

**INDIAN RIVER COUNTY  
OFFICE OF MANAGEMENT AND BUDGET  
PURCHASING DIVISION**

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**DATE:** February 8, 2024

**TO:** BOARD OF COUNTY COMMISSIONERS

**THROUGH:** John A. Titkanich, Jr., County Administrator  
Kristin Daniels, Director, Office of Management and Budget

**FROM:** Jennifer Hyde, Purchasing Manager

**SUBJECT:** Rejection of Bids Received for Sandridge Golf Club New Clubhouse  
(Bid 2024029)

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**BACKGROUND:**

On October 1, 2021, the Board approved an agreement with Sun Patric Architecture, Inc., DBA Sparcdesign for architectural and engineering design services for a new clubhouse at Sandridge Golf Club. The architect's work included development of a master plan with County staff, and subsequent completion of design and bid documents. The design, as bid, was for an 18,000 square-foot facility, replacing the existing clubhouse, which was built in 1992. The new facility would include an administration office, golf pro shop, restaurant with commercial kitchen, locker rooms, and indoor/outdoor banquet hall to support the many tournaments and events the current facility cannot sufficiently support. The design also included a small turn building between the 9<sup>th</sup> holes on the Dunes and Lakes courses, and renovations to the parking lot.

A non-mandatory pre-bid meeting was held on January 12, 2024, with seven firms identifying themselves as a prime contractor in attendance. During the open period for bids, questions were received relating to the budget for the work. Staff explained the current budget had \$5 million allocated for construction, but various options would be considered to reduce the overall cost of the project, such as value engineering with the awarded contractor, and owner direct purchase of materials to save the cost of sales tax. An addendum to the bid documents was later issued, deleting the appliances for the commercial kitchen from the items the contractor was to provide.

**BID RESULTS:**

Advertising Date:	December 17, 2023
Bid Opening Date:	February 8, 2024
DemandStar Broadcast to:	682 Subscribers
Bid Documents Requested by:	50 Firms
Replies:	3 Firms

<b>Bidder's Name</b>	<b>Location</b>	<b>Total Base Bid</b>
Proctor Construction, LLC	Vero Beach	\$14,670,444.26
Di Pompeo Construction Corporation	Fort Pierce	\$15,777,000.00
W&J Construction	Rockledge	Non-responsive (did not provide required construction schedule). Total bid not announced.

**DISCUSSION:**

As compared, the three bids received (including the non-responsive bid) were very similar in pricing for each line item, with the only significant outlier being mobilization in the highest bid. Elimination of the turn building from the scope would only yield a \$500,000-\$600,000 savings.

The significant variance between the budgeted amount and the received base bids, which exclude furniture, pro shop displays, and kitchen equipment, leave the project unfeasible, as designed and bid. Therefore, staff recommends the Board reject the bids received, and direct staff to re-evaluate the design, and determine the best path forward to provide the necessary enhancements to patron amenities needed. This may include discussions with Sparcdesign for modifications to the overall design, or an entirely new approach to meet the primary need for sufficient dining and banquet space for the many events hosted at the club each year.

A rejection of the bids will keep the received bids exempt from public records for a period of one year.

**FUNDING:**

There is no cost associated with rejecting the bids.

The total master planning and design fees authorized by the Board to Sparcdesign is \$728,501.60, with \$643,346.01 spent and \$85,155.59 remaining available, as of the January 2024 billing. No additional costs will be authorized to Sparcdesign without prior Board approval. If additional costs are incurred, funding will come from Account No. 418-169000-21018, Sandridge/Clubhouse/Event Space.

<b>Description</b>	<b>Account Number</b>	<b>Amount</b>
Sandridge/Clubhouse/Event Space	418-169000-21018	\$85,155.59

**RECOMMENDATION:**

Staff recommends the Board reject the bids received in response to invitation to bid 2024029, and authorize staff to commence discussions to redesign the project.