

BOARD OF COUNTY COMMISSIONER
WORK SESSION

NEW CAMPUS HEADQUARTERS
UPDATE

MARCH 20, 2025

Where we have been

The Challenge

Citizen Access

- Downtown Clearwater is **not centrally located** to County's weighted population center resulting in inconvenient citizen service delivery
- Occupancy in **14 different facilities** in downtown Clearwater = operational inefficiency

Condition and Safety

- **Functionally obsolete facilities** and short-term deficiencies
- Building systems nearing **End of Useful Life (EUL)**
- Code compliant upgrades and fire suppression upgrades needed

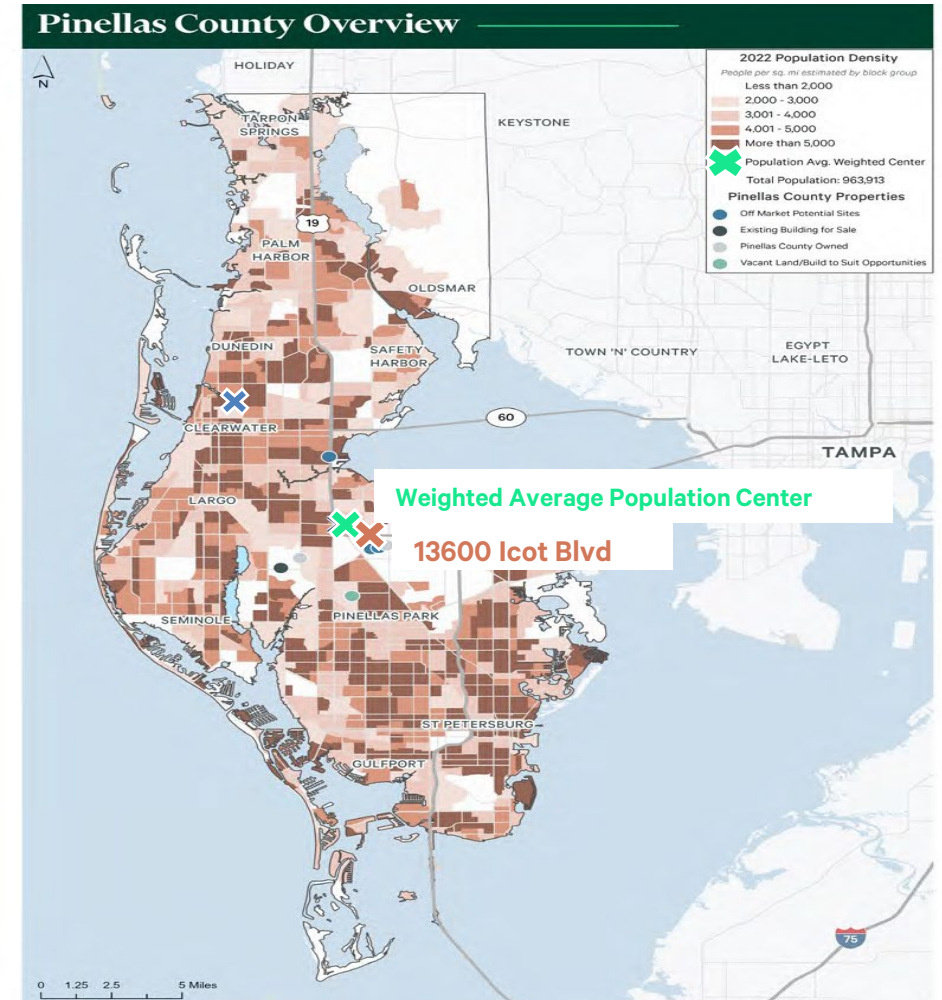
Opportunity to Right Size and Modernize

Function

- **Improved citizen service** access and central location
- **One stop shop** for County services
- Appropriate levels of security for various functions
- Improved **recruitment and retention** for County employees

Efficiency

- **Reduction in occupied** square footage (from 568,704 to 317,500 SF)
- Economies of scale through shared services (janitorial, etc.)
- Productivity gains through employee and business unit proximity and collaboration



New Campus

- Site selection
- Business process review
- Site planning and layout
- Journey mapping (customers and employees)
- Space programming

Opportunity to Right Size and Modernize

- Assumes three (3) low-rise office structures in a campus type setting
- Groups Departments according to function, citizen service and security requirements



1. CONSTITUENT SERVICE DELIVERY
ONE STOP SHOP APPROACH TO SERVICES



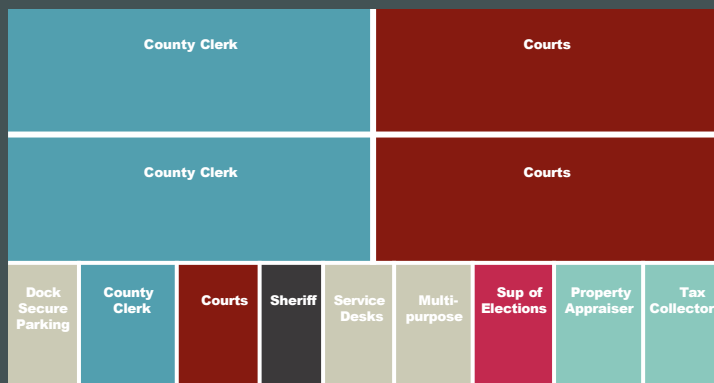
2. WORKFORCE ENGAGEMENT & SUPPORT
EMPLOYEE HUB



3. EFFICIENCIES
COST SAVING, SQUARE FOOTAGE REDUCTION, AND SHARE RESOURCES

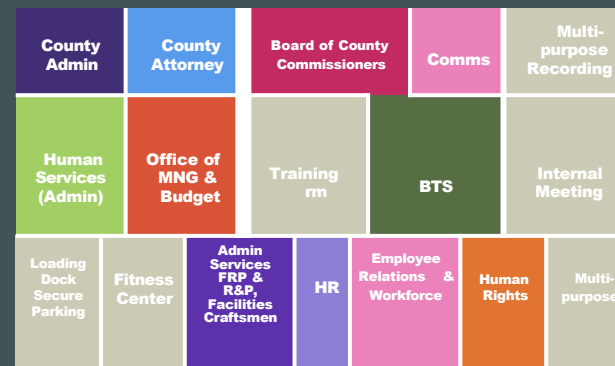
Justice & Recording

HEAD COUNT: 459
GSF: 135,000



Administration

HEAD COUNT: 490
GSF: 120,500



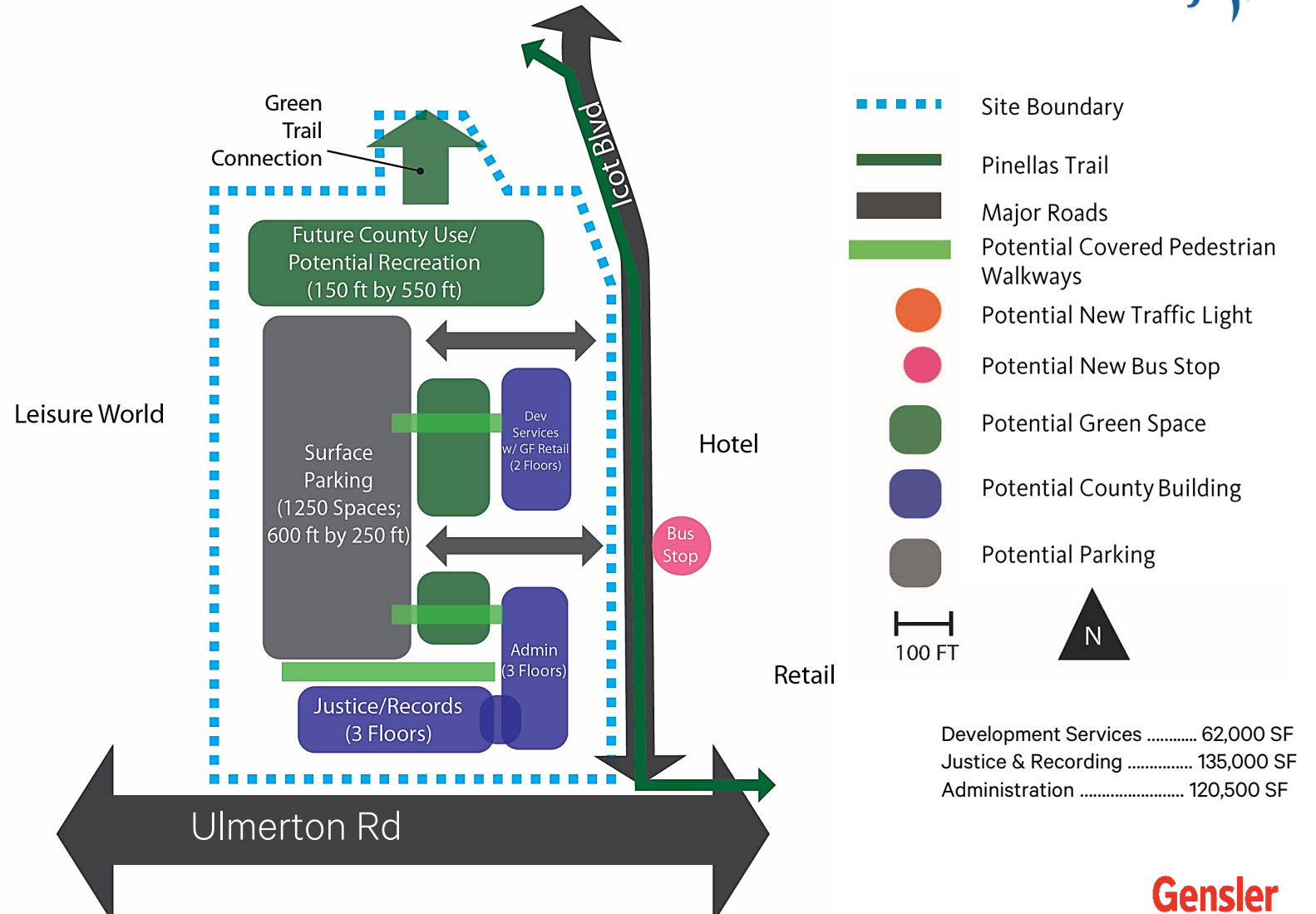
Development Services

HEAD COUNT: 321
GSF: 62,000



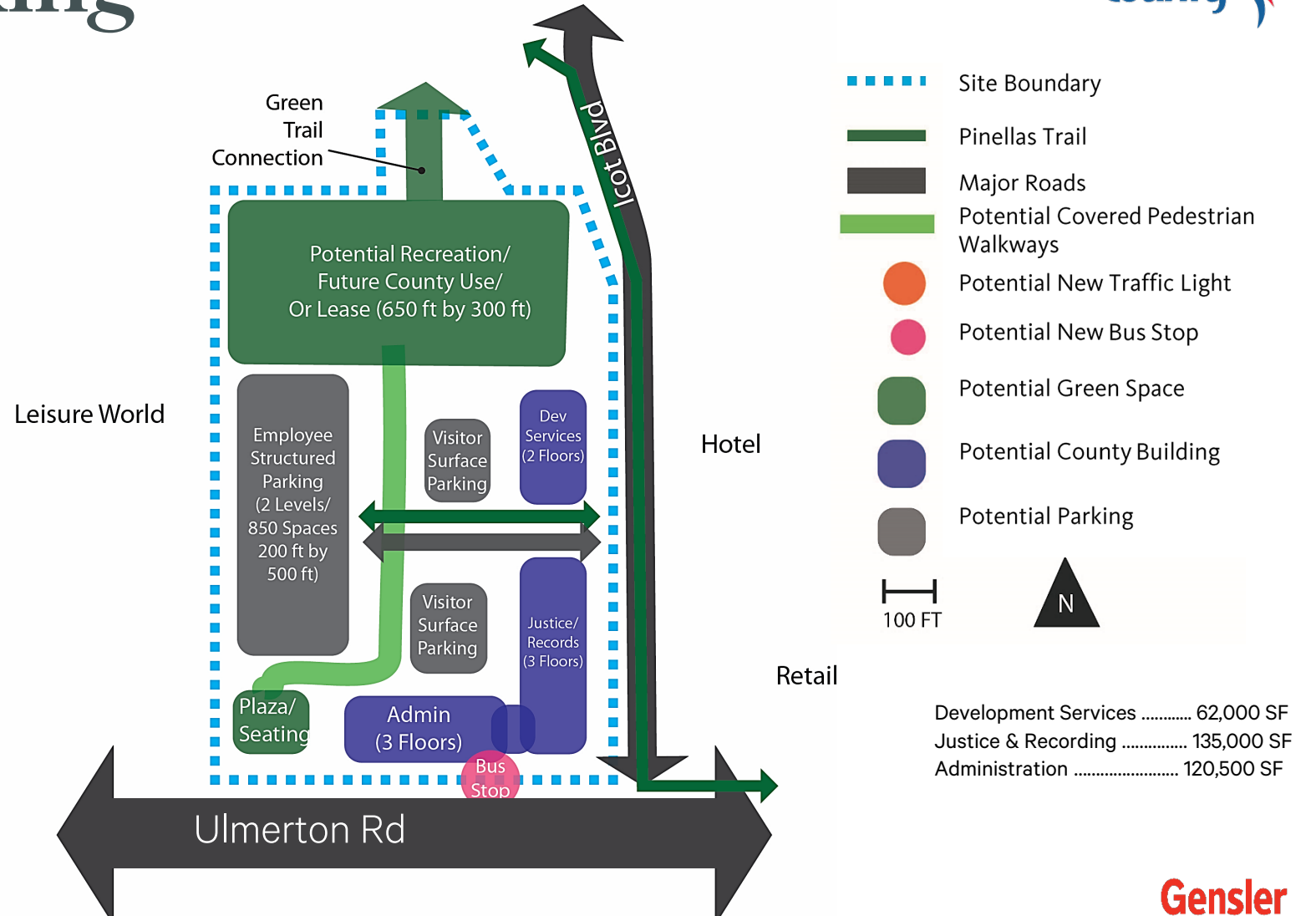
Surface Parking

- 2 site entries off Icot
- Bus stop on Icot
- Surface parking
- Admin & Justice Recording on Ulmerton Development on Icot
- Convenience retail
- Small recreation



Structured Parking

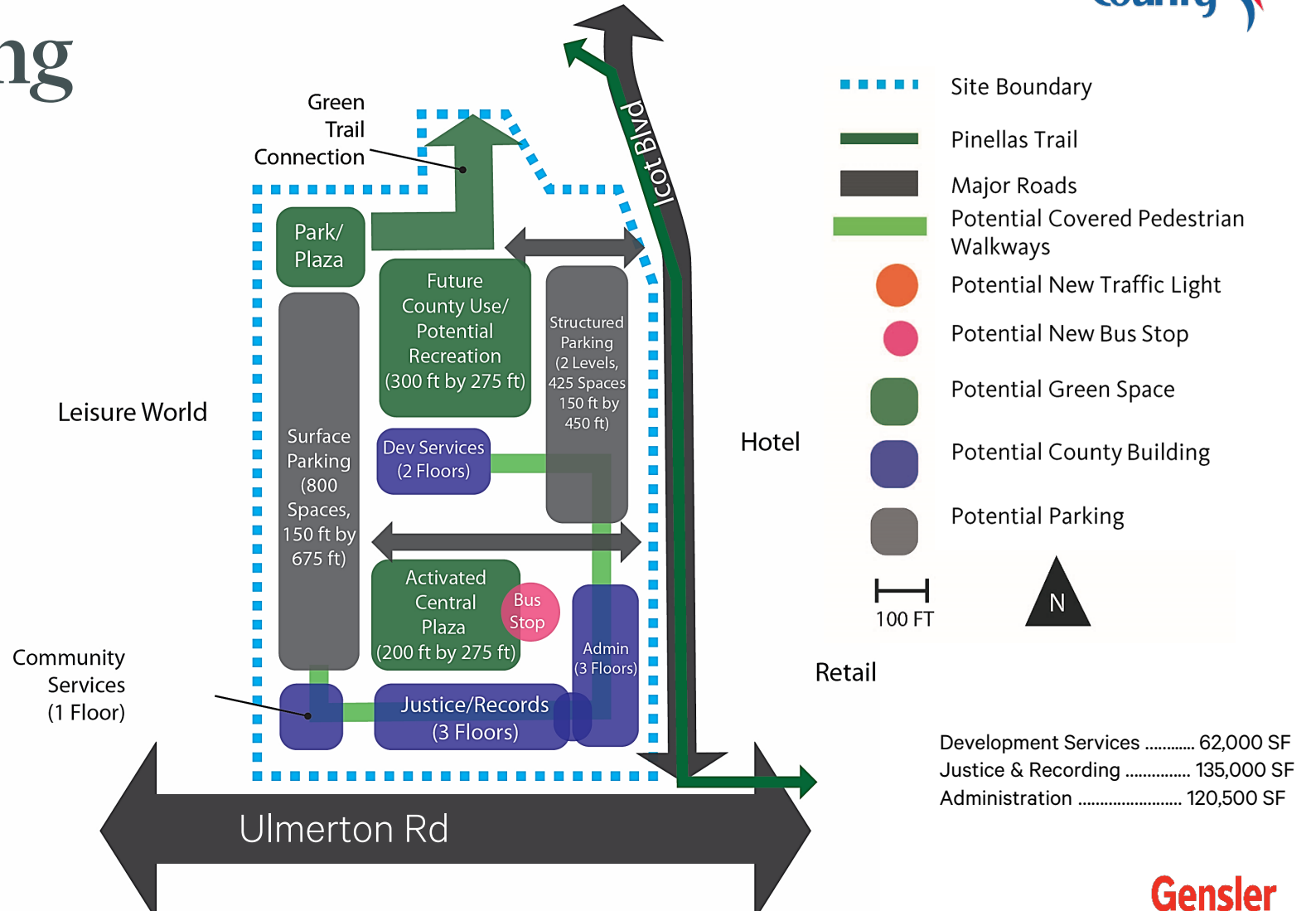
- 1 site entry off Icot
- Bus stop on Ulmerton
- Surface and structured parking
- Admin & Justice Recording on Ulmerton
Development on Icot
- Biking and walking paths
- Multipurpose fields and small green plazas



Combination Surface and Structured Parking



- 2 site entries off Icot
- Bus stop on site
- Surface and structured parking
- Admin & Justice Recording on Ulmerton Development central
- Partner with other community service
- Central plaza



Design Services



Design Services

- County issued RFQ on 1.8.2025
- Response were due 02.03.2025
- Oral presentations were held on 2.28.2025
- Selected firm
- 15-month completion schedule
- Targeted completion Q3 2026

Preconstruction / Construction Manager

- Released 2.10.2025
- Responses due 3.3.2025
- Established list of target CMAR firms
- Expect contract to the Board in June

Other Groups Vacating Downtown



➤ Utilities

- Permitting will move to development services building
- Build to Suit hardened facility needed for emergency operations and testing labs

➤ Public Works

- Non-compatible uses with new campus
- Site selection required

➤ Emergency communication tower

- Currently located on roof of 315 Court St.
- Needs to stay within a one-mile radius of current location

➤ Supervisor of Election voting location

- Currently use lobby of 315 Court St.
- Researching options (e.g. Clearwater Library, community centers, schools)

Cost to Construct



Cost of New Construction	Office	Parking Garage (1,000 Spaces)		Total Construction Range	
				Low – Medium	Medium - High
	317,500 SF	425,000 SF	= 742,500 SF	\$263,994,854	\$333,399,638
				/ 742,500 SF	/ 742,500 SF
				= \$356/SF	= \$449/SF

- Benchmarked from recently completed government headquarters projects
- 317,500 office square feet
- 425,000 square feet includes hybrid structured and surface parking for cost estimating purposes
- Office and parking equals 742,500 total square feet of construction
- Adding direct costs, contingencies, indirect costs, Furniture, Fixtures, and Equipment (FF & E), totals between \$264 M and \$333 M or \$356 to \$449 per square foot
- Surface parking brings cost to the low end of the range, structured parking brings cost to the high end of the range
- Icot location may offer a more cost-effective parking solution due to available acreage, however site efficiencies, future growth and user experience should be considered

New Campus Naming Opportunity



Pinellas County Government Plaza (PCGP)

Pinellas County Plaza (PCP)

Pinellas County Government Center (PCGC)

Other ideas and options?

Timeline - Update



	2023	2024				2025				2026				2027				2028		
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
CLOSE ON ICOT PURCHASE	█																			
VISIONING AND PROCESS REVIEW		█				█														
DESIGN & PERMITTING							█													
CONSTRUCTION														█						
OCCUPANCY																				█

On a Parallel Track

Redevelopment of County-owned Properties in Downtown

Multiple meetings with the City to:

- Tour downtown
- Understand downtown priorities
- Review the 2045 Vision Taskforce
- Inform directional scenarios

Phasing of County move:

- Timeline
- Rezoning to achieve market goals
- Market conditions



Thank you



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