

Indian River County, Florida
Department of Utility Services
Board Memorandum

Date: January 21, 2020
To: Jason E. Brown, County Administrator
From: Vincent Burke, PE, Director of Utility Services
Subject: Developer's Agreement with Pleasantville Assisted Living LLC

Background/Analysis:

On July 26, 2017, the Indian River County Department of Utility Services (IRCDUS) issued Utility Construction Permit (UCP) No. 3175 to the Pleasantville Assisted Living Facility LLC for work to be done for the Reflections Assisted Living Facility (ALF) located at 6250 U.S. Highway 1, Sebastian, FL. At the time, IRCDUS had been providing water and sewer services to the Reflections on the Water condominium complex. The ALF has tied into the existing utility system as part of the UCP. Due to the critical nature of the ALF and the services it provides, a 56KW diesel-powered generator system for the existing lift station (LS) 1179 is required in order to provide backup power to the lift station and avoid sanitary sewer overflows (SSOs) during emergency events such as inclement weather or a hurricane.

Once the work began, it was apparent that additional renewal and replacement (R&R) efforts were required to bring the lift station up to county standards. As such, the developer designed, contracted and installed various lift station improvements to LS 1179 such as control panel replacement, wet well coating improvements, a fence, concrete housekeeping slab, and data flow telemetry tower relocation. Most of the improvements have been completed to date, but the generator system has yet to be installed, tested, and accepted by IRCDUS.

The attached developer's agreement specifies a 50% cost share between the developer and IRCDUS for the generator and various lift station improvements. As noted in Section C of the agreement, the reimbursement by the County shall occur within 30 calendar days after completion of all necessary testing per IRCDUS, and such reimbursement shall not exceed \$75,000.

Funding:

Funds for this project are derived from the Utilities Operating fund. Utilities operating funds are generated from water and sewer sales.

Description	Account Number	Amount
LS Improvements Reflections Assisted Living Facility	471-169000-20509	\$75,000.00

Departmental Item

Recommendation:

The staff of Indian River County Department of Utility Services recommends that the Board of County Commissioners approve the Developer's Agreement with Pleasantville Assisted Living Facility LLC and authorize the Chairman to execute the agreement after final review and approval by the County Attorney's office.

Attachments:

Developer's Agreement with Pleasantville Assisted Living LLC