



UNSOLICITED PROPOSAL FOR MARTIN COUNTY OPERATIONS FACILITY





UNSOLICITED PROPOSAL REVIEW PROCESS

§255.065, FLORIDA STATUTES

- The County received an unsolicited proposal for an Operations Facility
- The proposal was formally presented to the Board at the first public meeting on **December 2, 2025**
- This meeting represents the **second of three required public meetings** under §255.065, Florida Statutes
- The purpose of this meeting is to:
 - Present findings related to the statutory evaluation criteria
 - Receive and consider public comments
 - Provide the required statement explaining why the proposal should proceed
- A third public meeting will be scheduled in accordance with statutory requirements



(3)(C)1. THE BENEFITS TO THE PUBLIC

- Consolidates multiple County departments into a single, modern facility
- Relocates County operations from airport property, consistent with the Federal Aviation Administration (FAA) land-use objectives
- Improves operational and administrative efficiency by eliminating duplication across multiple sites
- Centralizes staff currently dispersed throughout the County
- Enhances coordination, communication, and service delivery
- Provides a centrally located facility for disaster response and emergency operations
- Frees existing County-owned properties for potential future sale or lease
- Identified in the County's VCAP Plan and Capital Improvement Program (CIP)



(3)(C)2. THE FINANCIAL STRUCTURE OF AND THE ECONOMIC EFFICIENCIES ACHIEVED BY THE PROPOSAL.

- Proposed delivery method reduces overall project duration
- Anticipated construction cost savings compared to traditional delivery methods
- Lifecycle efficiencies through integrated design, construction, and delivery
- Reduces long-term operational and maintenance costs through consolidation
- Provides budget predictability through negotiated P3 structure
- Maximizes value to taxpayers for a \$74 million public investment



(3)(C)3. THE QUALIFICATIONS AND EXPERIENCE OF THE PRIVATE ENTITY THAT SUBMITTED THE PROPOSAL AND SUCH ENTITY'S ABILITY TO PERFORM THE PROJECT.

- Proposer demonstrates experience with large-scale public facilities
- Proven capability to design and construct a large public complex
- Facility design supports operational, administrative, and emergency functions
- Infrastructure accommodates current needs and future growth
- Delivery approach aligns with industry best practices for complex public facilities



(3)(C)4. THE PROJECT'S COMPATIBILITY WITH REGIONAL INFRASTRUCTURE PLANS.

- Included in the County's Capital Improvement Program (CIP)
- Consistent with the County's Voluntary Corrective Action Plan (VCAP)
- Supports long-term facilities planning and consolidation goals
- Advances strategic land-use and asset management objectives
- Aligns with County operational, service delivery, and growth strategies



(3)(C)5. PUBLIC COMMENTS SUBMITTED AT THE MEETING.

- **Initial Public Comment:** Requested by the Board of County Commissioners on December 2, 2025.
- **Public Hearing:** Scheduled for February 24, 2026, to record all formal testimony. (second publicly noticed meeting) which will be considered as part of the County's evaluation.
- **County Evaluation:** Board will integrate public feedback into the ongoing assessment of the Comprehensive Agreement.
- **Ongoing Review:** Public and Board feedback will be fully addressed in the forthcoming comprehensive agreement through continued review cycles.



CPZ ARCHITECTS

PROGRAMMING AND CONCEPTUAL DESIGN

- **CPZ provided draft programming and conceptual design through site visits and discussions with County staff.**
 - Vehicle Maintenance Administration
 - General Services Trades
 - Environmental Resources
 - Mosquito Control
 - Field Operations
 - Traffic & Signs
 - Parks & Recreation



CPZ ARCHITECTS P3 PROPOSAL PEER REVIEW

- **Viable Development Concept**
 - Proposal is thorough and generally supports project objectives
 - Preliminary floor plan incorporates potential efficiency improvements and appears consistent with design intent
- **Site Planning and Due Diligence**
 - Developer demonstrates an understanding of site conditions and constraints.
 - Proposed site plan generally aligns with intended layout.
 - Initial evaluation of utilities, service connections, and infrastructure has been considered



CPZ ARCHITECTS P3 PROPOSAL PEER REVIEW – COST

- **Cost Analytics**

- Developer Construction Cost \$63m vs CMS Estimate \$76m
 - CMS – Construction Management Services – using detailed quantity takeoffs and historical data to calculate the combined costs of materials, labor, and equipment
- Design fee aligns with expedited design schedule
- Furniture, Fixtures, and Equipment (FF&E) allowance requires further evaluation

CATEGORY	COST
Planning, Design & Soft Costs	\$ 6,000,000
Construction And Project Management	\$ 63,000,000
FF&E / IT Allowance	\$ 5,000,000
Requested Amount	\$ 74,000,000

P3 Proposal

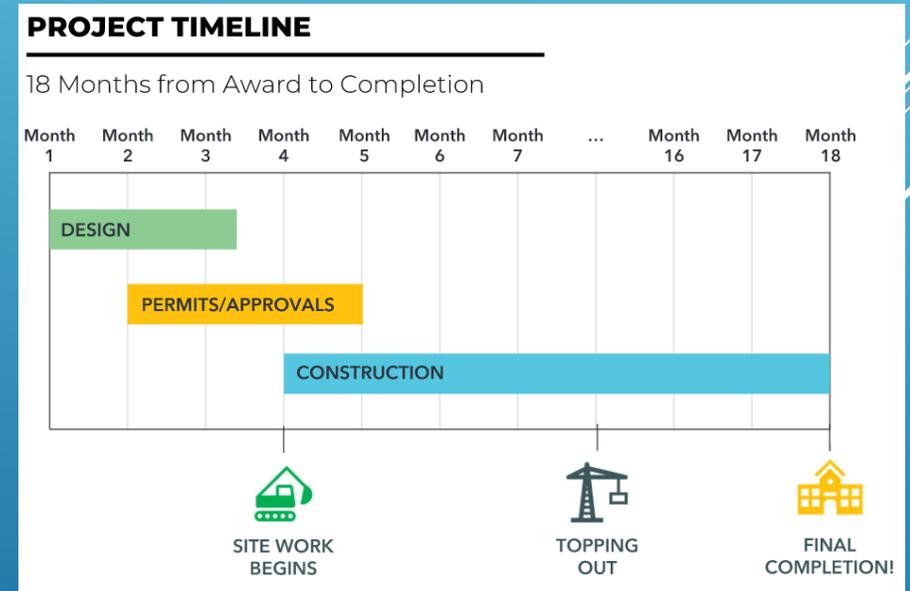
Category	Cost
Planning, Design & Soft Costs	\$6,000,000
Construction and Project Management	\$76,656,838
FF&E/ IT Allowance	\$7,000,000
TOTAL	\$89,656,838

CMS Estimate



CPZ ARCHITECTS P3 PROPOSAL PEER REVIEW –TIMELINE

- **18-month Timeline is extremely aggressive**
 - Expedite and run phases Concurrent
 - Compared to 42 months for traditional project delivery
 - 9 months for design, 9 months for permitting, 24 months for construction
- **Developer has a track record of completing similar scale projects in similar timeframes**
 - Saving time is financially motivated
 - Reduced General Conditions
 - Lower exposure to escalating costs
 - Minimized financing costs





CPZ ARCHITECTS P3 PROPOSAL PEER REVIEW

- **Risk is on the Developer**
 - County to develop a comprehensive Agreement
 - ❑ Setting schedule and cost limit expectations
 - ❑ Contractor is responsible for delivering the project within the contract price
 - ❑ Contractor is accountable for meeting project deadlines and impacts with delays
 - ❑ Establish design standards for project



PUBLIC COMMENT

The Board of County Commissioners requested public comment at the December 2, 2025 public meeting. The Board will hear all public comments at the February 24, 2026 meeting (second publicly noticed meeting) which will be considered as part of the County's evaluation. Since the Board and the public will have further opportunities to review, consider, and comment upon the comprehensive agreement, the County believes the comments made will be sufficiently addressed in the forthcoming agreement.