

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: August 30, 2017

RE: Recommendation of Award for RFP No. 2017054: 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 September 19, 2017.

DESCRIPTION AND CONDITIONS

In 2007, the Board of County Commissioners purchased the historic Archie Smith Fish House under the County's environmental lands program. The subject waterfront property, listed on the National Register of Historic Places, 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. When the County acquired the property in 2007, plans were to rehabilitate the main house for use as a small museum/visitor center, repair the dock and provide boat access, and restore the ice house. Since acquiring the property, the County has removed a dilapidated residence from a portion of the property west of Indian River Drive and has secured the remaining structures to prevent further deterioration.

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.

The estimated cost to fully restore the Archie Smith Fish House main residence/office, ice house and dock over a five-year period, as currently reflected in the Board approved Capital Improvements Element (CIE) Five-Year Schedule, is \$1 million (see Attachment 3 to this report). Of that amount, \$275,000 is projected to come from cost-share grants, with the remainder to come from optional sales tax funds (\$500,000) and boating improvement funds (\$225,000).

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, but at a reduced grant award amount of \$100,000, compared to the requested FIND grant amount of \$241,600. Consequently, county staff, in coordination with the project architect, submitted to FIND a reduced scope / revised cost estimate for this "first phase" of restoration of the Archie Smith Fish House dock to reflect the reduced scope of the FIND grant funding award, as indicated in the following table:

Scope/Cost Estimate Based on FIND Grant Award

Archie Smith Fish House Phase IIA Dock Restorations FIND Waterways Assistance Program Project			
Project Elements	Estimated Cost	FIND Cost	County Cost
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
TOTAL	\$200,000	\$100,000	\$100,000

This past May, a bid solicitation was advertised (Bid No. 217054) to obtain the services of a marine contractor to perform the dock restoration work.

Bid Results

The bid solicitation results are summarized as follows:

Advertising Date: May 24, 2017
 Bid Opening Date: June 30, 2017 at 2:00 pm
 DemandStar Broadcast to: 184 Subscribers
 Specifications Requested by: 33 Firms
 Replies: 1 Firm

Proposing Firm	Location
Underwater Engineering Services, Inc.	Fort Pierce

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. Those alternate components are summarized as follows:

Alternatives	Description
"Core" project	FDEP & ACOE permitting, restoration of main dock, including electrical and fire protection work
Alternate 1	Synthetic decking of main dock in lieu of wood decking replacement
Alternate 2	Ice house new piles and support framing, repair to floor and roof
Alternate 3	Install complete wood deck east of ice house
Alternate 4	Install wood ramp and landings, floating kayak dock
Alternate 5	Install fixed boat dock slips at east end of existing dock
Alternate 6	Stainless steel connectors throughout in lieu of hot dipped galvanized connectors

As summarized in Attachment 2 to this report, Underwater Engineering Services' bid for the "core" project restoration is \$423,994, with bid prices for the alternate components ranging from \$10,594 (Alternative 6) to \$157,370 (Alternative 2). In reviewing the submitted bid, staff coordinated with the project designer (Atelier AEC), which considered the bid reasonable in light of construction costs as they currently exist.

This matter is now being presented for the Board to consider authorizing staff negotiations with Underwater Engineering Services, Inc. to conduct the work for the core project and potentially for additional alternate components, within the approved budget of the CIE five-year plan.

ANALYSIS

The overall dock restoration, as designed by the project architect, entails reconstruction of the existing dock, restoring the associated ice house, adding a deck east of the icehouse, adding a floating dock and kayak landing, and constructing four boat slips at the terminus of the dock.

The two key components of the dock restoration project are reconstruction of the main dock and ice house. Staff supports use of synthetic decking and stainless steel connectors in reconstruction, to promote durability and reduced maintenance costs in the long term. Based on Underwater Engineering Services' bid, the cost for these components is summarized as follows:

- Core project dock restoration: \$423,994.00
 - Synthetic decking (Alternate 1): \$33,740.00
 - Restore ice house (Alternate 2): \$157,370.00
 - Stainless steel connectors (Alternate 6): \$10,594.00
- Total: \$625,698.00

Although the cost of the key components noted above exceeds the cost estimate for the first phase of dock restoration associated with the awarded FIND grant, the cost is just \$698.00 over the CIE five-year schedule budget for combined fiscal years 2016/17 and FY 2017/18 (allocated funding \$625,000).

Funding

As reflected in the CIE Five-Year Schedule for FY 2016/17 and FY 2017/18, \$100,000 is to be funded with FIND grant funds, \$300,000 by optional sales tax funds, and \$225,000 by boating improvement funds. Staff recommends that the Board consider increasing the boating improvement fund allocation by \$698.00, to cover the bid price of the key components referenced herein (for total funding of \$625,698.00).

RECOMMENDATION:

Staff recommends that the Board of County Commissioners authorize award of the bid to Underwater Engineering Services, Inc. in the amount of \$625,698.00, 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. Drawing of Archie Smith dock restoration alternate components.
2. Underwater Engineering Services, Inc. Bid Sheet.
3. Current approved CIE Five-Year Schedule of Capital Improvements.
4. Sample contractor agreement.