

Martin County Operations Facility

Category Non-concurrency
Project Number 6009
Location Stuart
District 3

Project Limits 30 Acre Parcel at end of SW Waterside Way

Related Projects SW Waterside Way
Lead Dept/Division Public Works / Administration
Year Project Initiated 2022

Project Life Cycle _____ Years
Resilience Requirements 2040 Vulnerability 2070 Vulnerability 2100 Vulnerability



DESCRIPTION

The County is planning to relocate the operations of the Public Works, General Services, and Parks and Recreation Departments that currently operate on airport property. Under rules of the Federal Aviation, departments that currently operate on airport property. The 30-acre site is home to approximately 100 employees that is master planned, contains a permitted stormwater management system, and is served by potable water distribution and wastewater collection systems. **The total estimated cost for design and construction in a single phase is \$61,000,000.**

BACKGROUND

The current location does not meet current development standards and does not have an adequate stormwater management system; some buildings are serviced by septic systems. Many of the buildings do not meet the wind code structural requirements. Also, the 13-acre site is insufficient to upgrade the infrastructure needed to accommodate its users and their employees. Furthermore, the users are involved in diverse maintenance activities requiring heavy equipment and a variety of materials and supplies.

PROJECT ORIGINATION

Infrastructure Needs

JUSTIFICATION

Current needs, requirements of the Federal Aviation Administration, staffing and equipment storage needs, and the health and safety of the employees.

Expenditures	Total	To Date	Carryover	Funded					Unfunded
				FY25	FY26	FY27	FY28	FY29	FY30-FY34
Preliminary Design	176,707	176,707							
Land	3,576,360	3,576,360							
Design	3,390,000	1,500,000					1,100,000		790,000
Construction	73,924,062	5,024,062				12,000,000		40,700,000	16,200,000
Expenditure Total	81,067,129	10,277,129		0	0	12,000,000	1,100,000	40,700,000	16,990,000
Revenues	Total	To Date	Carryover	FY25	FY26	FY27	FY28	FY29	FY30-FY34
Debt Service	68,577,251	6,492,842	3,294,409				1,100,000	40,700,000	16,990,000
Gas Tax	8,024,638	3,784,287	4,240,351						
Revenue Total	76,601,889	10,277,129	7,534,760	0	0	0	1,100,000	40,700,000	16,990,000
								Total Unfunded	4,465,240

OPERATING BUDGET IMPACT

Operation and maintenance costs for Phase 1 is estimated to be \$108,500/yr;
 Replacement Asset Value (RAV) for Phase I is approximately \$360,000/yr