Indian River County, Florida
Department of Utility Services
Board Memorandum

Date: March 14, 2024

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

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Subject: Request Approval to Bid Gifford Elevated Storage Tank Rehabilitation
IRCDUS Project ID 13.23.538

Background:

Indian River County Department of Utility Services (IRCDUS) owns 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 was constructed in 1977, which can only provide limited hydraulic benefit due to height, and the altitude valve does not function properly requiring water in the tank to be turned over, using mechanical means. Further, the tank is not required to meet Florida Administrative Code (FAC) requirements for potable water storage. As such, the tank has been isolated from the water distribution systems and is no longer in operational use.

As the Gifford EST is no longer operational, the County and IRCDUS are evaluating options to divest ownership and/or maintenance of the assets. A Condition Assessment report, dated May 4, 2023, concluded that near-immediate maintenance repairs and structural improvements are required to ensure structural integrity of the tank. On December 12, 2023, The Indian River Board of County Commissioners (BCC) approved Work Order No.8 (WO 8) to Kimley-Horn Associates (KHA) to provide structural analysis and develop plans and specifications for the Gifford EST Rehabilitation.

KHA has submitted final plans and specifications for the Gifford EST Rehabilitation, which IRCDUS is ready to commence the solicitation for bids to complete the project. The project consists of work necessary to rehabilitate the tank, including; site preparation, selective demolition and replacement of corroded sway rods, hub rods and associated hardware, replacement of corroded horizontal members, gusset connections and associated hardware, reinforcement of horizontal members and gusset plates, reinforcement of ladder rungs and blockage of ladder access until repaired, removal of loose conduits and feedlines, coating of new metalwork and hardware, removal of damaged or corroded paint and re-coating and all accessory items to provide a complete and structurally sound system. The total estimated cost is $559,200.00.

Analysis:

As noted above, the Gifford elevated storage tank is isolated from the water distribution system and is no

longer in operational use. However, IRC continues to lease the tank to cellular carriers to mount antennas and ancillary equipment. To maintain the structural integrity of the tank, IRCDUS has determined that it is in its best interest to proceed with the Gifford EST Rehabilitation by commencing the solicitation for bids to select a contractor. However, this expense was not budgeted in fiscal year 2024 (FY'23/24). This was due to (at the time of budgeting) the ongoing discussions related to transferring ownership and in addition, having the cell carriers contribute to the cost.

Funding:

The Gifford EST Rehabilitation will secure the structure of the tank while extending the service life of the asset as a cell tower platform. The cost is estimated at $559,200.00 and is recommended to be a capital expense which would come from Operating Fund Reserves. However, no funding is being requested at this time. IRCUS is seeking approval from the BCC to proceed with the solicitation for bids to obtain a firm fixed price to perform the much-needed work. Prior to award, an agenda item will be taken to the BCC and will have a budget amendment component if required.

Recommendation:

Staff recommends that the Indian River County Board of County Commissioners authorize the Department of Utility Services solicit bids to select a contractor for the Gifford Elevated Storage Tank Rehabilitation project.

Attachment:

None