

EXECUTIVE SUMMARY

January 6, 2025

North County Service Center – First Amendment to Mason Blau’s Contract. Due to the updated cost of construction, this contract amendment is required to increase Mason Blau’s total design development fee per their contract. Mason Blau’s original fee was based on an outdated construction estimate, and (in addition to this) further site study has been required by the building department. The total estimated cost of construction (ECC) increased their fee from ~\$3m (for 68k ft² with an ECC of \$34m in 2019) to \$3.95m (for 80k ft² with an ECC of \$54m in June 2024), thereby increasing the total design development fees. The additional ~\$950k in funding is already able to be funded within the total project capital budget of ~\$60m.

- 2019 – CS Division implemented the Project Design phase against a \$34m estimated cost of construction.
 - Total initial design fee was \$3,008,734.46 (DMS fee 6.17% of ECC + additional auth. fees).
- 2024 - Cost of construction was re-estimated at ~\$54m, representing a \$20m increase in ECC.
 - At the current DMS fee curve of 5.88% for basic services, this would come to ~\$1.18m.
 - Total added design work charges = ~\$950k (\$883k basic + additional auth. fees).
 - For the basic design fees, MB charged the county 4.41% and not 5.88%.
- The growth of the space requirements were validated through OMB’s CIP review and approval process.

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Added Background

- October of 2019, Mason Blau, Inc. issued a feasibility report for the replacement of the North County Service Center. In their report they provided the preliminary space requirements of the stakeholders within the building (Tax Collector, Property Appraiser, and Clerk). This preliminary study concluded that the new building would be approximately 70,000 sf and include a parking garage of 384 parking spaces.
- Also included in this feasibility report was an Opinion of Probable Cost as prepared by Construction Consultants & Associates, Inc. (CC&A) of approximately \$34.5m (in 2019 dollars).
- Due to COVID, the project was put on hold throughout 2020 and the RFQ for professional design was not advertised until June 10, 2021.
- **NOTE*** - The previous Director of CS (formerly Building Design and Construction) decided to continue to use the 2019 construction estimate value for the RFP solicitations of initial design proposals. The working assumption at the time was that the opportunity for work from home/remote work would continue to reduce office space demand and square footage of the building design which would bring it back in-line with the original cost estimates. Once design began (specifically programming), Mason Blau and Construction Services were informed that the stakeholders would not rely on remote work as a basis for reducing footprint of their FTEs who would be working full time within the new building.
- Mason Blau was awarded the project on July 29, 2021 and submitted their proposal on March 8, 2022 (after negotiation). This proposal was based on the feasibility study estimated value of construction (\$34.5m), and was at a value of \$3,008,734.46 (8.76% of est. construction cost).
- Throughout the programming process, the square footage of the building ballooned to 92,000 sf at the request/needs of the stakeholders. CS Division then went back to the stakeholders to reduce the square footage back to 80,000 by having them commit to sharing many common spaces that they had originally claimed as their own.
- At the end of the programming effort (February of 2023), the Construction Manager at Risk (CMaR) Creative Contractors reviewed the package and submitted an estimated construction cost of approx. \$46.5m. This increase was due in part to the increase in square footage, but also the fact that inflation, COVID increases, and increased construction costs had not been accounted for at the time of their original contract. Design then continued through Schematic Design and Design Development, and based on changes to the design and site issues that arose, CS Div’s CMAR revised their estimate to approx. \$53m (June 24, 2024).
- Because of this increase in construction estimated cost, Mason Blau has requested that their basic services fee be increased accordingly given their original contract was based on a construction estimate that was generated in 2019 and construction costs have since significantly risen.
- This request also includes an additional survey that the building department has required totaling a \$42K add, in addition to Mason Blau’s basic services increase.

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- Some of the additional cost for the building is due to a sub-surface soil investigation that shows additional work is required for foundations (not found until programming and site investigation had occurred)
- The additional survey that was required by the building department was not anticipated as CS is not doing work on the west half of the site, but the building department required an updated survey anyway.

Table. Summary of Square Footage, Parking Count, and Estimated Cost Throughout Design

Feasibility study to current comparison

NCSC Building				
Group:	Feasibility DGSF	Programming DGSF (9/1/22)	Programming Final DGSF (2/28/23)	Design Development (6/24/24)
Tax Collector	40,403	47,000	34,211	34,211
Property Appraiser	5,000	6,000	3,788	3,788
Clerk of Courts	1,655	8,600	7,462	7,462
Support/Common	6,000	8,500	16,428	16,428
Total	53,058	70,100	61,889	61,889
Building Total	68,975	91,130	80,456	80,456

*DGSF is “Department Gross Square Footage”. CS Div.’s current building plans are **79,500 sf***

With these square footage numbers, each stakeholder was supposed to include projected growth within their spaces. As to how much of that remains is in question since the square footage reduction. That being said, I believe that each of the groups still has *some* growth accounted for within their spaces.

NCSC Parking				
Group	Feasibility Spaces	Programming Spaces (9/1/22)	Programming Spaces (2/28/23)	Design Development (6/24/24)
Tax Collector	347	380		
Property Appraiser	23	110		
Clerk of Courts	14	81		
Total	384	571	442 per Civil, but we’ve limited the number back to 384	442 per Civil, but we’ve limited the number back to 384

*CS Div’s current parking count is **384***

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NCSC Estimated Construction Cost				
Group	Feasibility Estimate	Programming Estimate (9/1/22)	Programming Estimate (2/28/23)	Design Development (6/24/24)
Building and Site	\$23,843,310	\$34,300,000	\$35,745,310	\$39,763,538
Parking Garage	\$10,516,160	\$16,500,000	\$10,561,000	\$13,209,490
Total	\$34,350,471	\$50,800,000	\$46,306,310	\$52,973,028

*The feasibility price was estimated in 2019 dollars, and DAS Director made assumption that increase in remote workers would lower the space requirement to meet this same budget. This clearly did not happen. The total **PROJECT** cost is estimated to be approximately **\$60,000,000** and has held through SD and into DD. This cost includes *design, construction, relocation costs and fees for Clerk, a temporary office at the road range, construction engineering inspection, some expected work that needs to happen with Florida DOT, contingency of approx. 10%, and County employee time.**