

**INDIAN RIVER COUNTY, FLORIDA  
MEMORANDUM**

**TO:** Jason E. Brown, County Administrator

**THROUGH:** Richard B. Szyrka, P.E., Public Works Director  
James W. Ennis, P.E., Assistant Public Works Director

**FROM:** Robert S. Skok, Infrastructure Project Manager

**SUBJECT:** **Award of Bid No. 2022021**  
North County Library Expansion, IRC-2009

**DATE:** April 4, 2022

**DESCRIPTION AND CONDITIONS**

The North County Library was constructed in 1990 and expanded in 2002 to bring the total square footage to 25,445. The Library Master Facility Plan 2005-2025 states that by 2025 the North County Library facility should be built out to between 32,397 and 53,995 square feet. Additionally, the North County Library is very busy and is located in an area that has seen substantial population growth. Particularly, children's services have been identified as an area that needs expanded attention. As such, the Board of County Commissioners approved a Work Order, on April 7, 2020 to Donadio and Associates (now Spiezle) for the design of a 2,800-square foot addition to the North County Library to modify the existing story room and expand it into a makerspace/STEAM Lab, provide for two small conference rooms and other ancillary improvements to support the expansion.

The project was designed, permitted and advertised for construction and a bid opening for the project was held on March 8, 2022. One (1) bid was received and opened. A detailed bid tabulation is on file and available for viewing in the County Engineering Division. Bid total is as follows:

COMPANY	BID
Proctor Construction Co. Vero Beach, FL	\$1,865,456.10*

\*Denotes mathematical errors on bid form corrected

Proctor Construction Co. is considered to be the lowest, responsive, responsible bidder for the project with a bid totaling \$1,865,456.10. The bid is \$792,313.10 over the engineer's cost estimate of \$1,073,143.00.

There was a substantial difference between the Architect/Engineer's cost estimate, which was prepared on August 12, 2021 and the sole bid. The difference in the Architect/Engineer's cost estimate and the Contractor's bid is due to the sharp rise in material, labor, and fuel costs which are unprecedented and which were unforeseen six-months ago when the estimated cost was prepared. The Architect/Engineer and staff have reviewed the received bid and found it to be consistent with current market prices.

Proctor Construction Co. has provided professional services for the County in a satisfactory manner and upon checking references staff has determined that Proctor Construction Co. has successfully completed similar construction projects.

### **FUNDING**

Funding for \$1,448,726.00 of the cost is currently available in three accounts shown below. The balance of approximately \$416,731.00 will be requested in the fiscal year 2022/2023 budget. The projected construction schedule will extend into next fiscal to coincide with the future budget amendment.

Account Name	Account Number	Amount
General Fund/North County Library/Construction in Progress/NC Library Expansion	00111271-066510-20027	\$232,073
County Impact Fee/North County Library/Construction in Progress/NCL Expansion	10311271-066510-20027	\$120,082
Optional Sales Tax/North County Library/Construction in Progress/NC Library Expansion	31511271-066510-20027	\$1,096,571
<i>To be programmed into the FY 22/23 CIE from Optional Sales Tax/North County Library/NC Library Expansion</i>	<i>31511271-066510-20027</i>	<i>\$416,731</i>
	<b>Total</b>	<b>\$1,865,457</b>

### **RECOMMENDATION**

Staff recommends the project be awarded to Proctor Construction Co. in the amount of \$1,865,456.10. Staff further recommends the Board approve the sample agreement and authorize the Chairman to execute said agreement after review and approval of the agreement and the public construction bond by the County Attorney as to form and legal sufficiency, and the receipt and approval of required insurance by the Risk Manager.

### **ATTACHMENTS**

Sample Agreement

### **AGENDA ITEM FOR APRIL 12, 2022**