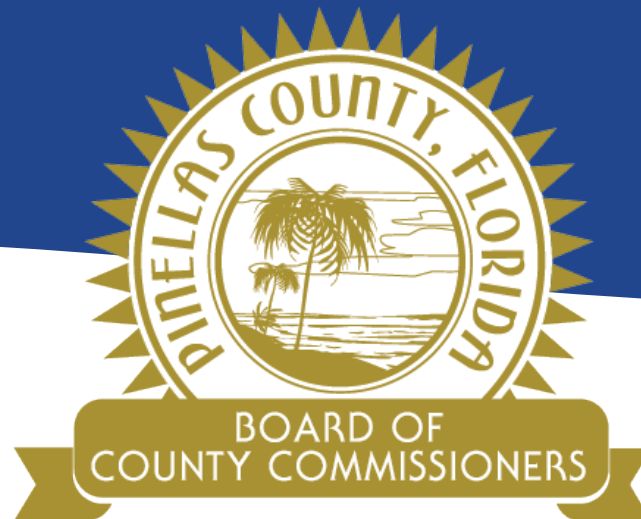


North County Service Center

21-0592-NC (PLU)

**Tim Lewallen, Interim Director
Construction Services**



Our Vision:
To Be the Standard for
Public Service in America

Project Goals



- **The project replaces the current facility at 29582 US HWY 19 North, which was built in 1978 and is functionally obsolete.**
- **The new North County Service Center will provide administrative offices for the Tax Collector, Property Appraiser and Clerk of Court in one location, eliminating leased space just to the Southeast on US HWY 19, saving \$800,000 in leasing expenses annually.**
- **The existing North County Service Center will be demolished and replaced with the new North County Service Center.**
- **The existing driving range for the Tax Collector and Solid Waste Recovery Center will remain.**

Existing Site and Building



Project Information

New North County Service Center (NCSC)

New 79,492 SF Office Building, Including:

- Public Lobby
- Tax Collector
- Property Appraiser
- Clerk of Court
- Building Support Spaces

New Parking Garage

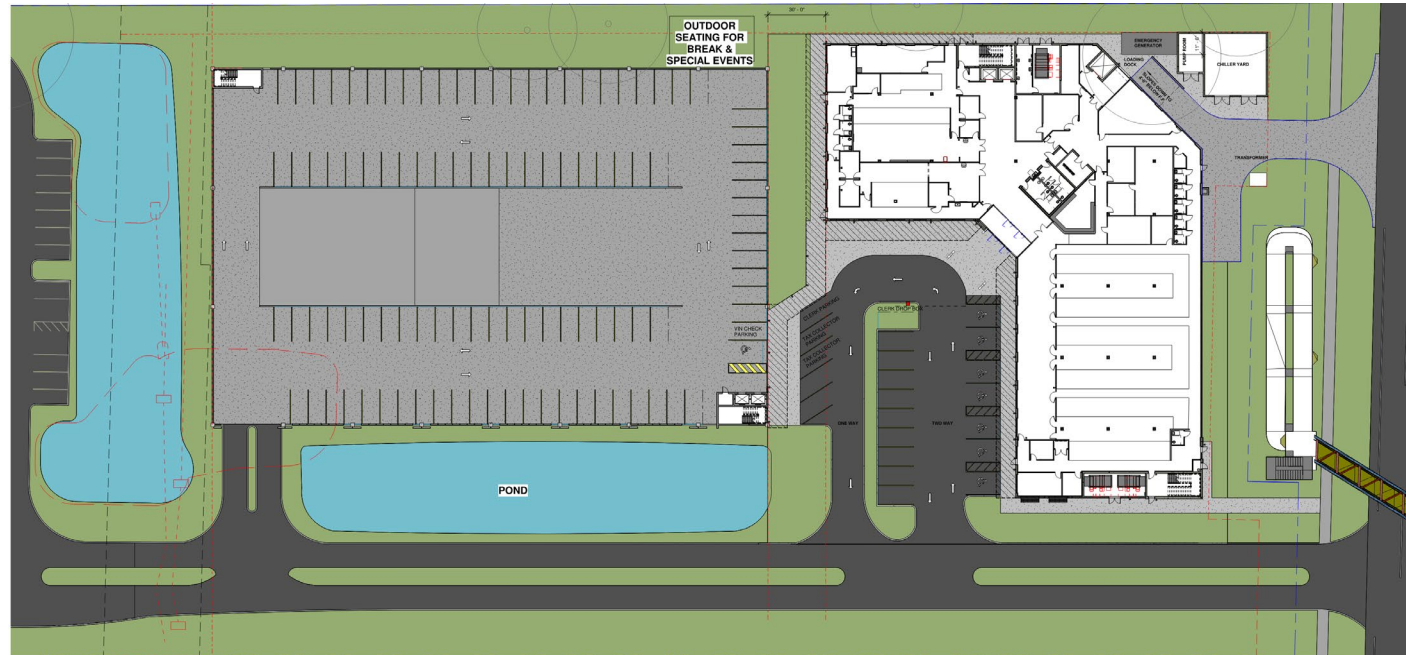
New 138,662 SF Parking Garage, Including:

- 3 Level Parking Garage
- 384 New Parking Spaces (Including Surface Parking at Building Entrance)

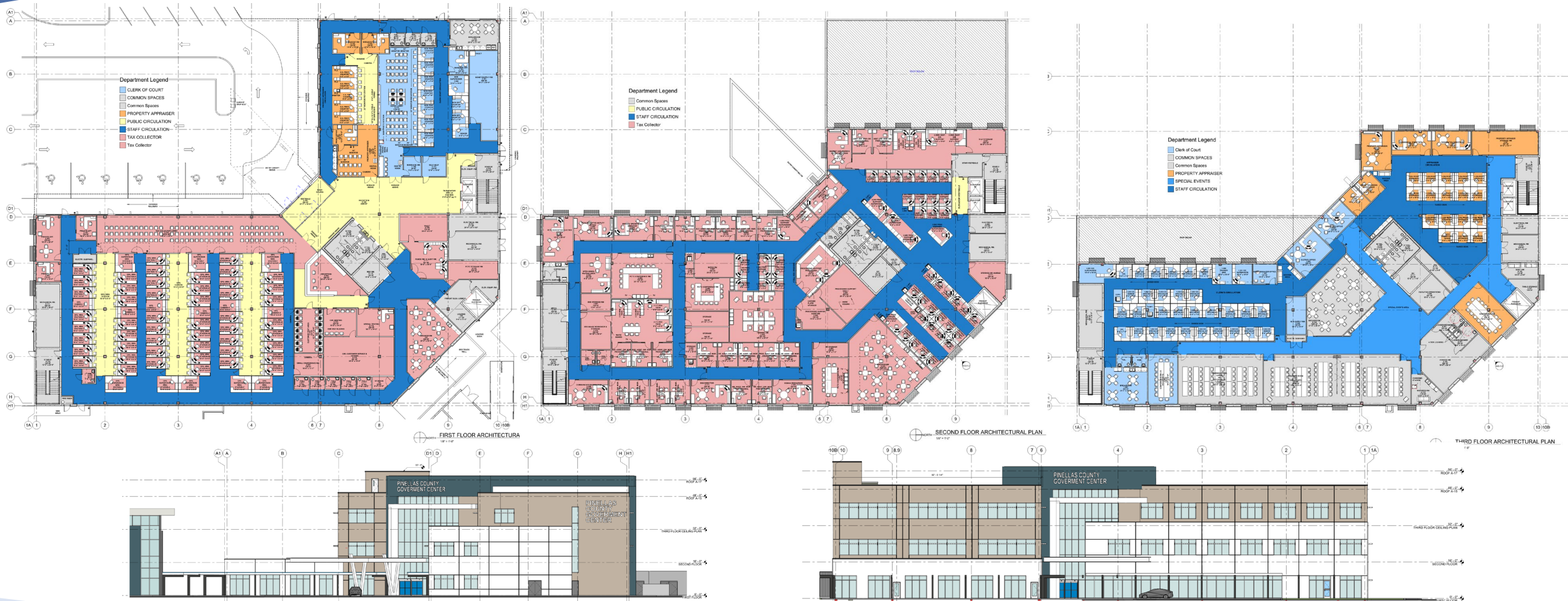
New Central Energy Plant

New 2,000 SF CEP, Including:

- New Chiller Plant
- Emergency Backup Generator



Current Proposed Plans and Elevations



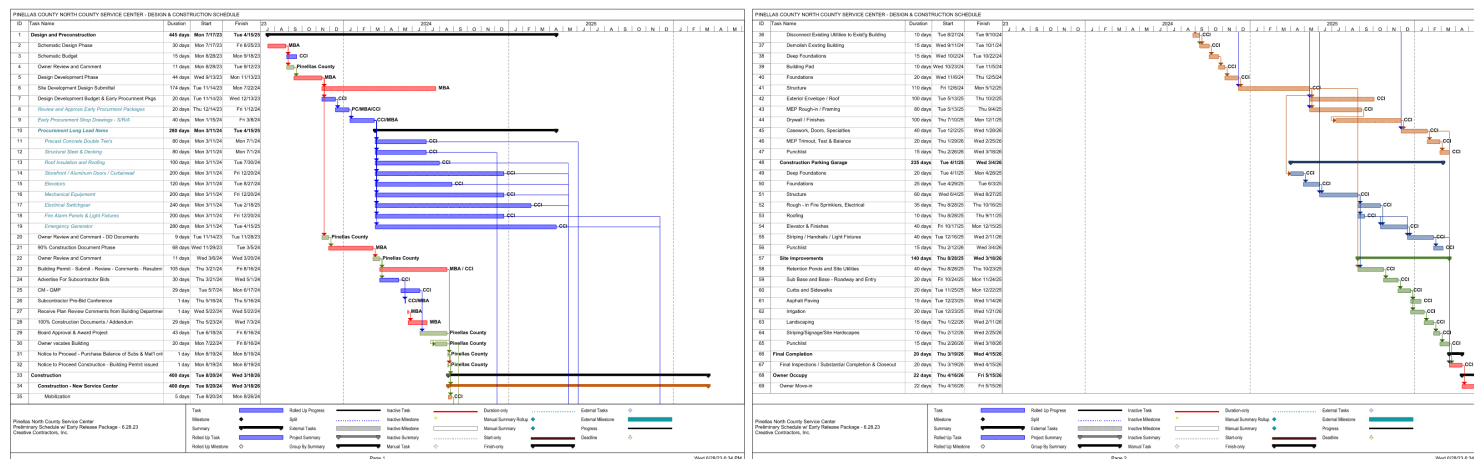
Current Renderings (Still in Development)



Current Estimated Schedule and Cost

Tentative Schedule Milestones:

- Schematic Design to Complete October '23
- Design Development to Complete December '23
- 90% Construction Documentation to Complete March '24
- Early Procurement of Long Lead Items to Occur March '24
- Construction Documents to Complete July '24
- Construction Commences August '24
- Construction Complete April '26 Approx. 20 Months



Current Construction Pricing:

- Office Building: \$27,210,777
- Parking Garage: \$10,561,000
- Fees and Contingency: \$8,534,533
- Total Construction: \$46,306,310**

CREATIVE CONTRACTORS, INC. Pinellas county North Service Center Clearwater					
February 13, 2023					
Conceptual Budget					
1	Building Demo	1	\$ 75,000.00	75,000	\$ 0.94
2	Site Work (Utilities, Paving, Earthwork)		79,462	\$ 28.50	2,264,667
3	Subsurface Stabilization		30,680	\$ 15.00	460,200
4	Shell / Core		79,462	\$ 165.00	13,111,230
5	Fitout		79,462	\$ 140.00	11,124,680
6	Site Amenities	1	\$ 175,000.00	175,000	\$ 2.20
7					
8					
9					
10					
11			79,580		27,210,777
12	Parking Structure	spaces	358	\$ 29,500.00	10,561,000
13					
14	GC's / GR's / Bond / Insurance / SDI / Fee / Pollution Liability / Professional Liability	11.45%			4,324,868
15	Contingency	10%			4,209,865
Option 4c Total				46,306,310	\$ 460.54