

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

**Date:** November 22, 2023

**To:** 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:** Kimley Horn Work Order 6 (RFQ 2023015) for Services Related to Gifford Elevated Storage Tank Rehabilitation and Structural Upgrade  
IRCDUS Project ID 13.23.538

**Descriptions and Conditions:**

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 was constructed in 1977, which currently can only provide limited hydraulic benefit (i.e., limited system pressure) due to height, and, the altitude valve does not function properly causing the tank (water) 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.

IRCDUS is also evaluating options to divest itself of the tank or transference of ownership. 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. ("Kimley-Horn" or "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.

Some of the short-term improvements/recommendations required near-immediate attention. Accordingly, on June 1, 2023, KHA was issued PO 96358 in the amount of \$28,838.00 to develop work specifications for the maintenance and in-kind replacement of structural components. During the period KHA was developing the work specifications, representatives from cellular carriers, Verizon, T-Mobile, and Metro PCS, discussed future plans with IRCDUS for the Gifford EST. In summary, the carriers desire to replace some existing equipment and to add additional equipment. It was determined that the tank, with just maintenance and in-kind component replacements, would still be structurally deficient to handle the increased load from the equipment changes and additions proposed by the carriers. Addressing the structural deficiency requires further analysis, rehabilitation, and structural upgrades to the tank's superstructure.

## Consent Item

The Board awarded RFQ 2023015 for continuing consulting engineering services to several firms, including KHA, on May 2, 2023.

### Analysis:

Upon request by IRCBUS staff, KHA provided the attached WO 6 to provide engineering, design, and construction phase services for the Gifford EST Rehabilitation and Structural Upgrade. The amount of WO 6 is \$65,396.00.

### Funding:

Funds in the amount of \$65,396.00 for this project are derived from 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	\$65,396.00

### Recommendation:

Staff recommends that the Board of County Commissioners approve Work Order 6 to Kimley-Horn and Associates, Inc. to provide Engineering, Design, and Construction Phase services for the Gifford Elevated Storage Tank Rehabilitation and Structural Upgrade project in the amount of \$65,396.00, 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 the work order, staff is directed to make final payments to Kimley-Horn and Associates, Inc., after review and approval by the Purchasing Manager and the County Attorney's Office.

### Attachments:

- Kimley-Horn WO 6-Gifford EST Structural Improvements