



NEW HEADQUARTERS &
DOWNTOWN CLEARWATER
REDEVELOPMENT PLAN
NEXT STEPS

November 2023

CBRE



We are the global leader in commercial real estate services and investments

With services, insights and data that span every dimension of the industry, we create solutions for clients of every size, in every sector and across every geography.

The Global Market Leader

#126 2022 Fortune 500 Ranking

\$30.8B
2022 Company-Wide Revenue

\$9.9B
2022 Advisory Services Revenue

95
of the Fortune 100 Rely on CBRE

100+
Countries where CBRE Serves Clients

115,000
Employees Globally

500+
Offices Globally



We see more so you can do more.

Florida's #1 Commercial Real Estate Services Firm

State-wide Leadership, Pinellas County Focused

1,700

Florida employees

11

offices

50+

years

\$18.8B

2022 state-wide total transaction volume

\$9.2B

2022 state-wide sales volume

\$4.7B

2022 state-wide leasing volume



100+ areas of specialization and one point of focus: brilliant solutions for our clients

- Government
- Office
- Healthcare
- Banking & Financial Services
- Energy, Oil & Gas
- Nonprofit
- Industrial
- Land
- Consumer Goods & Manufacturing

- Food & Beverage
- Sports & Leisure
- Retail
- Mixed Use
- Corporate
- Infrastructure & Public Enterprise
- Technology, Media & Telecommunications
- Life Sciences

- Aerospace & Aviation
- Corporate Capital Markets
- Land, Agriculture & Natural Resources
- Data Centers
- Automotive
- Education
- Law Firms

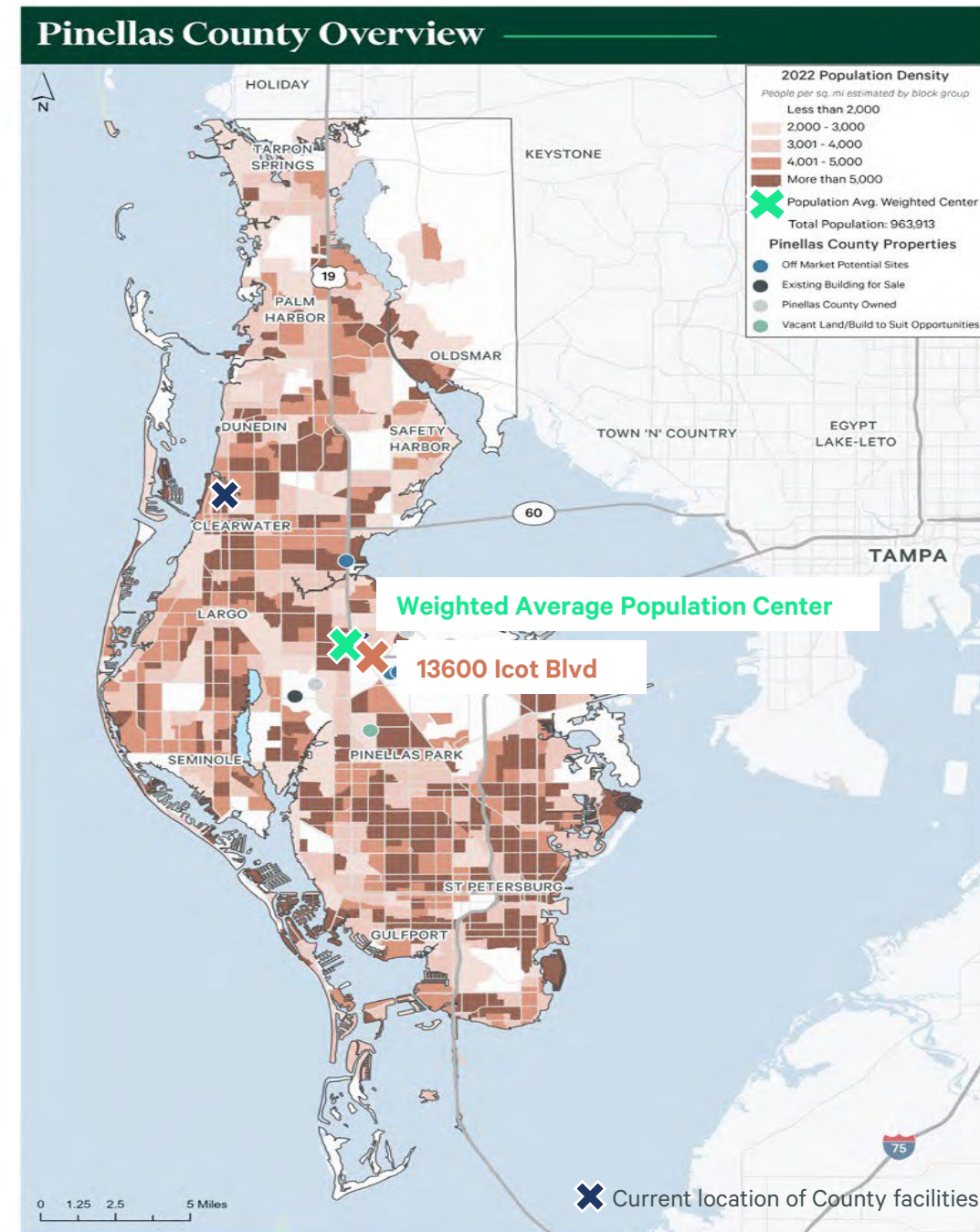
Site Selection

County Population

- Analysis of population density to guide site selection efforts
- Ensures the future headquarters is located in a location convenient to most residents
- Weighted average population center noted with a green x
- Informed the market survey and the geographic area under consideration

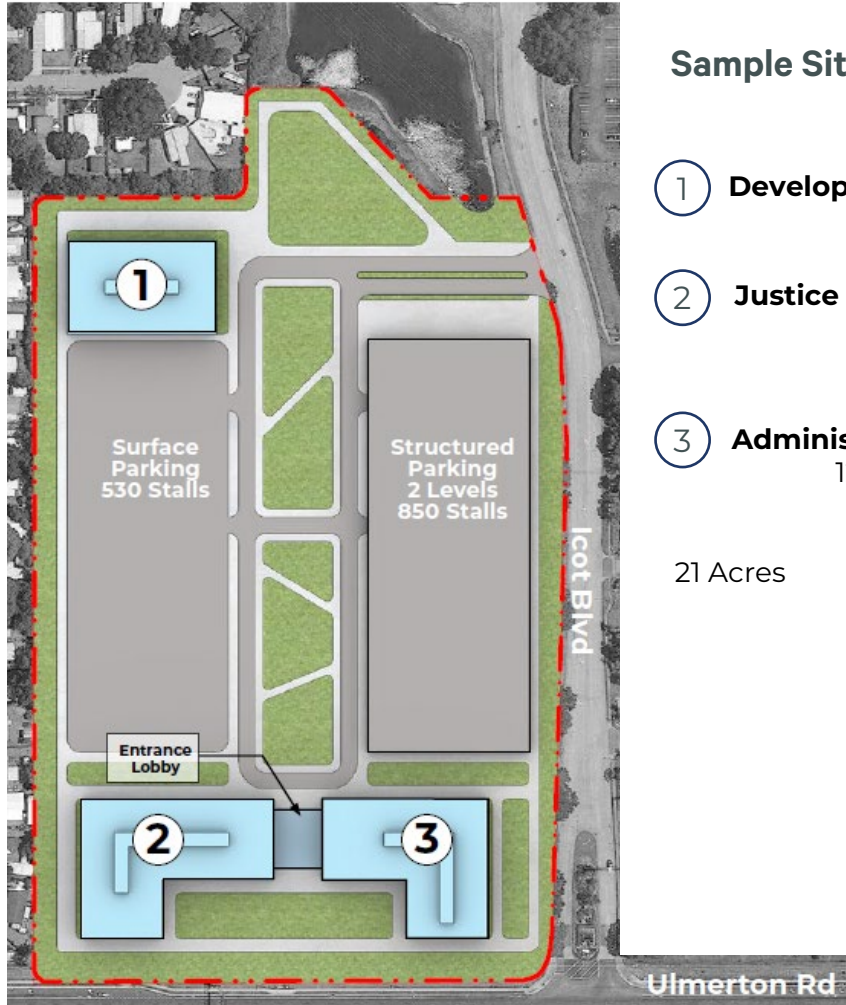
Site selection survey criteria includes:

- Available buildings for sale:
 - 50,000 RSF +
- Available land for sale:
 - Minimum 6+ acres
- Off market opportunities:
 - Existing sites with various uses that can be converted to fit the needs of the County
- County-owned properties



Next Steps - Post Closing

13600 Icot Boulevard



Sample Site Plan

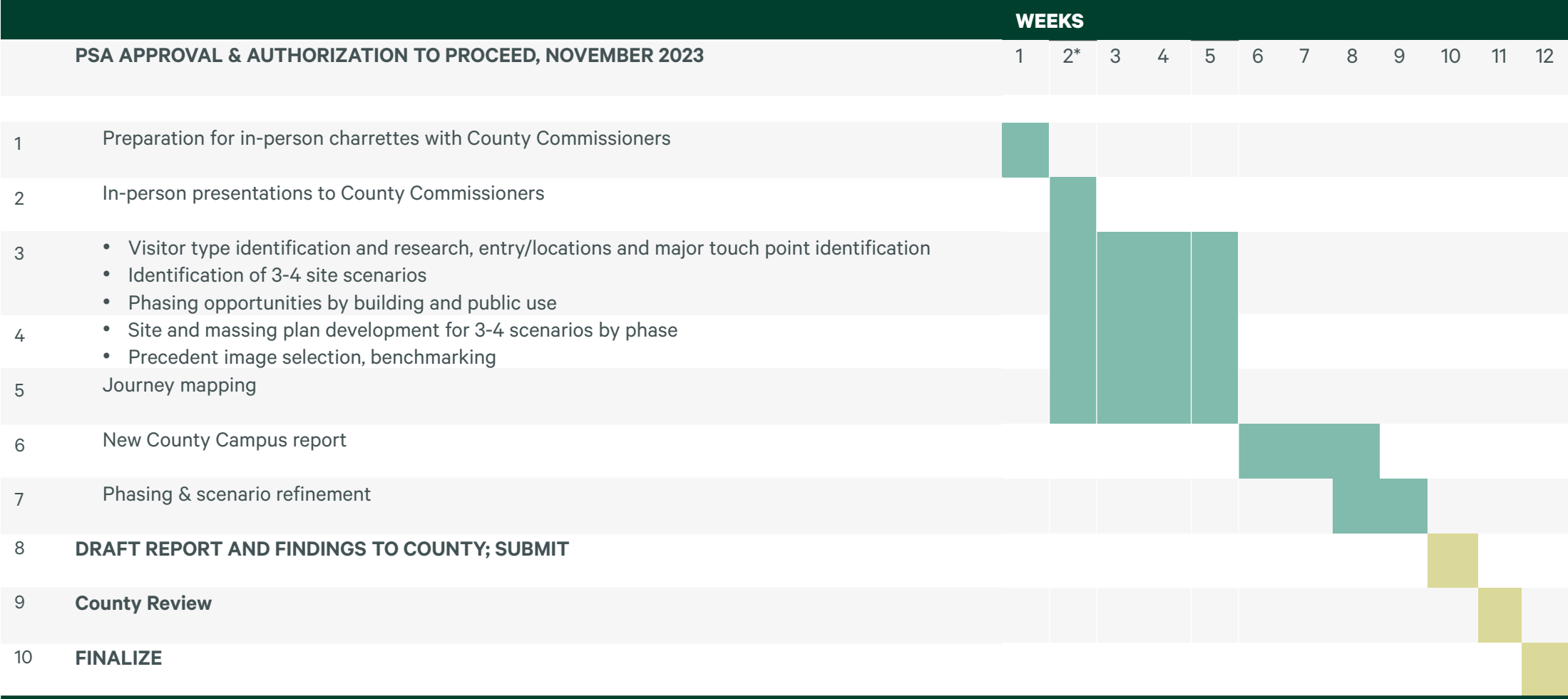
- ① **Development Services Building**
62,000 SF
- ② **Justice & Recording Building**
135,000 SF
- ③ **Administration Building**
120,500 SF

21 Acres 1380 Parking Stalls

Commissioner briefings to gather feedback on future site development:

- Placement of County facilities
- Additional consolidation of County functions
- Surface versus structured parking
- Revenue generating opportunities
- Prominence on Ulmerton Rd and Icot Blvd
- Additional considerations

Timeline – Site Planning



*Tasks scheduled for Week 2 will be conducted in person; these dates may shift based on US Holidays and the Board of County Commissioner meeting schedule

Timeline - Preliminary Headquarters Construction

	2023	2024				2025				2026				2027
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Close on purchase	█													
PROCUREMENT:	█	█	█	█	█									
Bid and Award Architectural Design & Engineering Services	█	█												
Bid and Award Pre-Construction Services		█	█											
Bid and Award Construction Management Services				█										
DESIGN & PERMITTING:		█	█	█	█	█	█	█	█					
Complete Schematic Design		█												
Complete 50% Design Development Documents			█											
Complete 100% Design Development Documents			█	█										
Complete 75% Construction Documentation				█	█	█								
Complete 100% Construction Documents							█							
CONSTRUCTION:							█	█	█	█	█	█	█	█
Release Early Construction Activities							█	█						
Complete Construction Activities								█	█	█	█	█	█	
Gain Temporary Certificate of Occupancy													█	
Gain Final Certificate of Occupancy													█	
OCCUPANCY:													█	█
Install Furniture Fixtures & Equipment													█	█
Install Low Voltage Equipment, Technology & Security													█	█
Initiate Business Unit and Employee Relocation Plan													█	█
Ribbon-Cutting & Move In													█	█

Next Steps



Critical Path Decisions:

- ✓ Approve Purchase & Sale Agreement
- ✓ Concur on 12 week plan



Next Steps:

- ✓ Continue due diligence and purchase process
- ✓ Reconvene for BOCC work session(s) to gather site layout feedback

Thank you

CBRE



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