab is not the issue. There is no way however to guarantee that the existing slabs will not continue to crack or settle since the pin pile installation did not follow the requirements for this installation.

Doug Colonell, who is representing the city, has requested a recommendation from CPH regarding the current conditions. The CPH structural engineer, Eduardo Aviles, MSCE, PE has reviewed the construction documents, and all the available documents for the installation for the pin piles as well as the current conditions. We have determined that the structural capacity assumed by the Original Structural Engineer that designed the pin piles will not be accurate since the pile capacities will be lower since the piles do not have grout and are hollow. Based on the observations of CPH, the slabs current condition appears to not be constructed based on the original engineers' plans. It is therefore recommended that both existing slabs are removed to expose all the pin piles. There are two options regarding the existing pin piles as follows.

Option 1 is that the city can hire a firm to load test the existing piles and find out the actual capacity. This will determine if the piles will be able to support the new floor slab and required live load. If the piles do not have the required capacity, the city will have to install new ones. CPH has contacted geotechnical firms to do the testing and is waiting on a quote for services.

Option 2 would be to abandon the existing piles on site and install new ones with the correct load capacities to support a new structural slab for the renovation.

Proceeding with the renovation given the current conditions will result in the contractor not being able to guarantee the new construction. CPH is ready to proceed quickly with any directions provided by the city to minimize any delay for the city hall construction.

Sincerely,
CPH Consulting, LLC

Brandan DeCaro, RA
Senior Project Manager

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

19 March 2026

Project: Key Colony Beach City Hall

PCO Number: 007

Description: Revise Specifications for Windows and Storefronts

Justifications: Contract documents specifically identify Window Manufacturer and Model Number as CGI/Sparta – PW4120A and Storefronts as Storefront Manufacturer MR Glass with Model Numbers MG500, MG5000 and MG7000. An RFI (RFI Two dated 01.19.26 – attached) was developed by subcontractor RAD Glass and responded to by Architect CPH on 01.20.26. Subsequent conversation and the following direction from CPH

"Please see attached for the response to RFI #2

"Please note per our specs and code state that the contractor go through the National Fenestration Rating Council standard procedure for determining the Solar Heat Gain Coefficient (SHGC) and Visible Transmittance (VT) of windows, doors, skylights, and curtain walls, using computer simulations glazing types to meet the Florida Building Code required maximum U-factor of 0.50 and maximum allowable SHGC 0.25 for Climate Zone 1. This will determine what is required of the glazing"

After reviewing the response the subcontractor investigated and provided the following information

"The architect's response to RFI #2 calls for energy performance ratings that are not possible to achieve with the storefront and window types specified in the Window Schedule or the Interior and Exterior Glazing Schedule".

"Here are the conflicts that I have identified:

- *The glazing type is specified as bronze tinted laminated (not insulated) glass.*
- *In order to meet a maximum U-Factor of .50 and an SHGC of .25, insulated glass is required.*
- *Neither the Mr. Glass 5000 Storefront or the CGI/Sparta PW4120A are available with insulated glass.*

- *The fixed windows will need thermally improved frames and high performance LowE insulated glass. The storefront may meet the requirements but will also require the same glass type.*
- *Sourcing windows from more than one vendor may result in an inconsistent appearance when the glass is viewed from the exterior, interior or both.*

Please advise on how we are to proceed".

A conference call was held on 01.30.26 to discuss with all parties. The issues were explained and a determination was made that CPH would evaluate if some code requirements could be waived and PFC/RAD would continue with moving forward with Trulite substitution.

PFC advised all on 02.05.26 that RAD Glass had provided updated pricing to Pedro Falcon in the amount of $11,230.00 to provide the Trulite System plus PFC's standard mark-up.

On 02.05.26 Brandan Decaro provided additional correspondence as follows:

"Thanks Ken:

So that we can make a recommendation to the city please state what the justification for the additional cost to the owner is. Doug will have to explain this to the commission.

Hi Doug:
We asked our Mechanical Engineer to do the energy modeling for the building to see if it is appropriate to ask for a waiver from the building official for the code required glass. As soon as we get the results from the modeling, I suggest a meeting to discuss how to proceed.

Thank you everyone – Brandan"

On 03.16 .26 CPH advised that the Energy Modleing study was completed and that the specifications would need to be followed to meet code and that their requirements could not be waived.

Based on investigation by both the Design Team, Contractor and Owners Representative along with discussion it has been determined that the Basis of Design Windows and Storefronts do not meet the specifications. PFC and their subcontractor RAD Glass propose to use Trulite as an alternate to the scheduled material as the original materials do not meet specifications. The additional cost to provide the alternate is listed below and submitted as an additional cost.

RAD of South Florida, Inc.

Revise Manufacturer for Windows & Storefronts from MR Glass
to Trulite Glass and Aluminum Solutions
(see attached RAD Proposals).....$11,230.00

Subtotal RAD*.....*$11,230.00

Subtotal*.....*$11,230.00

Overhead @ 10%*.....*$1,123.00

Profit @ 5%*.....*$561.50

SUBTOTAL TOTAL COST*.....*$12,914.50

P & P Bond @ 1% of Total Cost*.....*$129.15

Total Request for Change Order Amount:*.....*$13,043.65

Contract Time Extension: The Windows and Storefronts are on the critical path for the schedule. Thirty-nine calendar days lapsed from notification of pricing to notification on how to proceed. PFC has submitted a no cost Change Order Request for additional contract time under PFC Request for Change Order PCO - 009. PFC was able to incorporate the additional time for the Window/Storefront delay that would be needed in this change order request into the new baseline schedule that is pending approval. Pursuant to approval of PFC Change Order Request PCO – 009 Additional Contract Time is not needed as it would run concurrently. If not, then a (39) Thirty-nine day Contract Extension is requested.

Respectfully Submitted,

Ken Bygler
Project Manager

RAD of South Florida, Inc.
1535 NW 65th Ave
Plantation, FL 33313
Office: (954) 917-6657
Lic# SCC131151201

Project: Key Colony Beach City Hall - Alternate System
To: Pedro Falcon Contractors, Inc.
Attn: Ken Bygler
Date: 2/5/2026
Prepared by: John Stafford

Storefront Proposal

We propose to furnish and install the following per Rev 2 plans dated 10/06/2025:

System: Trulite 3100 Front-Set Storefront and 351X HD Medium Stile Doors with white painted finish to meet .50 U-Factor
Glass: 1-5/16" bronze tinted laminated insulated with LowE coating to meet maximum SHGC of 0.25 (muntins as scheduled)
Hardware: Standard panic hardware, Rockwood RM 5277-36 pull handles, butt hinges, Sargent 351 surface mounted closer

Mark	R.O. Size	Description
SF-01	424" X 104"	(1 each) Nine equal panels with one horizontal mullion
SF-02/115B	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
SF-02/115C	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
SF-03/102B	126" X 116"	(1 each) 3070 RHOS door with transom and two sidelites with horizontal mullion on curb
SF-04/100	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
SF-05	104" X 224"	(1 each) Four tiers with three panels each with horizontal structural mullions
W1	48" X 32"	(15 each) Single panel clearstory windows
W2	60" X 48"	(4 each) Single panel
W3	72" X 64"	(11 each) Two equal panels
W4	96" X 72"	(3 each) Two equal panels
W5	60" X 60"	(5 each) Single panel
125B	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite
115A	76" X 86"	(1 each) 6070 pair of doors, no transom or sidelites
111	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite
124C	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite

System: Assa Abloy SL500 Resilience Automatic Sliding Door with Bone White Kynar finish
Glass: 9/16" bronze tinted with LowE coating
Hardware: Locks and sensors per manufacturer's details

Mark	R.O. Size	Description
125A	7' 5-1/2" X 7' 0"	Two panels, OX configuration with full breakout

System: Frameless Glass Doors and Partitions
Glass: 1/2" standard clear tempered glass with polished exposed edges
Hardware: Top and bottom patch pivots with floor patch lock, concealed header and closer, 36" stainless pull handle

Mark	R.O. Size	Description
ISF-01/106	10' 7" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-01/109	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-01/110	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-02/112	10' 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-03/108A	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites

Doors 102B and 124C have electric panic hardware and power supply for access control. Keypads or other controls by others.
Note: SF-05 will require a horizontal mullions separating each of the four tiers.
Note; SF-01 requires two additional mullions to meet wind loads. W3 and W4 require vertical mullion due to width limitations.

Price for this scope: $ 307,440.00

Price Excludes: After-hours and overtime labor rates, demolition and disposal of existing storefront system (if any), mirrors, brake metal, flashing, waterproofing, water and/or air infiltration testing or any items or services not listed above.

Note: Any stated lead times are current as of the date of the proposal and will be updated upon award of subcontract.

Included in scope: Shop drawings, engineering, primary exterior caulking, delivery, taxes, and domestic shipping of material samples.

Excluded from scope: Permit fees, costs of custom submittal procurement and distribution, demolition, sealant adhesion or water infiltration testing, structural steel, window films, mirrors, final cleaning, international shipping of samples and any items not listed.

Terms: Due to market volatility, pricing is valid for 30 days. RAD reserves the right to update the proposal price beyond that date.

RAD of South Florida, Inc.
1535 NW 65th Ave
Plantation, FL 33313
Office: (954) 917-6657
Lic# SCC131151201

Project: Key Colony Beach City Hall
To: Pedro Falcon Contractors, Inc.
Attn: Ken Bygler
Date: 10/14/2025
Prepared by: John Stafford

Storefront Proposal

We propose to furnish and install the following per Rev 2 plans dated 10/06/2025:

System: Mr. Glass MG5000 Storefront and MG500 Medium Stile Doors with white Kynar painted finish
Glass: 9/16" bronze tinted with LowE coating
Hardware: Falcon 1490 exit device, Rockwood RM 5277-36 pull handles, butt hinges, Sargent 351 surface mounted closer

Mark	R.O. Size	Description
SF-01	424" X 104"	(1 each) Nine equal panels with one horizontal mullion
SF-02/115B	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
SF-02/115C	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
SF-03/102B	126" X 116"	(1 each) 3070 RHOS door with transom and two sidelites with horizontal mullion on curb
SF-04/100	144" X 116"	(1 each) 6070 pair of doors with transom and two sidelites with horizontal mullion on low wall
W1	48" X 32"	(15 each) Single panel clearstory windows
W2	60" X 48"	(4 each) Single panel
W3	72" X 64"	(11 each) Two equal panels
W4	96" X 72"	(3 each) Two equal panels
W5	60" X 60"	(5 each) Single panel
125B	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite
115A	76" X 86"	(1 each) 6070 pair of doors, no transom or sidelites
111	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite
124C	40" X 86"	(1 each) 3070 LHOS door, no transom or sidelite

System: Kawneer IR1600 System 1 Curtainwall
Glass: 9/16" bronze tinted with LowE coating
Hardware: N/A

Mark	R.O. Size	Description
SF-05	104" X 224"	(1 each) Three twin-span panels with three horizontal mullions

System: Assa Abloy SL500 Resilience Automatic Sliding Door with Bone White Kynar finish
Glass: 9/16" bronze tinted with LowE coating
Hardware: Locks and sensors per manufacturer's details

Mark	R.O. Size	Description
125A	7' 5-1/2" X 7' 0"	Two panels, OX configuration with full breakout

System: Frameless Glass Doors and Partitions
Glass: 1/2" standard clear tempered glass with polished exposed edges
Hardware: Top and bottom patch pivots with floor patch lock, concealed header and closer, 36" stainless pull handle

Mark	R.O. Size	Description
ISF-01/106	10' 7" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-01/109	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-01/110	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-02/112	10' 0" X 8' 0"	(1 each) 3080 door and three full height sidelites
ISF-03/108A	12- 0" X 8' 0"	(1 each) 3080 door and three full height sidelites

Doors 102B and 124C have electric panic hardware and power supply for access control. Keypads or other controls by others.
Note: SF-05 will require a horizontal mid-span support for Curtainwall anchors. To be provided and installed by others.
Note; SF-01 requires two additional mullions to meet wind loads. W3 and W4 require vertical mullion due to width limitations.

Price for this scope: $ 296,210.00

Price Excludes: After-hours and overtime labor rates, demolition and disposal of existing storefront system (if any), mirrors, brake metal, flashing, waterproofing, water and/or air infiltration testing or any items or services not listed above.

Note: Any stated lead times are current as of the date of the proposal and will be updated upon award of subcontract.

Included in scope: Shop drawings, engineering, primary exterior caulking, delivery, taxes, and domestic shipping of material samples.

Excluded from scope: Permit fees, costs of custom submittal procurement and distribution, demolition, sealant adhesion or water infiltration testing, structural steel, window films, mirrors, final cleaning, international shipping of samples and any items not listed.

Terms: Due to market volatility, pricing is valid for 30 days. RAD reserves the right to update the proposal price beyond that date.

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

18 March 2026

Project: Key Colony Beach City Hall

PCO Number: 009

Description: Time Extension Due to Delays and Unforeseen Conditions

Pedro Falcon Contractors, Inc. is requesting a cumulative contract time extension of (34) Thirty-four Calendar days as indicated in the attached revised baseline schedule. Numerous factors are involved that have affected the start-up and progress of the project to some degree.

Notable Items:

- Building Permit was issued (41) Forty-one Calendar Days After NTP. This process was delayed by Provision of Builders Risk Insurance by City.
- Initial request to adjust limits of construction for which PFC agreed, in the spirit of partnering, to work with the City to maintain access through the parking lot until after the conclusion of KCB Days. Subsequently we have not been allowed to use the limits of construction Parking lot and lay down areas. This has created issues in our ability to adjust and access work as well as store materials. It has also caused work to be performed out of sequence. No phasing was anticipated for site contractor, and we have had to perform portions of the site contractor's work to keep the project moving forward all at our own expense. The current direction from the City on maintaining public access and loss of lay down areas is contrary to the limits of construction established by the plan documents.
- Numerous discussions regarding layout of work and demolition of existing building led to numerous RFI's that eventually led to PFC offering to demolish the existing building in its entirety at our own expense again.
- Once it was established and approved to demolish the existing building PFC was able to do so in just a few days. Auger pile drill subcontractor was scheduled, and we were subsequently notified of an anonymous citizen complaint to FDEP regarding asbestos in the roofing material that was addressed by the Building Department and resolved. This led to further notification that an FDEP Demolition Permit would be required, which no team members had ever heard of. PFC initiated an FDEP application and were advised that a ten-day waiting period would be required from time of application approval. This led to the scheduled auger pile installation being cancelled. KCB Building Department was able to resolve this issue with FDEP quickly and no permit was required, however,

with the information known at that time the auger piles had to be postponed leading to being cycled back into the queue. Mobilization of auger pile equipment requires special FDOT permitting and once cancelled, the whole process had to start anew. Pile installation should have been able to start on 02.24.26 and after queue delay and FDOT transportation permitting was started on 03.10.26 and completed by 03.13.26 with demobilization on 03.16.26. This unforeseen delay caused a minimum of fourteen days of delay.

- As evidenced by the site conditions PFC is experiencing unforeseen constraints in storage of materials, access to areas of work and an inability to adjust when unforeseen conditions are encountered.

In conclusion Pedro Falcon Contractors, Inc. is suggesting and requesting a mutually beneficial contract time extension of (34) Thirty-four calendar days. PFC is acutely aware of the City's concerns regarding grant requirements that need to be achieved by 30 June 2026 and has provided a projected monthly cost expenditure schedule of values that aligns with this time extension request and revised schedule and allows the capability to provide the requisite amount of billing to fulfill the grant requirements.

Note: Critical to the ability to meet the attached schedule is immediate access to the full parking lot area around Marble Hall. It is our understanding the City has been working on a potential resolution to the Post Office delivery truck issue that would require PFC to relinquish the usage of the lay-down parking areas. Again, in the spirit of partnering PFC is willing to accept this modification and not use the lay-down parking areas.

Pedro Falcon

No Cost Time Extension 34 Calendar Days.....$0.00

Subtotal*.....*$0.00

Overhead @ 10%*.....*$0.00

Profit @ 5%*.....*$0.00

SUBTOTAL TOTAL COST*.....*$0.00

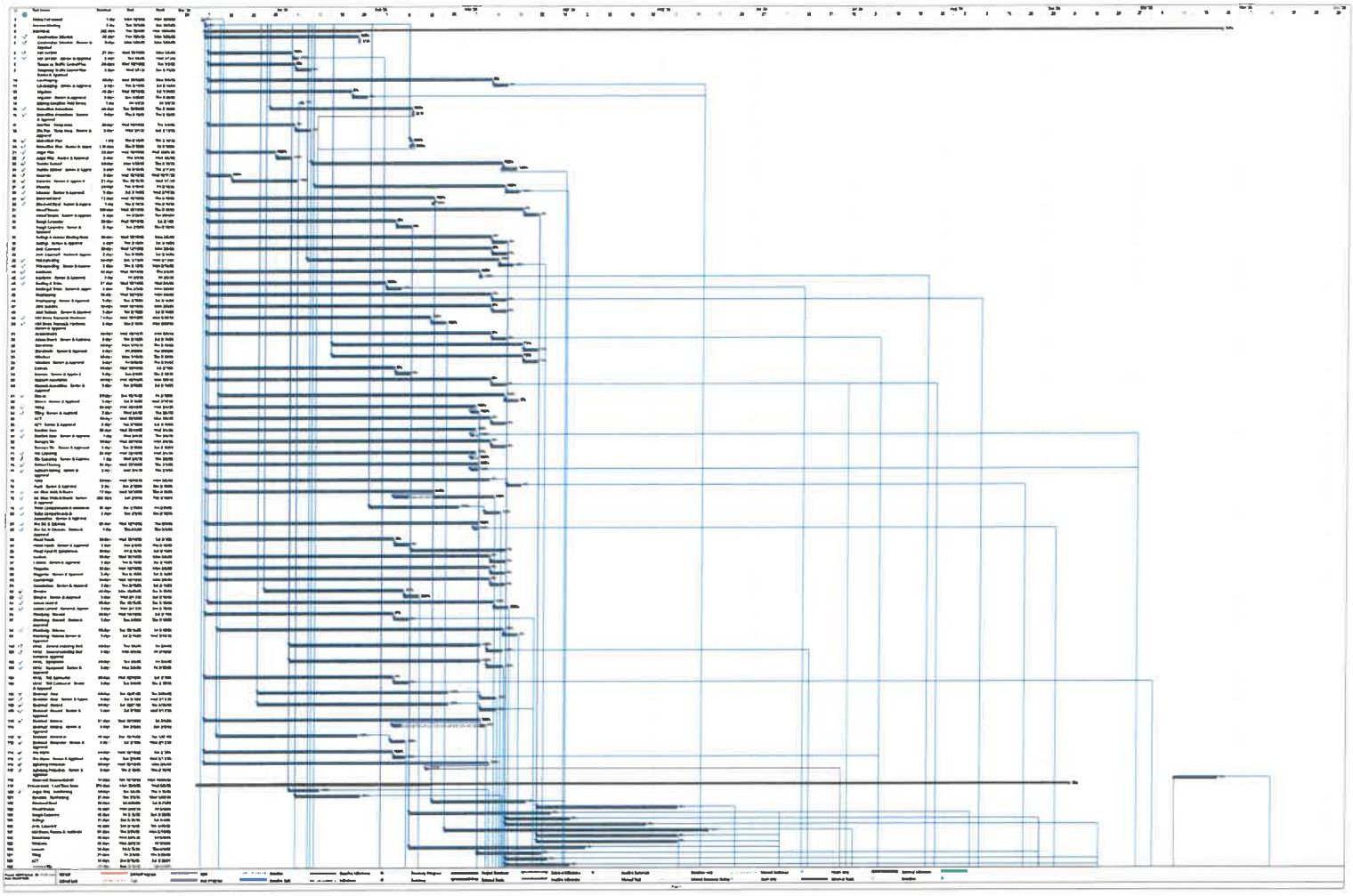
P & P Bond @ 1% of Total Cost*.....*$0.00

Total Request for Change Order Amount:*.....*$0.00

Contract Time Extension: 34 Calendar Days

Respectfully Submitted,

Ken Bygler
Project Manager

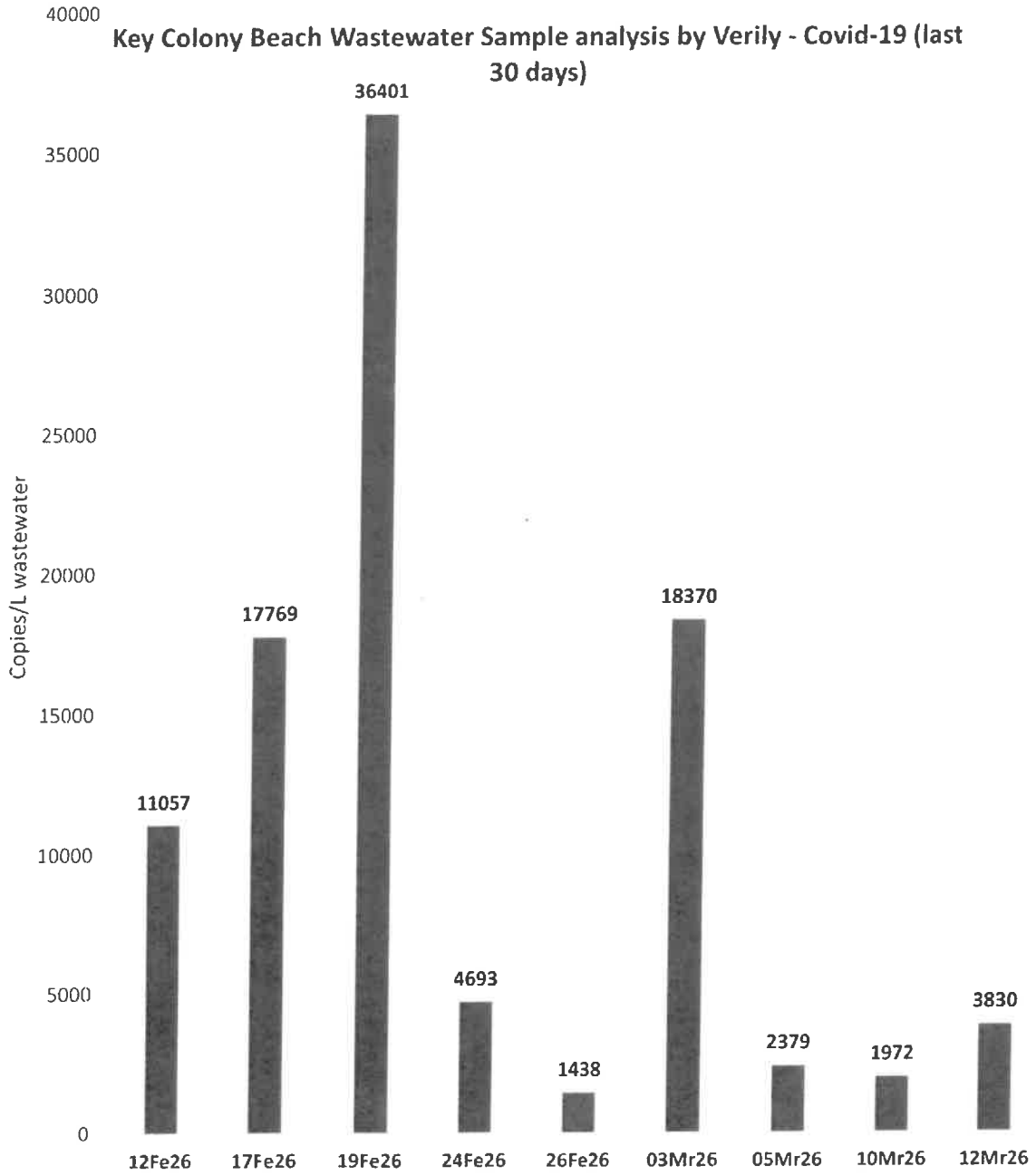


City of Key Colony Beach

Wastewater Sampling Update for Concern Virus's – March 16, 2026

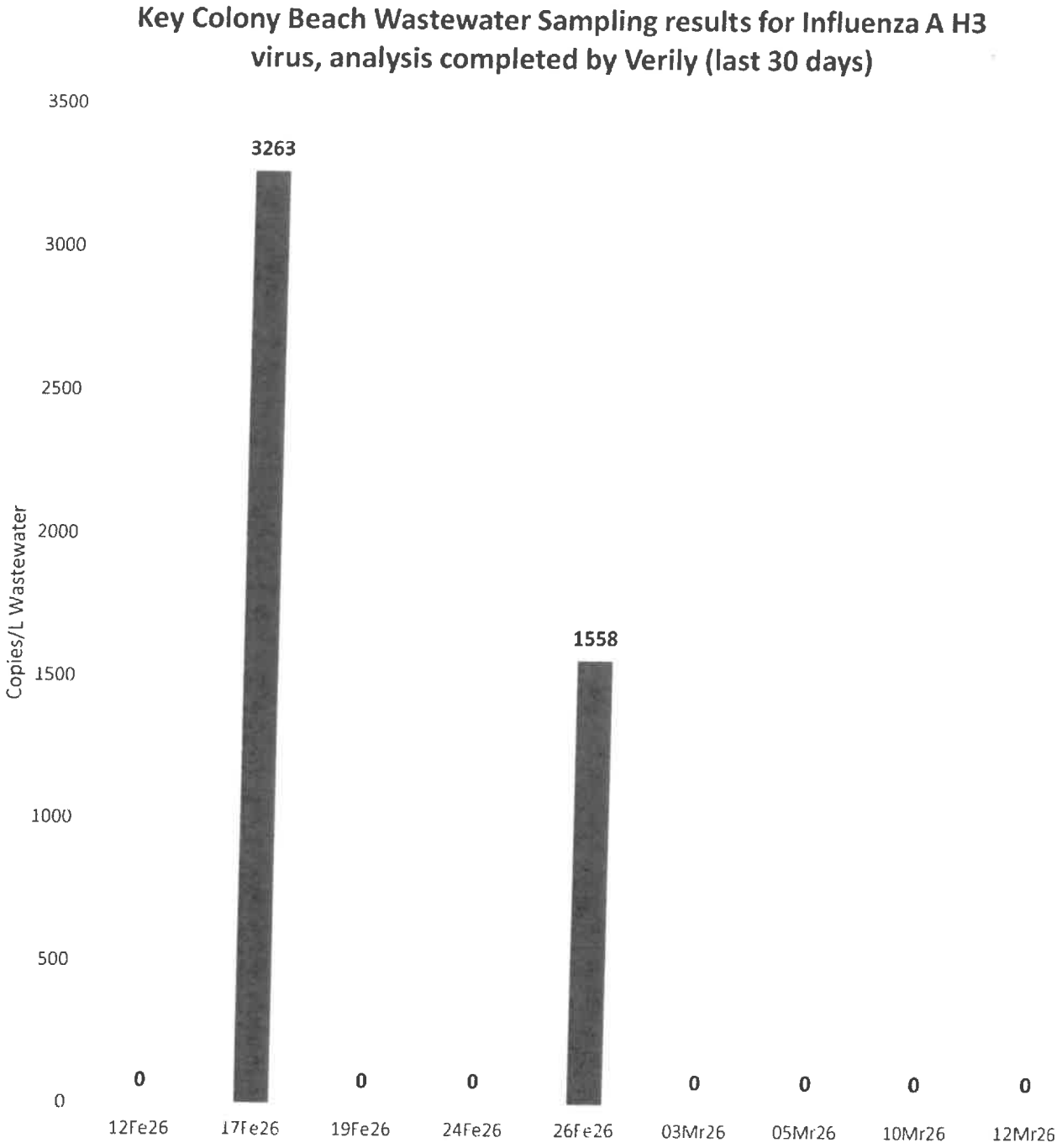
Specific data for Key Colony Beach – wastewater sampling:

No Detections were found for the following viruses in the last 30 days for KCB: Influenza A1, A2 A H5, A H1 FLUBV, NVO, MPX Clade 1, Measles, therefore plot was not included. Detections for the viruses below in the last 30 days for KCB (raw data):



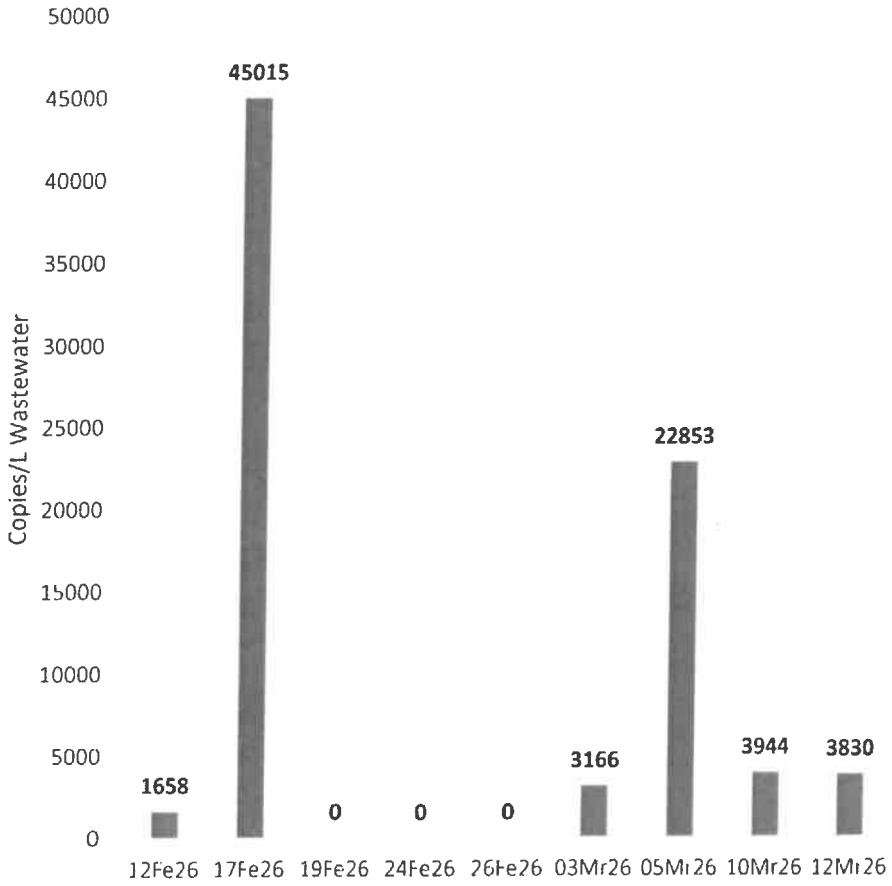
Wastewater Sampling Update for Concern Virus's – March 16, 2026

Specific data for Key Colony Beach – wastewater sampling:



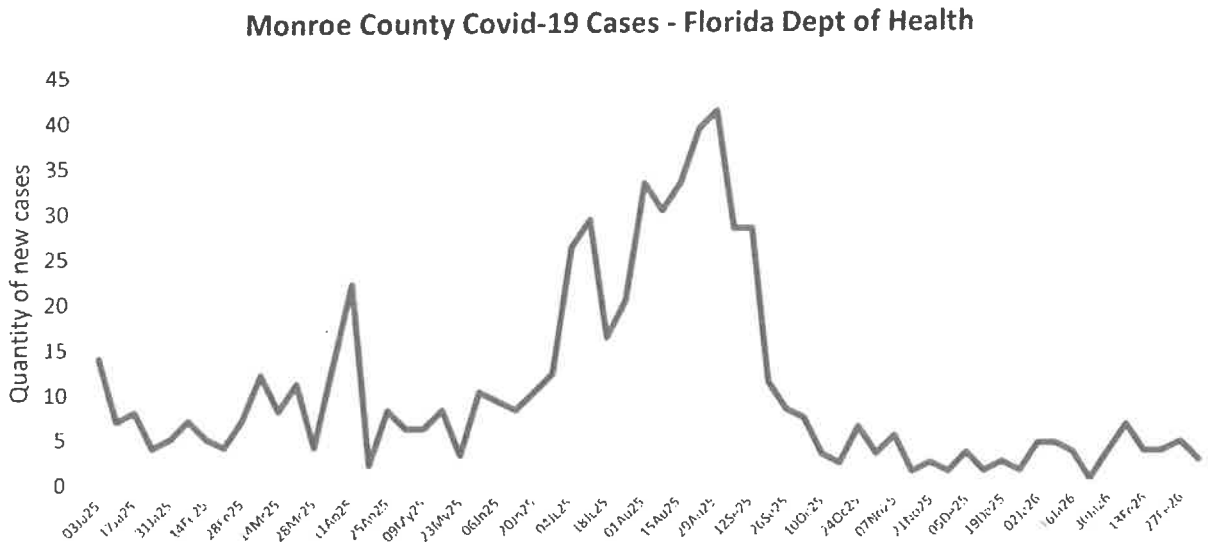
Wastewater Sampling Update for Concern Virus's – March 16, 2026

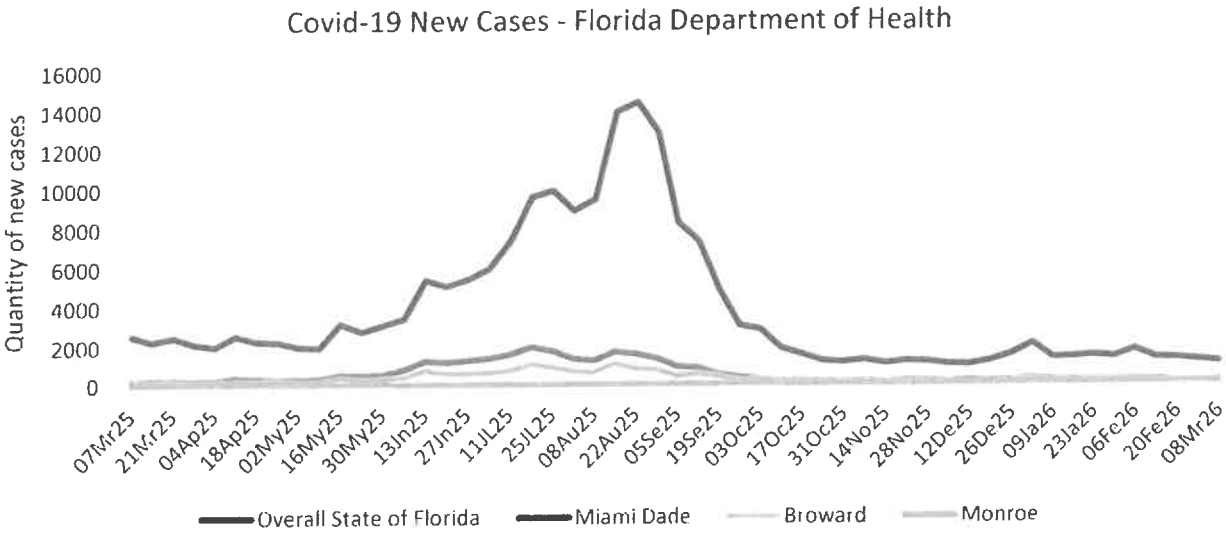
Specific data for Key Colony Beach – wastewater sampling:



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

State of Florida Health Department Covid 19 data through 06Mr26





Report by Tom Harding, based on CDC/Verily and the State of Florida Health Department for Monroe County new Covid-19 cases - data through 14Mr26.