



INDIAN RIVER COUNTY, FLORIDA DEPARTMENT OF UTILITY SERVICES

Date: March 14, 2019
To: Jason E. Brown, County Administrator
From: Vincent Burke, P.E., Director of Utility Services
Prepared By: Arjuna Weragoda, P.E., Capital Projects Manager
Subject: Due Diligence and Project Review
West Regional WWTF Reclaimed Water Storage, Tetra Tech Work Order No. 2

DESCRIPTIONS AND CONDITIONS:

Indian River County has experienced significant growth in the last five years and has also undertaken a robust septic to sewer conversion program. The Indian River County wastewater collection and treatment system covers a large geographical area that is comprised of six sewer service areas: North Regional, Sea Oaks, Central Regional (Gifford), West Regional, Blue Cypress and South Regional. It is important to note that currently both Sea Oaks and the North Regional areas pump raw wastewater to the Central Regional Wastewater Treatment Facility (WWTF) for treatment. The treated effluent is currently used for irrigation, discharged to the wetlands for further treatment or discharged to Rapid Infiltration Basins (RIBs). The County is in need of additional treated effluent storage or disposal options consisting of either (or a combination of) a wetland treatment system, RIBs, reservoir storage, above ground storage tanks, spray fields or Aquifer Storage and Recovery (ASR) wells, especially during wet weather periods. Current Total Maximum Daily Load (TMDL) allocations to surface waters at the West Regional WWTF have restricted the Indian River County Department of Utility Services (IRCDUS) in operating the existing wetland system to its design limitations, and therefore, other alternative disposal methods must be evaluated.

ANALYSIS:

The previous item on the agenda was for the Indian River County Board of County Commissioners (BCC) to authorize the agreement to purchase undeveloped land located at the southwest corner of 82nd Avenue and 4th Street. To assist the County in identifying issues associated with the purchase of the property, Tetra Tech, as part of their 2018 Continuing Contract Agreement for Professional Services (CCNA), provided a scope of work to perform this due diligence investigation. Tetra Tech is familiar with this type of analysis as they have performed similar evaluations in the past.

The attached Tetra Tech Work Order No. 2 is broken down into seven tasks that will research/perform the following: 1) General Property, Land Use, Permitting, and Zoning Review, 2) Phase 1 Environmental Site Assessment (ESA), 3) Ecological Review, 4) Geotechnical Analysis, 5) Stormwater Review, 6) Summary Report, and 7) Conceptual Design

The intent is to invest in the necessary research to fully understand the issues associated before purchasing the property and its intended use due to the complexity of such a project. In addition, staff

thought it would be helpful to identify, as best as possible, potential future investments associated with storage of reclaimed/canal water system so that the BCC can make an educated decision whether to pursue the subject property purchase now knowing that sizeable future investments may be required. Such costs are subject to environmental, economic and logistical issues that will be identified in the due diligence investigation.

The purchase agreement has a due diligence ending date of June 24, 2019. In accordance with the contract, the County has until 5:00 pm on Monday, June 24, 2019, to notify the seller if the purchase agreement is to be terminated. Should the County wish to purchase the land after it has performed its due diligence investigation, the closing date will be set immediately after the 90-day due diligence expires. Staff anticipates working with Tetra Tech to complete the tasks associated in the Work Order in order to bring back an update to the BCC at the June 18, 2019, meeting so staff can report on the summary of findings. The BCC can then choose to approve or cancel the purchase at that time.

The total negotiated cost to perform the engineering services for the due diligence investigation and project review in Tetra Tech's Work Order No. 2 is \$55,480.00.

FUNDING:

Funds for the due diligence investigation are derived from Other Professional Services account in the operating fund. Operating fund revenues are generated from water and sewer sales.

Description	Account Number	Amount
Other Professional Services	471-23536-033190	\$55,480.00

RECOMMENDATION:

Staff requests that the Board of County Commissioners authorize the Chairman to sign the Tetra Tech CCNA-2018 Work Order No. 2 for the Due Diligence and Project Review of West Regional WWTF Reclaimed Water Storage.

ATTACHMENT(s):

1. Tetra Tech CCNA-2018 Work Order No.2: Due Diligence and Project Review West Regional WWTF Reclaimed Water Storage (8 Pages)