

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

**Date:** January 30, 2025

**To:** Indian River County Board of County Commissioners

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

**From:** Howard G. Richards, PE, Manager - Capital Projects

**Subject:** Amendment 1 to Work Order 6 to Kimley-Horn and Associates, Inc. for Cost-Benefit Analysis to Relocate Cell Carrier Equipment on Gifford Elevated Storage Tank, IRCDUS Project ID 13.23.538

**Background:**

Indian River County Department of Utility Services (IRCDUS) owns and operates the Gifford Elevated Storage Tank (EST), a 0.4 million-gallon (MG) steel multi-leg supported tank that has a common inlet/outlet pipe, and an altitude valve. The tank has been isolated from the water distribution systems and is not in operational use. IRCDUS is currently leasing the tank to cellular carriers to mount antennas and ancillary equipment. To ensure structural integrity of the tank, modification/upgrade of the tank is required.

On February 23, 2023, purchase order (PO) 95751 in the amount of \$6,127.00, was issued to Kimley-Horn and Associates, Inc. (KHA) to perform a condition assessment and site plan for the Gifford EST facility. KHA delivered its technical memorandum on May 4, 2023, which outlined short-term improvements and recommendations for ultimately reconfiguring/repurposing the Gifford EST site. Because some of the short-term improvements/recommendations required near-immediate attention, KHA was issued PO 96358 on June 1, 2023, in the amount of \$28,838.00 to develop work specifications for the maintenance and in-kind replacement of structural components.

After issuing PO 96358, Indian River County (IRC) was notified by Verizon, T-Mobile, and Metro PCS, of plans to replace some existing and add additional equipment to the tank. It was determined that the tank, with just maintenance and in-kind component replacements, would still be structurally deficient to handle the increased load. Addressing the structural deficiency requires further analysis, rehabilitation, and structural upgrades to the tank's superstructure. On December 12, 2023, the BCC approved Work Order No. 6 (WO 6) to KHA, pursuant to the Continuing Contract Agreement for Consulting Engineering Services dated May 2, 2023, between IRC and KHA, to provide engineering, design, and construction phase services for the Gifford EST rehabilitation and structural upgrade ("Project"), in the amount of \$65,396.00.

KHA has completed the engineering and design under WO 6. On September 10, 2024, the BCC awarded Bid No. 2024047 to Viking Painting, LLC, for construction of the project. Construction will be done in two phases: Phase 1 – Structural repairs and modifications, and Phase 2 – Sandblasting and recoating. Phase 1 is currently

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underway. Phase 2 will require the relocation of the carriers' equipment while continuing to provide network coverage. The equipment could either be relocated to a temporary telecommunication tower during the sandblasting and recoating process, or it could be permanently relocated to a corral at the top of the tank.

### Analysis:

To inform the decision of temporary versus permanent relocation of the carrier's equipment, IRCDUS desires to have a cost-benefit analysis carried out, taking into consideration near- and long-term ownership and use of the tank. Upon request by IRCDUS, KHA provided Amendment 1 to WO 6 for \$4,058.00, to perform the evaluation between the design and construction of a permanent corral on the top of the tank to permanently house the carrier equipment, versus relocating the equipment to a temporary tower for the upcoming sandblasting and recoating process. Upon approval, the total budget for WO 6 will increase to \$69,454.00.

### Funding:

Funds in the amount of \$4,058.00 for this project will be made available via rollover budget amendment in the Utilities/Water Production/R&R/ Gifford Storage Tank account, number 47121936-044699-23538, which is in the Utilities operating fund. The Utilities operating fund budget is derived from water and sewer revenues.

| Description   | Account Number        | Amount     |
|---|-----------------------|------------|
| Utilities/Water Production/R&R/Gifford Storage Tank | 47121936-044699-23538 | \$4,058.00 |

### Recommendation:

Staff recommends that the Indian River County Board of County Commissioners approve Amendment 1 to Work Order 6 to Kimley-Horn and Associates, Inc. to provide cost-benefit analysis for relocating cell carrier equipment on the Gifford elevated storage tank to either a temporary telecommunication tower or permanently to a corral at the top of the tank, in the amount of \$4,058.00, and authorize the Chair to execute the same. So long as there are no changes in the dollar amount under the amount approved, upon adequate completion of the work set forth in work order 6, staff is directed to make final payments to Kimley-Horn and Associates, Inc.

### Attachments:

Kimley-Horn WO 6 Amendment 1 Proposal