

**INDIAN RIVER COUNTY, FLORIDA  
DEPARTMENT OF UTILITY SERVICES**

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**Date:** May 13, 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:** North Sebastian Septic to Sewer (S2S) Phase 1, Final Completion and the adoption of Resolution No. IV

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**BACKGROUND**

On June 20, 2017, the Indian River County Board of County Commissioners (BCC) approved the adoption of Resolution I (2017-063) and Resolution II (2017-064) for the benefitting property owners in the North Sebastian Septic to Sewer Phase 1 sewer project in Sebastian. On July 18, 2017, the BCC adopted Resolution III (2017-073), confirming the special assessments in connection with the sewer.

**ANALYSIS**

After the adoption of Resolution III (2017-073), the notice to proceed was issued on August 10, 2017. The North Sebastian Septic to Sewer (S2S) Phase 1 area has 61 “parent” parcels (Map ID No’s) benefitting from the sewer main. Please note that Map ID No’s 45, 48, 53, 58 and 60 are office condominiums and, as such, contain sub parcels, or “child” parcels, with multiple owners (or 115 parcels/units). The parcels vary in size from the largest parcel at approximately 17-acres to the smallest parcel at 0.13 acres. See Attachment 4 for an area map. Out of the 61 parent parcels, three (3) parcels were left out of the preliminary assessment roll (or 112 parcels/units) and were excluded (not benefitting) from previous sewer assessment calculations for the following reasons:

Map ID No.	Parcel ID.	Reason
39	30383000009000000000.1	City of Sebastian Cemetery
40	30393100001000000002.9	City of Sebastian Cemetery (TIITF/STATE OF FLORIDA)
41	30393100001000000002.3	Vacant Land, can connect to centralized sewer on Indian River Drive

The total construction cost was estimated at \$2,977,931.58 based on competitive bids. Based on Option II of the funding allocations approved by BCC and utilizing the Hydraulic Fair Share (HFS) Allocation method, the capital cost ranges between \$4,989.12 and \$374,183.86 per “parent” parcel based on a single or a multiple equivalent residential unit (ERU) allocation.

The sewer portion of the project was substantially completed in September 2018. Final completion was delayed due to the construction of the watermain and the close-out of the Florida Department of Transportation (FDOT) right-of-way permit. The table below summarizes the authorized project cost and actual project cost.

Item Description	Estimated Construction Cost at Resolution III	Actual Project Cost at the end of Project
Sewer	\$ 2,914,888.58	\$ 2,710,749.71
Water	\$ 63,043.00	\$ 62,891.00
Administrative Cost		\$ 2,800.00
<b>TOTAL</b>	<b>\$ 2,977,931.58</b>	<b>\$ 2,776,440.71</b>

On December 20, 2016, the BCC also approved the sliding scale impact fee cost subsidy to help entice property owners with existing structures within the North Sebastian Phase 1 Septic to Sewer area to connect.

Year	Subsidized Cost	Impact fee paid by IRC	Impact fee/Property Owner Responsibility
1	100 %	\$2,796.00	\$ 0.00
2	80 %	\$2,236.80	\$ 559.20
3	60 %	\$1,677.60	\$1,118.40
4	40 %	\$1,118.40	\$1,677.60
5	20 %	\$ 559.20	\$2,236.80
6	0 %	\$ 0.00	\$2,796.00

Timothy Rose Contracting has completed the construction of the North Sebastian Phase 1 Septic to Sewer project successfully and under budget, and is requesting a final payment and release of retainage. To date, Timothy Rose Contracting, Inc. has been paid \$2,659,743.22. Payment in the amount of \$113,897.49, including release of retainage, will complete the county's obligation to the contractor. Florida Department of Environmental Protection (FDEP) clearance has been obtained, and upon approval of this Resolution IV, benefitting parent/child parcels can connect to the centralized sewer system.

## **FUNDING**

Funds for this project are derived from multiple funding sources. The watermain is funded from capital funding. Capital fund revenues are generated from impact fees. Furthermore, new growth has created the need for the expansion or construction of the facilities, and that new growth will benefit from the expansion or construction of the facilities. The sewer portion is funded from the assessment fund. Assessment revenues are generated from assessments paid by the benefitting property owners.

Description	Account Number	Amount
North County Water Main	472-169000-19518	\$ 2,473.00
North Sebastian Septic to Sewer-Phase 1 - Retainage	473-206000-15501	\$108,403.59
North County Water Main –Retainage	472-206000-19518	\$ 3,020.90

## **RECOMMENDATION**

Staff requests authorization from the Board of County Commissioners for the following:

- a. Adopt Resolution IV and the Final Assessment Roll.
- b. For benefitting parcels above in Final Assessment Roll, allow property owners to finance the capital cost up to 10 years, payable in ten equal yearly installments at an annual interest rate of 2.00% as approved by BCC.
- c. Approve application for Payment No. 6, Final Pay, in the amount of \$113,897.49, to Timothy Rose Contracting, which will release any further obligations of the County from the Contractor.

## **LIST OF ATTACHMENTS:**

- 1. As-built Resolution (Resolution No. IV) and Final Assessment Roll (40 Pages)
- 2. Change Order No. 1-FINAL
- 3. Pay Application No. 6
- 4. Assessment Area Map