

**Indian River County, Florida  
Department of Utility Services  
Board Memorandum**

**Date:** May 24, 2024

**To:** John A. Titkanich, County Administrator  
Sean C. Lieske, Director of Utility Services

**Through:** Howard G. Richards, PE, Capital Projects Manager, Utility Services

**Prepared by:** Jennifer L. Hyde, Purchasing Manager  
Oliver C. Jarrett, Engineer - Capital Projects/Utilities

**Subject:** Ixora Park Infrastructure Improvements, Final Ranking of Design-Build Teams  
for RFQ 2024030 and Amendment No.1 to Agreement No. LPA0306  
IRCDUS Project ID 41.23.548

**Background/Analysis:**

Ixora Park subdivision contains approximately 9,710 linear feet of vitrified clay pipe (VCP) gravity sewer and 23 manholes dating from 1952. A lift station connects the system from the northwest corner of the property into a force main along 1<sup>st</sup> Street Southwest. Indian River County Department of Utility Services (IRCDUS) has discovered deficiencies in the VCP through sand buildup and weakening of the roadways, resulting in frequent failures of the sanitary sewer system and sink holes in the community's roadways, presenting a public safety hazard and service interruptions. The subdivision with approximately 275 properties, is roughly defined as lying between 1st Street SW to the north, 20<sup>th</sup> Avenue on the east, South Relief Canal on the south, and 27<sup>th</sup> Avenue to the west.

The Ixora Park Infrastructure Improvements project, IRCDUS Project ID 41.23.548 ("Project"), will be implemented in multiple design and construction stages over a three- to four-year period subject to availability of funding. The Project will facilitate the complete replacement and/or rehabilitation of the existing VCP sewer network, relocation of all sewers to the centerline of the roadway, and improvements to drainage and roadway. Assessment of water distribution mains, meters and valves will also take place, to identify any needed rehabilitation or replacement. This staff report pertains to Stage 1 implementation only.

In compliance with Florida Statute (FS) 287.055, and on behalf of IRCDUS, the Purchasing Division issued request for qualifications (RFQ) 2024030 on January 7, 2024, for Progressive Design-Build (PDB) Services for Ixora Park Infrastructure Improvements, to identify qualified design-build teams (DBT) to design and construct the Project, including potable water, sewer, stormwater, and roads infrastructure rehabilitation, and including but not limited to, piping, valves, meters, manhole, drainage, roadway, and lift station improvements. The design-build project delivery model is beneficial for this project, as it will both streamline the timeline to design and construct the Project and ensure cohesion between design and construction.

## **Departmental Item**

To offset costs for the Project, IRCDUS submitted a Florida Department of Environmental Protection (FDEP) Water Protection grant application for the Ixora Park Sewer Rehabilitation project and was awarded \$3,000,000.00 under Agreement No. LPA0306. The Agreement was approved by the Indian River County Board of County Commissioners (BCC) on October 3, 2023, signed by the Chair on November 8, 2023, and fully executed by FDEP on February 2, 2024.

### **Discussion:**

Pertaining to RFQ 2024030; three (3) statements of qualifications (SOQs) were received on February 7, 2024. A selection committee comprised of Howard Richards, Utilities Capital Projects Manager; Sean Lieske, Utilities Director; Harrison Youngblood, Utilities Engineer; Mark Winslow, Public Works/Engineering Project Manager; and Ron Jones, Solid Waste Disposal District (SWDD) Assistant Managing Director; independently reviewed and scored each SOQ in compliance with the instructions and criteria established in the RFQ, and developed an initial ranking of firms. As required by FS 287.055, discussions were held with all three responding teams (DBTs). After negotiations, the committee developed the following final ranking of teams:

1. Ric-Man Construction Florida, Inc./Wade Trim
2. Kimley-Horn and Associates, Inc./Amici Engineering Contractors, LLC
3. Infrastructure Solution Services/Young's Communications

Staff now proposes to negotiate a phased design-build agreement with the Ric-Man Construction Florida, Inc./Wade Trim (Ric-Man/WT) team. Ultimately, a Guaranteed Maximum Price (GMP) amendment will be executed to facilitate the construction phase of the Project. All negotiated agreements and amendments for the Project will be presented to the BCC for review and approval for execution of the same.

Pertaining to Agreement No. LPA0306; the grant work plan (GWP) contained in the original agreement, was based on the traditional design-bid-build (DBB) project delivery model, which was the standard approach at the time of the grant application. IRCDUS is now utilizing a PDB project delivery model for infrastructure projects which is more efficient and can result in performance improvements in the areas of scope, schedule, and budget. A revision to the GWP was required to align with the scope of services contained in RFQ 2024020. As such, IRCDUS submitted a revised GWP for the Project, which FDEP incorporated into the attached "Amendment No.1 to Agreement No. LPA0306 between Florida Department of Environmental Protection and Indian River County".

### **Funding:**

No funding is being requested by this agenda item.

### **Recommendation:**

Staff recommends that the Indian River County Board of County Commissioners approve the final ranking of teams, and authorize negotiations with the top ranked team, as well as subsequently ranked teams, should negotiations with the top ranked team fail. Staff also recommends approval of Amendment No.1 to Agreement No. LPA0306 between Florida Department of Environmental Protection and Indian River County and authorize the Chair to execute it after approval by the County Attorney as to form and legal sufficiency.

## Departmental Item

### Attachments:

Amendment No.1 to Agreement No. LPA0306 between Florida Department of Environmental Protection and Indian River County