



INDIAN RIVER COUNTY, FLORIDA
AGENDA ITEM
Department of General Services /
Parks & Recreation

Date: February 24, 2023
To: The Honorable Board of County Commissioners
Through: Michael C. Zito, Interim County Administrator
Dylan Reingold, County Attorney
Beth Powell, Director Parks and Recreation/Acting General Services Director
From: Wendy Swindell, Conservation Lands Manager
Subject: Jones' Pier Conservation Area – Architectural & Structural Plan
Modifications; Donadio Amendment No. 2 to Work Order No. 3

BACKGROUND:

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 repurposing of the 1920s Bungalow Cottage/Main House for the purposes of creating a museum with associated educational exhibits. Subsequently, staff made an application to the State of Florida Division of Historical Resources (DHR) to provide funding for the interior stabilization and museum planning for the Main House. The application was successful and the County was chosen to receive funding for the 2020-2021 DHR funding cycle. The funding in this grant agreement provided for a 50/50 match of \$10,725 for a total project cost of \$21,450.

The final grant deliverable to DHR was a full set of construction documents including schematic design and engineering, which included bid ready plans and specifications. As part of the grant process, staff received a proposal from Donadio & Associates under the Continuing Services Contract for Architectural Services RFQ 2018063 for the Museum design and development, which fulfilled the grant deliverables described above. Work Order No. 3 – Donadio & Associates was approved by the Board on August 18, 2020, in the amount of \$20,500. The final DHR grant deliverable was submitted to DHR in July 2021, and DHR reimbursed the County \$10,725 in September 2021. The grant was officially closed by DHR on April 8, 2022.

The original design plans included access to the Bungalow connecting the parking lot to the modified entrance to the bungalow on the south side of the house. After discussions with DHR, it was requested that the boardwalk be removed from the plans, as it was not an element of the interior museum plan. Donadio & Associates prepared Amendment No. 1 to Work Order No. 3 for these Architectural Document and Structural Engineering Document Revisions. In addition to the removal of the ADA access, the proposed revisions include final design of the exterior walls, roof, windows, doors, miscellaneous structural details, ADA access, and revisions to the demolition and floor plans. Amendment No. 1 to Work Order 3 was approved by the Board on August 16, 2022.

On November 8, 2022, the Board approved the Gordian proposal (Work Order 10749.00) to raise and shore up the existing Jones Pier historic house. Gordian entered into an agreement with Johnson Laux to complete this work. Work was initiated in January 2023, and the house has been elevated. Work is underway to construct the concrete piers and other elements of the house elevation project.

ANALYSIS:

Upon completion of the work by Johnson Laux, the house will be in suitable condition to bid the renovation of the interior and exterior of the structure to complete the conversion into an interpretive center. In order for staff to solicit bids for this renovation work, Donadio & Associates must amend the plans to include all of the access features (including the front stairways) that were removed from the plans per the coordination with DHR. In addition to the bid ready plans, the County will need bid forms and other items to complete the house renovation bidding process. Donadio & Associates has prepared Amendment No. 2 to Work Order No. 3, in the amount of \$4,000.00, to complete the plans and architectural bid elements for the renovation of the house.

FUNDING:

Funding for Amendment No. 2 to Work Order No. 3 – Donadio & Associates is budgeted and available in the Optional Sales Tax/Parks/Jones Pier Improvements account, account number 31521072-066510-18010, in the amount of \$4,000.

Revenue Source	Account Number	Amount
Optional Sales Tax/Parks/Jones Pier Improvements	31521072-066510-18010	\$4,000.00

STAFF RECOMMENDATION

Staff respectfully recommends the Board accept Work Order Number 3, Amendment No. 2 – Donadio & Associates, Continuing Architectural Services RFQ 2018063, renewed November 2, 2021, for design services associated with the Jones’ Pier Bungalow House Renovations, authorizing the professional services as outlined in Exhibit A, and request the Board authorize the Chairman to execute Amendment No. 2, Work Order Number 3.

ATTACHMENT

- Amendment No. 2 to Work Order Number 3, Donadio & Associates – Continuing Architectural Services RFQ 2018063, Amendment and Renewal No. 1 – Jones’ Pier Conservation Area Historic Residence Structural Evaluation and Improvements (Museum)
- Donadio & Associates, Architects, P.A Architectural Additional Services Contract Addendum list of services

APPROVED AGENDA ITEM FOR MARCH 7, 2023