

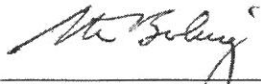
February 13, 2018

CONSENT


INDIAN RIVER COUNTY, FLORIDA
INTER - OFFICE MEMORANDUM

TO: Joseph A. Baird
County Administrator

DEPARTMENT HEAD CONCURRENCE:



Stan Boling, AICP
Community Development Director

FROM: Roland M. DeBlois, AICP 
Chief, Environmental Planning
& Code Enforcement

DATE: December 15, 2015

RE: Board Consideration to Approve an Agreement with St. Christopher's Harbor
Homeowner's Association, Inc. for Cost-Share of the Head Island Channel Restoration
Project

It is requested that the Board of County Commissioners formally consider the following information at its regular meeting of December 15, 2015.

DESCRIPTION AND CONDITIONS

At the Board of County Commissioner's August 18, 2015 meeting, the Board authorized staff to negotiate a contract with CO Services, LLC to complete a channel restoration project at Head Island (a.k.a. the Green Salt Marsh Conservation Area) at a bid cost of \$159,770.41 (see attached minutes). Head Island is owned by Indian River County and is located in the Indian River Lagoon west of St. Christopher Harbor Subdivision. The County has a 25% cost-share grant from the Florida Inland Navigation District (FIND) and a cost-share commitment from St. Christopher's Harbor Homeowner's Association, Inc. (HOA) for the restoration work.

Leading up to the Board's August 18 meeting, the St. Christopher's Harbor HOA had committed to pay \$38,499 towards the restoration work, in addition to \$38,000 that the HOA had already spent for project permitting and design. At the August 18 meeting, the HOA's president, Anna Garramone, verbally indicated that the HOA agreed to pay an additional \$7,385.71 to facilitate completion of the project, resulting in a total of \$45,884.71 (beyond permitting and design costs) that the HOA committed toward the restoration work.

A County contract with CO Services, LLC for the work was subsequently finalized and CO Services has made substantial progress towards completion of the project, consistent with environmental permits and in coordination with County staff and the HOA. Regarding HOA payment of its share of project costs,

Ms. Garramone has requested that the County allow 12 months for the HOA to pay its share to the County. To that end, attached for the Board's approval is a proposed agreement between the County and the St. Christopher's Harbor HOA to establish terms for the HOA's cost-share payment, written to account for the HOA's request for a 12 month payment timeframe.

ANALYSIS

The following table provides a summary of overall Head Island project costs, as presented to the Board at its August 18, 2015 meeting.

Head Island Channel Restoration FIND Waterways Assistance Program Project (ESTIMATE BASED ON CO SERVICES BID)				
Project Element	Estimated Cost	FIND Cost (25%)*	County Cost*	St. Christopher Harbor HOA
Design and permitting	\$38,000*	N/A	N/A	\$38,000*
Public boat landing	\$10,000	\$2,500	\$7,500	N/A
TSI payment for work performed (exotics treatment, channel/breach vegetation clearing, siltation control, mobilization)	\$31,499	\$7,874	\$23,625	N/A
Channel/breach completion under re-bid (<i>CO Services Contract</i>)	\$153,965.41	\$23,924.75	\$84,155.95	\$45,884.71
Project management, engineering oversight (<i>CO Services Contract</i>)	\$5,805.00	\$1,451.25	\$4,353.75	N/A
TOTAL	\$239,269.41	\$35,750*	\$119,634.70*	\$83,884.71

*County cost adjusted to reflect 50% of total project costs. Design and permitting costs are not covered under the FIND cost-share grant project; the total FIND grant amount is capped at \$35,750 (25% of original project cost estimate).

As indicated in the proposed agreement, the St. Christopher Harbor HOA is to pay \$45,884.71 towards the \$159,770.41 cost of the CO Services contract, with the remainder of the CO Services contract cost to be paid with FIND grant funds (\$25,376.00) and with County use of Florida Boating Improvement Funds (\$88,509.70).

The proposed agreement formalizes the commitment of the St. Christopher's Harbor HOA to pay its share of costs for the Head Island improvements project. Given the limited number of HOA members (14) and the amount of funding that the HOA has already spent and is committed to spend towards the overall project, staff thinks it is reasonable to allow a 12 month timeframe for the HOA to pay its share of costs, as set forth in the proposed agreement (see Attachment #2).

Funding

Since the project results in boating improvements, the County's Florida Boating Improvement Fund was previously identified as the County's appropriate funding source for this project, including for the County's \$88,509.70 share of the CO Services, LLC contract work.