



**INDIAN RIVER COUNTY, FLORIDA**  
**INTEROFFICE MEMORANDUM**

**Department of General Services**  
**Parks & Recreation**

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**Date:** October 28, 2022

**To:** Honorable Board of County Commissioners

**Thru:** Jason E. Brown, County Administrator  
Michael C. Zito, Assistant County Administrator  
Beth Powell, Director Parks & Recreation

**From:** Wendy Swindell, Conservation Lands Manager

**Subject:** Jones Pier Conservation Area Public Use Improvements – Proposal for the Elevation and Stabilization of the Jones Pier Bungalow/Historic House

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**DESCRIPTIONS AND CONDITIONS**

The historic Jones’s Pier bungalow/historic house, originally built circa 1921, lies approximately 80 feet from the Indian River Lagoon. The house has a finished floor elevation (FFE) of 3.27 feet (NAVD 88), which is 3.73 feet below the FEMA Base Flood Elevation (BFE) of 7 feet (NAVD 88). Following the passing of Hurricane Matthew in 2016, the bungalow structure, which has an approximate 1.5 foot underbuilding crawl space, was inundated with approximately 7-9 inches of water for an extended period of time. After completing an assessment of the damages, the County arranged for repairs, including an assessment for mold and other potential hazards.

On February 8, 2017, the Florida Division of Emergency Management (FDEM) announced the availability of Hazard Mitigation Grant Program (HMGP) funds resulting from the Presidential Disaster Declaration for Hurricane Matthew. The purpose of the HMGP is to assist communities in implementing hazard mitigation measures. The program is federally funded, but is allocated and distributed by the State through the FDEM. After receiving an estimate from a local contractor for the elevation of the historic house, County staff utilized the estimated cost to apply for FDEM HMGP funding (based on an estimated project cost of \$78,981.00). The proposed HMGP grant would reimburse 75% of the project cost (\$59,235.75). The application to the FDEM HMGP program was approved, and the grant was awarded to the County on October 14, 2020 (DR-4283 Hurricane Matthew; 4283-91-R Indian River County 1920s Bungalow). The period of performance for the FDEM HMGP house elevation grant expires on April 6, 2023.

On October 15, 2019, staff provided a Departmental item to the County Commissioners regarding the Jones’ Pier Conservation Area Public Use Improvements. This item provided a project update, and requested authorization to make applications to potential grantors to provide additional funding for the re-purposing of the 1920s Bungalow/Historic House for the purposes of creating a museum with associated educational exhibits. The Board authorized staff to pursue this funding. Staff submitted applications to the State of Florida Division of Historical Resources (DHR) and to the Florida Inland Navigation District (FIND) to provide funding for the interior stabilization, museum planning and museum exhibits for the historic house. The County received, and accepted, the award from DHR August 18, 2020 for a maximum amount of \$10,725.00. The FIND application was awarded in the 2020-21 cycle. The funding in the FIND grant agreement provides for a 50/50 match of \$84,000 for a total project cost of \$168,000. The FIND grant will provide financial assistance for design, production and installation of Jones Museum exhibits (interior) as well as outdoor wayside static and interactive exhibits.

The DHR grant for the design of the re-purposed bungalow was completed and closed in April 2022. The FIND grant (project #IR-20-69) is scheduled to be completed by September 30, 2023.

On January 7, 2020 the Board approved Bid No. 2020017 for the construction of the Jones Pier wetland restoration and conservation improvements to XGD Systems, Inc. in the amount of \$1,393,951.68. This contract included the construction of the parking area, restroom, pavilion, trails, and ecological restoration. Work on these improvements was initiated by XGD soon thereafter. In order to avoid a potential conflict between XGD and a planned separate contractor retained to complete the historic house elevation, staff delayed advertising the work associated with the historic house elevation until the other site improvements were completed. Due to COVID and several non-COVID related construction delays, the XGD site construction was not substantially complete until early 2022.

On February 10, 2022 staff advertised for the elevation of the historic house (ITB #2022015). Bids were due on March 16, 2022, however, no responses to the solicitation were submitted. After incorporating additional information to improve the potential for bid response, the project was re-advertised on April 13, 2022. Once again, no responses to the solicitation were submitted by the May 5, 2022 deadline..

On July 15, 2022, staff reached out to Gordian to obtain a proposal to complete this work. Gordian has a job order contracting (JOC) agreement under the Sourcewell Cooperative, of which Indian River County is a member. This JOC is a competitively-awarded construction contract, for which an extensive catalog of work items are listed, and individual job orders developed for each individual project. Gordian has provided a proposal and schedule to complete this work, which will be completed by our local contractor under the agreement, Johnson-Laux Construction, LLC, which has been included as an Attachment. Gordian will coordinate the work between the County and Johnson-Laux.

This project proposal from Gordian consists of raising and shoring the existing house in order to construct a new foundation underneath. The proposal includes a preliminary schedule of 132 days for completion of the work (excluding Holidays). The schedule is based on the date that Gordian receives written authorization from the County to proceed with the work. A description of work required to complete this effort is presented as follows:

**Detailed Scope of Work:**

- Cut and fill earth around the historic house
- Horizontal and vertical survey control points and foundation layout survey is included with as-builts
- Termite protection
- Utility Locating
- Material testing
- Window removal and salvage is included
  - Windows are to be turned over to the owner for storage
- Removal of existing concrete stairs and lattice
- Lifting and shoring of the residence
  - Signed and sealed shoring plan is included
- Remove existing block cmu foundation supports
  - Removal of any existing footing is excluded and is an unforeseen condition. If it is discovered that there is a foundation underneath the stacked blocks this will be addressed via supplemental change order
- Sanitization and wipe down of interior walls is included for mildew control
- Provide connectors underneath the existing house
- Concrete stairs not included
- Wood framed landing, stairs, and railing not included
- Metal handrail on wood stairs not included
- Provide new foundation and piers for building envelope only
  - Dewatering is included
  - Concrete foundations, stem walls, connectors and straps for the concrete and wood framed stairs are not included
- New marl pathway
- New sidewalk
- New doweling connections to existing sill plate
  - Patching of interior walls is to be unfinished plywood
- Provide PVC lattice

**The Total Project Cost = \$460,629.70**

**FUNDING**

Funding for raising and shoring the existing Jones Pier historic house is programmed into the Capital Improvement Element which is being presented to the Board of County Commissioners on December 6, 2022 in the amount of \$485,000, which includes a \$65,000 Florida Department of Emergency Management Hazard Mitigation Grant. The total project cost is \$460,629.70, which is \$24,370.30 below the budgeted amount, and will be available in the Optional Sales Tax/Parks/Jones Pier Improvements Account, number 31521072-066510-18010.

<b>Account Name</b>	<b>Account Number</b>	<b>Amount</b>
Optional Sales Tax/Parks/Jones Pier Improvements	31521072-066510-18010	\$460,629.70

**STAFF RECOMMENDATION**

Staff respectfully requests that the Board provide direction to staff in regard to the work proposed in the Gordian proposal (Work Order 108749.00) which includes raising and shoring the existing Jones Pier Bungalow/historic house. Staff also recommends the Board authorize the Purchasing Manager to sign the final work order and scope of work, after approval by the Parks and Recreation Director, and verification of the pricing against the Sourcewell Contract.

**ATTACHMENT**

- Gordian Work Order 108749.00 – Jones Pier Residence

**APPROVED AGENDA ITEM FOR NOVEMBER 8, 2022**