



**INDIAN RIVER COUNTY, FLORIDA
INTEROFFICE MEMORANDUM**

**Assistant County Administrator /
Department of General Services**

DATE: April 13, 2018

TO: The Honorable Board of County Commissioners

THRU: Jason Brown, County Administrator
Michael Smykowski, Director, Office of Management & Budget
Mike Zito; Assistant County Administrator
Jennifer Hyde, Purchasing Manager

FROM: Beth Powell, IRC Conservation Lands Manager

SUBJECT: Final Ranking of Contractors and Recommendation of Award of RFP 2018031 – Round Island South Conservation Area Boardwalk Construction

BACKGROUND:

As part of the public use improvements for conservation areas under the Capital Improvements Plan, Requests for Proposals (RFPs) were solicited for final design and construction of a wetland overlook and two boardwalks at the Round Island South Conservation Area (RISCA), located south of Round Island Riverside Park on A1A. In 1998, the County purchased the RISCA as part of the Environmental Lands Program. The Conservation area is approximately 60 acres and has been opened to the public with limited trail access since 2011. Since the purchase of the property, minor improvements have included exotics treatment, installation of a bench and kiosk, and minor trail improvements to an existing ¼ mile jeep/mosquito access trail for pedestrian access.

As specified in the Scope and Submittal of the RFQ, Staff requested separate cost proposals for three structures including a wetland overlook and two wetland crossings (see attached Proposed Public Access Improvements and Figures 2A, 2B, 2C). The wetland overlook (an original structure of the conceptual site plan identified in the management plan) is a structure that extends from the main trail into a mangrove pond and adjacent salt marsh (shown as Wetland Overlook B). It provides public access and an observation area approximately 117 feet from the trail into a mangrove wetland pond. This structure provides a platform with a benched seating area. The second two wetland crossings (Wetland Crossings A & C) were contemplated to provide pedestrian access through the site on the existing trail in areas that frequently become inundated with seasonally high water levels. Two alternate methods for crossing the low areas are to fill the low areas (which would require permitting through the SJRWMD, U.S. Army Corps of Engineers, and the County, and likely require wetland mitigation) or to move the trail landward within the conservation areas.

In order to explore all possible options for trail access, the RFP stated “The County is requesting a separate cost proposal for each structure. For bidding purposes, the Contractor should assume that each structure may be constructed as a separate project.” All three structures were permitted by staff with a General Permit (GP) from the St. Johns River Water Management District. The GP review includes any required federal authorizations.

RFP RESULTS:

Advertising Date: January 14, 2018
RFP Opening Date: February 23, 2018
DemandStar Broadcast to: 516 Subscribers
RFP Documents Requested by: 28 Firms
Replies: 4 Firms

ANALYSIS:

A selection committee comprised of Beth Powell, Conservation Lands Manager, William Johnson, P.E., Roadway Production Manager, and Steven Hitt, Senior Environmental Planner independently evaluated and scored the received proposals in accordance with the RFP and Purchasing Manual. These scores were compiled by the committee and an overall initial ranking of firms developed. The committee determined no interviews were necessary and declared the initial ranking as final:

	Proposing Firm	Location
1.	Indian River Docks, LLC	Sebastian
2.	Summerlin's Marine Construction	Fort Pierce
3.	Close Construction, LLC	Okeechobee
4.	Underwater Engineering Services, Inc. (UESI)	Fort Pierce

The committee's rankings are shown below.

Committee Member	Close Construction	Indian River Docks	Summerlin's	UESI
SH	3	1	2	4
WJ	3	1 tie	1 tie	4
BP	4	1	2	3
Overall Rank	3	1	2	4

The price proposals received varied in price by 20-33% per structure. Based on the prices submitted to construct the wetland crossings (\$51,351.10 for Crossing A and \$104,734.00 for Crossing C by Indian River Docks), staff has determined it to be more a more cost effective option to move the foot-bed of the main trail to the interior upland (see attached Proposed Public Access Improvements – Attachment 1) rather than construct the two features. An alternative to moving the foot-bed would consist of filling and

providing culverts along the trail; these activities would require permitting and substantial mitigation, and therefore are not determined to be a cost effective and long-term solution for pedestrian trail access.

Staff recommends funding only the Boardwalk (B) structure highlighted below:

FIRM	Close Construction	Indian River Docks	Summerlin's	UESI
Wetland Crossing (A)	\$71,167.00	\$51,351.10	\$38,532.50	\$118,334.00
Boardwalk (B)	\$62,980.00	\$34,094.85	\$25,728.75	\$120,068.00
Wetland Crossing (C)	\$173,695.00	\$104,734.00	\$84,837.00	\$290,868.00

FUNDING:

Project cost for the original wetland overlook was anticipated to be in the range of \$35,000-\$40,000. The top ranked firm, Indian River Docks submitted a price proposal for the wetland overlook. Funding in that amount is available in account:

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
Park Impact Fees/Round Island South Conservation Area	10321072-066390-18007	\$34,094.85

RECOMMENDATION:

Staff recommends the Board approve the committee’s final ranking of firms, award the wetland overlook work to Indian River Docks and authorize the Purchasing Division to issue a Purchase Order to Indian River Docks in the amount of \$34,094.85.

ATTACHMENTS:

- Attachment 1 – Proposed Public Access Improvements
- Attachment 2 – Figure 2A, 2B, 2C: Wetland Boardwalk Plans