



Board of County Commissioners

2401 SE Monterey Road
Stuart, Florida 34996

Agenda Item Summary

File ID: 22-0076

DEPT-3

Meeting Date: 10/5/2021

PLACEMENT: Departmental

TITLE:

DISCUSSION AND REQUEST FOR AUTHORIZATION TO NEGOTIATE A CONTRACT TO PURCHASE TWO LOTS ALONG SE WILLOUGHBY BOULEVARD, SOUTH OF SALERNO ROAD FOR ENHANCEMENT TO THE EMPLOYEE WELLNESS PROGRAM

EXECUTIVE SUMMARY:

This request is to discuss the potential acquisition and authorization to negotiate a Contract to purchase parcels A, B and C, located on the west side of SE Willoughby Boulevard, south of SE Salerno Road for potential enhancement to the employee wellness program to provide services for Martin County employees and their families on the County's health insurance plan.

DEPARTMENT: Public Works

PREPARED BY: **Name:** Carla T. Segura, FRP
Title: Real Property Manager

REQUESTED BY: Jim Gorton, Public Works Director

PRESET:

PROCEDURES: None

BACKGROUND/RELATED STRATEGIC GOAL:

There has been discussion for acquisition of land to build a facility to operate the County's Employee Wellness Center. The Employee Wellness Center currently operates on a contract and is located at 1050 SE Monterey Road in Stuart. The Employee Wellness Center provides services for Martin County employees and family members that are on the County's health insurance. Currently, the Employee Wellness Center is operating at a high utilization rate and based on analysis from the County's benefits consultant, Gehring Group, we are expected to meet or exceed maximum capacity within a few years. Additionally, the parking in this area has always been a challenge and often a complaint from our employees.

The County currently owns a 1.78-acre parcel on the corner of SE Salerno Road and SE Willoughby Boulevard. Staff recently became aware that the owner of parcels A, B and C, which is cleared and vacant, is receptive to the idea of selling the parcels for such a purpose. The parcels total approximately 2.2 acres. This would provide for a total of approximately 4 acres.

If authorized by the Board of County Commissioners to move forward, this property would be a good addition to current County owned property located on the corner of SE Salerno Road and SE

Willoughby Boulevard.

If the County were to purchase land and build its own Employee Wellness Center, the County anticipates a cost savings of \$998,498 each year. The cost savings was analyzed using our current approach of having a 3rd party administer, oversee, and direct the operations of the Employee Wellness Center including but not limited to hiring medical staff professionals, procuring medical equipment and supplies, processing payroll, workers' compensation, etc. The employees of the Employee Wellness Center would not be employees of the BOCC.

Staff will return to the Board for final approval.

ISSUES:

The Employee Wellness Center currently located at 1050 SE Monterey Road has steadily experienced an increase in its utilization and capacity over the past several years. Staff has explored options to plan for future expansion and capacity issues of the Employee Wellness Center. The County currently owns land at the corner of SE Salerno Road and SE Willoughby Boulevard and parcels A, B and C located next to it are available for purchase. The land would be developed for a County owned Employee Wellness Center that would meet the future need of County employees and their families under the County's health insurance plan.

LEGAL SUFFICIENCY REVIEW:

To the extent this item contains legal issues, it has been reviewed for legal sufficiency; although this is primarily a matter of Board policy.

RECOMMENDED ACTION:

RECOMMENDATION

1. Move that the Board authorize staff to initiate a "Contract for the Purchase of Vacant Land"; and
2. Move that the Board authorize the County Administrator or designee to execute a "Contract to Purchase", for parcels A, B and C, located on the west side of SE Willoughby Boulevard, south of SE Salerno Road to build an Employee Wellness Center, with the understanding staff will return to the Board for approval once due diligence have been completed.

ALTERNATIVE RECOMMENDATIONS

The Board is asked to provide an alternative recommendation to staff.

FISCAL IMPACT:

RECOMMENDATION

Funding for the acquisition of land for a facility is being made available through monies that were set aside from the Coronavirus Aid, Relief and Economic Security (CARES) Act. There was a total of \$3.0M allocated to begin the process, once land is acquired, then design and construction cost estimates can begin. Once those estimates are finalized, staff will provide the Board funding options for design and construction that will take into consideration the anticipated cost savings of roughly \$998K.

ALTERNATIVE RECOMMENDATIONS

None

DOCUMENT(S) REQUIRING ACTION:

- ☐ Budget Transfer / Amendment ☐ Chair Letter ☐ Contract / Agreement
☐ Grant / Application ☐ Notice ☐ Ordinance ☐ Resolution
☐ Other:

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