



INDIAN RIVER COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

Department of General Services
Parks & Recreation

Date: October 27, 2022

To: Honorable Board of County Commissioners

Thru: Jason E. Brown, County Administrator
Michael C. Zito, Assistant County Administrator
Beth Powell, Director Parks & Recreation

From: Wendy Swindell, Conservation Lands Manager

Subject: Archie Smith Fish House Pavilion Construction & Demolition of the Archie Smith House – Consideration of Proposal Provided By Gordian Work Order 108272.00; EZIQCF Contract No.: FL-R10-GC11-111821-JLC

BACKGROUND

In 2007, the Board of County Commissioners purchased the historic Archie Smith Fish House for \$1.7M as part of the County's environmental lands program process. Though an application was made to the Florida Communities Trust, grant funding toward the purchase price was not approved. The subject waterfront property, listed on the National Register of Historic Places, consists of approximately 1.15 acres located at 1740 North Indian River Drive within the northern city limits of Sebastian.

Structures on the Archie Smith Fish House property consist of the Main (principal) House, a rebuilt overlook and, until recently, the Ice House (over-water original structure historically used to store ice). When the County acquired the property in 2007, conceptual plans were to open the site to the public by rehabilitating the Main House for use as a small museum/visitor center, repairing the dock and providing boating access, and restoring the Ice House.

In 2012, County staff applied for a grant with the Florida Department of State, Division of Historical Resources (DHR) that would be the first step in implementing the conceptual plan. The grant was subsequently awarded to the County and on October 22, 2013, the Board approved the cost-share Historic Preservation Grant (S1429) for the Archie Smith Fish House Restoration which included:

- Facilities analysis and structural evaluation
- Research and documentation of the history of the structure(s)
- Development of as-built drawings
- Development of detailed restoration plans
- Development of detailed construction drawings and bid specifications
- Preparation of permit applications and necessary approvals

In February 2014, staff released an RFQ to complete the Professional Architectural and Engineering Services for the Archie Smith Fish House property. In April 2014, Atelier (the only firm to respond to the RFQ) was awarded a consulting services agreement by the Board, in the amount of \$99,000.00 for the

1

planning, engineering/architectural design of the Archie Smith Fish House (site) to include written evaluation and recommendation statement of findings for consideration of the Board. Funding for this work was provided through the approved DHR grant with a 50% match by the County. The plans were completed, and the grant award requirements were met in the Fall of 2014.

On May 12, 2015, the Board approved Resolution No. 2015-60, committing to use \$241,600 in Boating Improvement Funds as the County's match toward the estimated total cost of \$483,200 for the dock restoration associated with Florida Inland Navigation District (FIND) grant application through the Waterways Assistance Program. The FIND funding provided in the award received was \$100,000, thus requiring that the scope of work to be reduced to only the reconstruction of the dock (less the floating docks as originally submitted in the FIND application). Based on this funding, the County solicited bids for the reconstruction of the dock. On June 19, 2018, the Board approved an award of \$186,925.00 to Indian River Docks, LLC, to complete the work to reconstruct the dock. As the project progressed, additional work was deemed necessary, and an additional change order was issued in the amount of \$19,178.90 bringing the total cost of the project to \$206,103.90.

Following storms in 2016 and 2017, County staff have worked to stabilize the structures on the site by shoring up the buildings by stabilizing siding, and repairing holes in the roofing. Portions of the drying racks were also removed to reduce the potential for flying debris.

In 2019, County staff applied for a DHR Grant to include the restoration of the Ice House (per the Atelier plans). The DHR grant application request in the amount of \$147,121 was not funded. Partial funding of this portion of the project was provided in the County's approved Capital Improvement Element of the Comprehensive Plan, however, costs and constructability issues associated with the design prevented progress toward reconstruction/renovation. Since 2020, County staff made several attempts to stabilize the structures and protect them from further deterioration while future actions could be determined.

On December 12, 2021, staff received calls from guests of the neighboring Captain Butcher's restaurant regarding the collapse of the concrete floor of the Ice House. Upon investigation, and during subsequent days following December 12th, the concrete floor and walls continued to collapse into the Indian River Lagoon creating floating debris hazards. As time was of the essence, staff contacted the general contractor who had completed the work associated with the Atelier plans for the dock restoration/renovation project, and asked for assistance in containing the debris and an assessment of the structure's condition.

Upon review by the general contractor, the Indian River County Public Works Director, and Parks and Conservation Lands staff, it was determined that the building posed safety hazards to the existing reconstructed dock, as well as to curious boaters and others who might try to access the building. Photographs and records documenting the collapsing structure and exterior leaning building were sent to the Florida Department of Environmental Protection prior to work commencing on the demolition of the structure. In early February, a turbidity curtain was installed under an emergency purchase order, and the general contractor began working on necessary permits required by the City of Sebastian for the demolition, which included asbestos and lead testing prior to initiating any work. On March 14, 2022, the Archie Smith Ice House was demolished under an emergency purchase order issued to the general contractor. Further evaluation and stabilization of the Main House would be needed as its condition continues to deteriorate under environmental conditions.

On April 19, 2022 the Board provide provided direction to staff regarding how to proceed with the site, as the public dock is not accessible due to a lack of a railing system in the area where the Ice House was previously located. Staff further requested direction on April 19, 2022 as to the Main House structure and its worsening state. The Board directed staff to move forward with a plan to construct a covered pavilion within the footprint of the previous Ice House. The Board provided direction to identify costs associated with the demolition of the Archie Smith House.

DESCRIPTION AND CONDITIONS:

On June 17, 2022 staff advertised for this work (RFP #2022066). Bids were due on July 13, 2022, however, no responses to the RFP were submitted.

On July 15, 2022, staff reached out to Gordian to obtain a proposal to complete this work. Gordian has a job order contracting (JOC) agreement under the Sourcewell Cooperative, of which Indian River County is a member. This JOC is a competitively-awarded construction contract, for which an extensive catalog of work items are listed, and individual job orders developed for each individual project. Gordian has provided a proposal and schedule to complete this work, which will be completed by our local contractor under the agreement, Johnson-Laux Construction, LLC, which has been included as an Attachment. Gordian will coordinate the work between the County and Johnson-Laux.

The work has been divided into two options: (1) Alternate 1 - the demolition of the house and installation of new fencing and gates; and (2) Base Bid - the construction of the over-water pavilion. The proposal includes a preliminary schedule of 182 days for completion of the work (excluding Holidays). The schedule is based on the date that Gordian receives written authorization from the County to proceed with the work.

A description of work for each alternative is presented as follows:

Alternate 1 – Demolition of the Existing House

1. Removal of the existing fence
2. Removal of the existing piers in the lagoon
3. Asbestos testing of the house – any required abatement would be addressed pending results of testing.
4. Evaluation and sorting of existing building materials within the house to salvage materials suitable for future use (in the event future work can incorporate these materials for historical benefit)
5. Demolition and disposal of the existing house
6. Installation of new fencing and gate(s), to match the black chain link material used in on the balustrade of the existing pier.

Proposal Cost for Alternate 1 = \$47,796.24

Base Bid – Design and Construction of a New Over-Water Pavilion

1. Design and engineering for new deck, foundation, and pavilion
2. New deck and pavilion to go in footprint of where the existing Ice House was located (approximately 21’ x 31’)
 - Light fixtures in the pavilion and light poles on the walkway are excluded
 - Painting is not included
3. New wood railing to match the existing railing

Proposal Cost for Base Bid = \$460,611.66

Total project Cost (Base Bid with Alternate Included) = \$508,407.90

FUNDING

Funding for the Archie Smith Fish House pavilion construction & demolition is budgeted and available in the Optional Sales Tax/Parks/Archie Smith Fish House Restoration account, number 31521072-066510-14004, in the amount of \$291,892.75. Should the Board recommend award of the full proposal, the remaining \$216,515.15 balance would be provided through a cash forward budget amendment to provide the full \$508,407.90 funding. However, should the Board recommend demolition only, the full \$47,796.24 is budgeted and available, as is.

Option	Account Name	Account Number	Amount
Base Bid: Full Construction	Optional Sales Tax/Parks/Archie Smith Fish House Restoration	31521072-066510-14004	\$508,407.90
Alternate 1: Demolition Only	Optional Sales Tax/Parks/Archie Smith Fish House Restoration	31521072-066510-14004	\$47,796.24

STAFF RECOMMENDATION

Staff respectfully requests that the Board provide direction to staff in regard to the work proposed in the Gordian proposal (Work Order 108272.00) which includes design and construction of an overwater pavilion and deck in place of the Ice House, and demolition of the existing Archie Smith house. Staff also recommends the Board authorize the Purchasing Manager to sign the final work order and scope of work, after approval by the Parks and Recreation Director, and verification of the pricing against the Sourcewell Contract.

ATTACHMENT

- Gordian Work Order 108272.00 – Archie Smith Fish House Pavilion/Demo

APPROVED AGENDA ITEM FOR NOVEMBER 8, 2022