

Indian River County, Florida
Department of Utility Services
Board Memorandum

Date: March 7, 2023
To: Michael C. Zito, Interim County Administrator
From: Sean C. Lieske, Director of Utility Services
Prepared by: Harrison Youngblood, PE, Utilities Engineer, Utility Services
Subject: Griffon Residences, LLC dba Crest Griffon, LLC Developer’s Agreement

Background:

Indian River County Department of Utility Services (IRCDUS) would like to enter into an agreement with the developer, Griffon Residences LLC. dba Crest Griffon, LLC, of the Griffon Residences (Griffon), for cost sharing to increase the capacity of the nearby lift station that will ultimately service the development. IRCDUS and the developer agree that it is more logical and economical to expand the existing nearby lift station rather than construct a separate lift station to serve only the development. The current lift station will require modifications to increase its capacity to a level of service suitable for the area it already serves, plus the additional flow it will receive from the Griffon residences. The cost incurred to increase the capacity shall be the sole responsibility of the Griffon with the exception of the cost of maintenance, which the county would have incurred had the Griffon development not become part of this lift stations service area. This maintenance cost would have been the replacement cost of the current submersible pumps located in the lift station wet well. The County will be hiring the contractor to complete the construction of the lift station, and will be reimbursed by the Griffon in the amount of \$160,163.39. The remainder of the construction cost of \$42,000.00 will be incurred by the county; which is the amount that would have been spent to replace the pumps. The total cost to expand the capacity of the lift station will be \$202,163.39 which is shown in the attached proposal from CCNA contractor Hinterland Group, Inc.

Funding:

Funding in the amount of \$42,000 for the project will be accounted for in the Impact Fee/WIP/Lift Station #5, account, number 472-169000-23504. Funds for this project are derived from Utilities capital funding. Utilities capital funding is generated from impact fees. Furthermore, new growth has created the need for the expansion or construction of the facilities, and that new growth will benefit from the expansion or construction of the facilities.

	Description	Account Number	Amount
Revenue	Impact Fees/Service Charges/Miscellaneous Income	472034-343670	\$160,163.39
Expense	Impact Fee/WIP/Lift Station #5 Expansion	472-169000-23504	\$202,163.39
Total County Cost			\$ 42,000.00

Recommendation:

Staff recommends that the Board of County Commissioners approve the Griffon Residences, LLC. Developer's Agreement with the County, as well as approve the CCNA construction proposal from Hinterland Group Inc. for \$202,163.39, and authorize the Chairman to execute the agreement to commit the county to a cost share in the amount of \$42,000.00 for the work to be performed in the agreement.

Attachment:

1. Developers Agreement between Griffon Residences and IRC
2. Hinterland Group, Inc. Proposal