

BCC MEETING DATE: March 24, 2026
AGENDA ITEM: DEPT-2

**MARTIN COUNTY, FLORIDA
SUPPLEMENTAL MEMORANDUM**

TO: Honorable Members of the Board of County Commissioners **DATE:** March 16, 2026

VIA: Don G. Donaldson, P.E.
County Administrator

FROM: Krysti L. Brotherton, NIGP-CPP, CPPO, CPPB, FCCM
Chief Procurement Officer

**SUBJECT: CONTRACTS THAT MEET THE THRESHOLD FOR BOARD
APPROVAL \$1 MILLION OR GREATER**

A. CONTRACTS OVER \$1,000,000 - Per Board direction, contracts valued at \$1,000,000 or more require approval by the Board of County Commissioners.

1. MARTIN COUNTY BUILDING DEPARTMENT (LARRY MASSING BUILDING) EXPANSION & RENOVATION (RFQ2025-3649) –

The project includes the construction of a 6,150-square-foot addition to the Martin Larry Massing Building, located at 900 SE Ruhnke Street, Stuart, FL 34994, as well as the renovation and remodeling of the existing structure. Construction activities will occur both within and adjacent to the building, which serves as the home of the Martin County Building Department. The new addition and the existing building will be connected to a new chilled water plant, to be constructed by a separate Contractor.

The selected Contractor will provide professional construction services as authorized under Section 255.103, Florida Statute, and will be responsible for delivering Construction Management at Risk (CMAR) services for the Larry Massing Building Expansion & Renovation project. The Construction Manager (CM) will be responsible for the construction management services. The services required will be in the design phase, bid and award phase, construction phase, and post-construction phase.

This contract was publicly advertised for competitive bidding (see attached List of Proposers).

Five (5) firms submitted Statements of Qualifications in response to the solicitation. A selection committee reviewed the submittals and shortlisted four (4) firms to advance to the presentation phase. Following the presentations, the committee evaluated and scored each shortlisted firm using the established criteria and recommended awarding the contract to the highest-scoring firm, Remnant Construction, LLC.

The County entered into negotiations with Remnant Construction, LLC on March 31, 2025. During negotiations, Remnant Construction defined the scope of pre-construction services and confirmed a zero dollar (\$0.00) pre-construction fee. Upon agreement of the terms, a contract for pre-construction services was issued. In accordance with Section 3.1 of the Martin County Purchasing Manual, contracts with a value of less than \$500,000 are approved administratively by the County Administrator or his designee.

During the pre-construction phase, Remnant Construction worked collaboratively with the

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County and project team to provide the services outlined within the solicitation, including the development of a Guaranteed Maximum Price (GMP). The GMP is before the Board of County Commissioners today for consideration and approval. Upon approval of the GMP, the County will enter into a contract with Remnant Construction, LLC for the construction and post-construction phases. This contract will define the terms for completing the project within the approved scope, schedule, and budget, and Remnant Construction will assume the role of general contractor responsible for construction and project completion in accordance with the approved terms.

Fiscal Impact: Funding for this project is provided by Building Funds.

Recommended Action:

1. Move that the Board award the contract to the highest scoring firm, Remnant Construction, LLC in the amount of \$4,130,616.85; and
2. Move that the Board approve the amended CIP sheet for the Martin County Building Department (Larry Massing Building) Addition & Renovation Project; and
3. Move that the Board authorize a budget transfer from Building fund reserves to Martin County Building Department (Larry Massing Building) Addition & Renovation Project; and
4. Move that the Board authorize the County Administrator or designee to execute all documents related to this request.

Per Board direction, all bidders have been notified of the recommendation of award and Board meeting date.

DGD/klb
Attachments