

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

TO: Board of County Commissioners

THROUGH: John A. Titkanich, Jr., County Administrator
Anthony Warren, Director of Building and Facilities Services

FROM: Robert S. Skok, Capital Project Manager

SUBJECT: **Award of Bid No. 2025007**
Bathroom Renovations Indian River County Main Library and North County Library, IRC-2403.

DATE: February 7th, 2025

DESCRIPTION AND CONDITIONS

On April 9th, 2024, Work Order No. 1 was issued to Edlund, Dritenbas, Binkley Architects and Associates, P.A. for professional design services for the bathroom remodels at both the Main and North Indian River County Libraries.

The project was bid as Alternative 1, normal County working hours and Alternative 2, allowance for additional daily cost on an “as needed” basis up to 30 days to work in the evening/night as to not disrupt the daily work of the departments. Library staff agrees with the option of night work “as needed”.

A bid opening for the project was held on January 23rd, 2025. As summarized below, five (5) bids were received and opened during a public meeting. A detailed bid tabulation is on file and available for viewing in the Building Department’s Building & Facilities Division. Bid totals are as follows:

COMPANY	ALTERNATE 1 BID	ALTERNATE 2 BID
Diaz Constructors, LLC. Sebastian, FL	\$455,449*	\$507,934*
Ulloa Management Group, LLC.	\$563,962*	\$632,870
De La Hoz Builders, Inc.	\$592,803	\$601,803
FSV Construction Company	\$605,667*	\$695,667
Island Harbor Custom Builders	\$940,000	\$952,000

*Denotes mathematical errors on bid form corrected

Diaz Constructors, LLC is considered to be the lowest, responsive, responsible bidder for the project with Alternative 2 having a bid totaling \$507,934, which is \$59,916 below the Architect’s Cost Estimate

of \$567,850. The original budget was \$400,000.00 and this is \$107,934.00 or 27.0% above budget. Diaz Constructors, LLC has not done work for the County before. After checking references provided in their bid form, their previous customers were highly satisfied with their work.

FUNDING

Current funding in the amount of \$227,524.00 is available from Optional Sales Tax/Building & Facilities Services/Main Library/Restroom Renovation and in the amount of \$280,410.00 is available from Optional Sales Tax/Building & Facilities Services/North County Library/Restroom Renovation.

Account Description	Account Number	Amount
Optional Sales Tax/Building & Facility Services/Main Library – Restroom Renovation	31510971-066510-22021	\$227,524.00
Optional Sales Tax/Building & Facility Services/North County Library – Restroom Renovation	31511271-066510-22022	\$280,410.00

RECOMMENDATION

Staff recommends the project be awarded to Diaz Constructors, LLC in the amount of \$507,934. Staff further recommends the Board approve the sample agreement and authorize the Chairman to execute said agreement after review and approval of both the agreement and required 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 FEBUARY 25TH, 2025