

INDIAN RIVER COUNTY  
M E M O R A N D U M

**TO:** Jason E. Brown  
County Administrator

**THROUGH:** Stan Boling, AICP  
Community Development Director

**FROM:** Roland M. DeBlois, AICP  
Chief, Environmental Planning

**DATE:** June 12, 2018

**RE:** Recommendation of Award for Bid No. 2018056: Archie Smith Fish House  
Dock Restoration

It is requested that the Board of County Commissioners formally consider the following information at the Board’s regular meeting of June 19, 2018.

**DESCRIPTION AND CONDITIONS**

The historic Archie Smith Fish House property, acquired in 2007 under the County’s environmental lands program, consists of approximately 1.15 acres located at 1740 North Indian River Drive within the northern city limits of Sebastian.

Structures on the Archie Smith Fish House property consist of the main (principal) house, a boat dock and an ice house (on the dock). Those structures were substantially damaged in the 2004 hurricanes and are in disrepair. In 2014, in conjunction with a grant received from the State Division of Historic Resources, the County contracted with an architectural/engineering firm (Atelier AEC, Inc.) to produce restoration design plans for the structures on the property. In coordination with county staff and with County Historian Ruth Stanbridge, Atelier AEC, which specializes in historic properties restoration, completed the restoration design, including plans for restoration of the historic dock at the site.

In March 2015, the Board of County Commissioners authorized staff to apply for a Florida Inland Navigation District (FIND) Waterways Assistance Program (WAP) 50% cost-share funding grant for phased restoration of the dock in accordance with the design plans. FIND approved the County’s grant application at a grant award amount of \$100,000 for a “first phase” of restoration of the Archie Smith Fish House dock. The County’s current Capital Improvements Element (CIE) provides for County funding in FY 2017/18 to match the FIND grant and cover the subject phase of the Archie Smith Fish House restoration.

## Scope/Cost Estimate Based on FIND Grant Award

<b>Archie Smith Fish House Phase IIA Dock Restorations FIND Waterways Assistance Program Project</b>			
<b>Project Elements</b>	<b>Estimated Cost</b>	<b>FIND Cost</b>	<b>County Cost</b>
Reconstruct main dock, including electrical and fire protection work and construct 4 boat slips	\$181,800	\$90,900	\$90,900
Historic site architectural oversight	\$18,200	\$9,100	\$9,100
<b>TOTAL</b>	<b>\$200,000</b>	<b>\$100,000</b>	<b>\$100,000</b>

In May 2017, a bid solicitation was advertised to obtain the services of a marine contractor to perform the dock restoration work. In soliciting bids, the county broke down the project into alternate components, so that the County could retaining flexibility based on availability of funds for completion of each component, including a “core “ component of restoring the existing dock (only). As a result of that bid advertisement, the County received one bid (\$625,698), which was presented to the Board on September 19, 2017 for approval consideration. At that time, the Board voted not to approve the bid due to it being higher than expected and not within budgeted funding for the work (see minutes, Attachment 1). The Board also directed staff to re-design the bid and rebid the project to get a better price with a narrowed-down scope of work.

In an effort to solicit bids with cost proposals within the budget estimates of the awarded FIND grant, staff rebid the dock restoration project in February 2018 with a narrowed scope of work. Due to a lack of response to the pre-bid meeting (only one firm attended), the Purchasing Manager canceled the bid and the project was then again rebid in April 2018 (with a non-mandatory pre-bid meeting and further narrowed scope), and two bids were received. Following is a summary of the April advertised bid results.

### Bid Results

Advertising Date:	April 23, 2018
Bid Opening Date:	May 25, 2018 at 2:00 pm
DemandStar Broadcast to:	200 Subscribers
Specifications Requested by:	22 Firms
Replies:	2 Firms

The narrowed scope of work for the rebid is summarized as follows:

<b>Components</b>	<b>Description</b>
Component 1	Restoration and modification of existing wood pier, including electrical and fire protection work, using synthetic replacement decking and stainless steel connectors
Component 2	Removal of certain deteriorated submerged pilings
Component 3	Removal of concrete deck and replace with wood deck east of ice house
Component 4	FDEP & ACOE permitting, as necessary

The two firms that submitted bids and bid totals are as follows:

<b>Proposing Firm</b>	<b>Location</b>	<b>Total Bid</b>
Underwater Engineering Services, Inc.	Fort Pierce	\$318,516.00
Indian River Docks, LLC	Sebastian	\$186,925.00

This matter is now being presented for the Board to consider authorizing staff negotiations with Indian River Docks, LLC, the low bidder, to conduct the work for the project, within the approved budget of the CIE five-year plan.

## **ANALYSIS**

The Indian River Docks, LLC bid is within the budgeted funds of the awarded FIND grant. Although the reduced scope of work focuses on repair of the existing dock and deck only, the work is considered a first phase of the overall restoration of structures on the Archie Smith Fish House property and will help secure the dock which is in dilapidated condition and likely to experience further deterioration if the dock is not stabilized and reconstructed. Award of the bid to Indian River Docks at the proposed amount will allow for that first phase restoration to occur, with start of construction within the time frame of the awarded FIND grant to allow for grant funding reimbursement (the grant is set to expire in September 2018).

## **Funding**

As reflected in the CIE Five-Year Schedule for FY 2017/18, \$100,000 is to be funded with FIND grant funds, with the remainder funded by optional sales tax proceeds.

## **RECOMMENDATION:**

Staff recommends that the Board of County Commissioners authorize award of the bid to Indian River Docks, LLC in the amount of \$186,925.00, and authorize the Chairman to execute the sample agreement after review and approval by the County Attorney as to form and legal sufficiency, after receipt and approval of the required insurance by the Risk Manager and after receipt and approval of the required Public Construction Bond.

## **ATTACHMENTS:**

1. Minutes from 9/19/17 BCC meeting.
2. Indian River Docks, LLC Bid Sheet.
3. Current approved CIE Five-Year Schedule of Capital Improvements.
4. Sample contractor agreement.