

SUBJECT: APPROVAL OF CONTRACT AMENDMENT NO. 3 TO CONTRACT NO. 23-055P WITH HEARTLAND WATER TECHNOLOGY, INC., TO EXTEND THE CONTRACT COMPLETION DATE FOR THE DESIGN BUILD LEACHATE MANAGEMENT SYSTEM, TO OCTOBER 31, 2025.

AGENDA OF: September 16, 2025

ASSEMBLY ACTION: Approved under the consent agenda 09/16/25 - BJH

AGENDA ACTION REQUESTED: Present to the Assembly for Consideration.

Route To:	Signature
Originator	8 / 2 5 / 2 0 2 5 X K i e r s t y n H o l l i b a u g h S i g n e d b y : K i e r s t y n H o l l i b a u g h
Solid Waste Division Manager	8 / 2 5 / 2 0 2 5 X J e f f S m i t h S i g n e d b y : J e f f S m i t h
Public Works Department Director	9 / 2 / 2 0 2 5 X T o m A d a m s , P E S i g n e d b y : T o m A d a m s
Purchasing Director	9 / 2 / 2 0 2 5 X R u s s K r a f f t S i g n e d b y : R u s s K r a f f t
Finance Director	9 / 2 / 2 0 2 5 X C h e y e n n e H e i n d e l S i g n e d b y : C h e y e n n e H e i n d e l
Borough Attorney	9 / 2 / 2 0 2 5 X N i c h o l a s S p i r o p o u l o s S i g n e d b y : N i c h o l a s S p i r o p o u l o s
Borough Manager	9 / 2 / 2 0 2 5 X M i c h a e l B r o w n S i g n e d b y : M i c h a e l B r o w n
Borough Clerk	9 / 5 / 2 0 2 5 X B r e n d a J . H e n r y f o r S i g n e d b y : B r e n d a H e n r y

ATTACHMENT (S): Heartland letter(2 pp)

SUMMARY STATEMENT:

On December 19, 2023, the Matanuska-Susitna Borough entered a contract with Heartland Water Technology to develop and install an onsite leachate evaporation system at Central Landfill. This system provides a long-term, cost-effective, and environmentally responsible solution for managing leachate, a byproduct of water percolating through landfill waste. Currently, leachate is

disposed of offsite through the Anchorage Water and Wastewater Utility (AWWU).

The Heartland system is uniquely customized with site specific factors that include leachate chemistry, leachate volume, local climate, and available energy sources which all impact building size and footprint. The Borough's system integrates heat and methane gas from the onsite flare system, effectively functioning as a hybrid Waste to Energy solution.

The Assembly approved Change Order 1 (AM 24-012) to extend the contract completion date to June 30, 2025, due to an extended procurement process and time-consuming legal review by the vendor which collectively impacted the original timeline.

Change order 2 was administratively approved to extend the contract completion date by 90 days (September 30, 2025) due to technical difficulties with permitting and timing of construction.

Administration requests the contract completion date be extended to October 31, 2025, to safely accommodate necessary adjustments in the sequencing of interior construction tasks. The original schedule anticipated electrical and mechanical activities could be simultaneously performed in late July to early August. Due to site conditions, larger scissor lifts are required to install high bay lighting, louvers, and electrical rough-in. Due to the constrained space within the structure, the larger lift is preventing additional interior work from being completed as planned including setting chemical skids, the water tank and pumps, and pump housekeeping pads. Work outside the building continues to minimize the overall schedule impact.

The proposed completion date of October 31, 2025, aligns with the early completion date of the MSW Cell 4 expansion project at Central Landfill. This alignment enables immediate onsite evaporation of the increased leachate volumes expected from the expanded cell, eliminating the need for costly transport to AWWU.

RECOMMENDATION OF ADMINISTRATION:

Approve Contract Amendment No. Three (3) to Contract No. 23-055P with Heartland Water Technology, Inc., for the Design Build Leachate Management System to extend the contract completion date to October 31, 2025, and authorize the administration to approve an additional time extension of up to 90 days, if necessary.



831 Park Ave
Suite A
Murfreesboro, TN 37129

August 21, 2025

Via email only to: purchasing@matsugov.us

Matanuska-Susitna Borough
Attn: Purchasing Division
350 East Dahlia Avenue
Palmer, Alaska 99645

RE: Request for Contract Amendment – Final Completion Date Extension
Project Name: Design Build Leachate Reduction System
Project No.: 47534-7100-7112
MSB Solicitation No.: 23-055P

To Whom it May Concern,

Heartland Water Technology, Inc. (“**Heartland**”) and the Matanuska-Susitna Borough (“**the Borough**”) are parties to that certain Design/Build Agreement dated February 20, 2024 (Solicitation No. 23-055P) (the “**Agreement**”), for the design and installation of a leachate reduction system (the “**Project**”) at the Borough’s Central Landfill, located at 1201 E. 49th State Street, Palmer, Alaska (the “**Facility**”).

We are writing to formally request an amendment to the Agreement to extend the Final Completion Date. As updated in Change Order No. 1 dated January 19, 2024, and further updated on December 12, 2025, the current Final Completion Date is September 30, 2025. Pursuant to Section 30(B)(4) of the Agreement and MSB Code 2.08.170, **Heartland respectfully requests an extension of the Final Completion Date to October 31, 2025.**

Reasoning for Extension: The requested extension is due to necessary adjustments in the sequencing of interior construction work to ensure critical tasks can be completed safely and efficiently. The original schedule anticipated that certain electrical and mechanical activities could be performed in parallel starting in late July to early August. However, the building’s footprint and height require larger scissor lifts than originally planned to safely access elevated areas for tasks such as high bay lighting installation, louvers, and electrical rough-in. As a result, a temporary constraint has emerged: until the larger lifts are removed, additional interior work—including setting chemical skids, the water tank and pumps, and pump housekeeping pads—cannot proceed. Importantly, work outside the building continues wherever feasible, progressing in parallel and minimizing overall schedule impacts.

Impact on Contract Provisions: Under Section 30(B)(4) of the Agreement and MSB Code 2.08.170, this extension will amend the Final Completion to **October 31, 2025**. All related deliverable dates will shift accordingly, including the commencement of liquidated damages under Section 8.4 of Exhibit D, which would start no earlier than **November 1, 2025**. This





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extension will allow Heartland to safely complete the interior work without compromising quality or safety. All other terms of the Agreement remain unchanged.

Please let us know if you require further information to review this request.

Sincerely,

Louis Cassens
Heartland Water Technology, Inc.
LCassens@oneheartland.com
(574) 870-5263

Acknowledgment and Acceptance: This proposal and the extension of the Final Completion Date requested herein are hereby accepted and agreed to by the Matanuska-Susitna Borough. The Borough will initiate a formal contract amendment memorializing this scope and pricing for execution by both parties.

Agreed to and accepted this ____ day of August 2025:

MATANUSKA-SUSITNA BOROUGH

By: _____

Name: _____

Title: _____



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