



Pinellas County
Facilities Master Plan

Board
Presentation

October 21, 2021



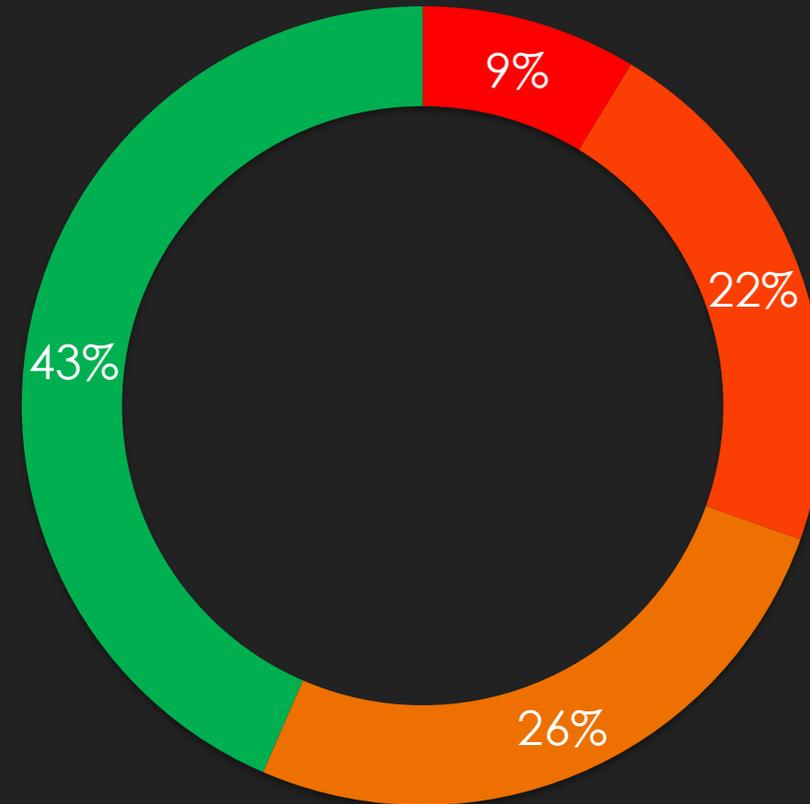


Agenda

- Building Conditions Assessments Recap
- Space Needs Assessment Recap
- Site Selection
- Next Steps

Building Conditions Assessment

- Completed in May 2020
- 23 buildings assessed



■ Poor (9%)

■ Poor/Fair (22%)

■ Fair (0%)

■ Fair/Good (26%)

■ Good (43%)

■ Excellent (0%)

Downtown Building Ratings

- 14 S Ft. Harrison (FAIR/GOOD)
- 440 Court St. (GOOD)
- 310 Court St. (GOOD)
- 315 Court St. (FAIR/GOOD)
- 400 S Ft. Harrison (POOR/FAIR)
- 303 Chestnut St. (POOR/FAIR)
- 333 Chestnut St. (GOOD)
- 510 Bay Ave. (POOR/FAIR)
- 201 Rogers St. (POOR)
- 520 Oak St. (POOR)
- 631 Chestnut St. (GOOD)
- 509 S East Avenue (FAIR/GOOD)



Space Needs Assessment Process



✓ Project Goals & Criteria for Success

✓ Departmental Surveys and Interviews
✓ Site Tours

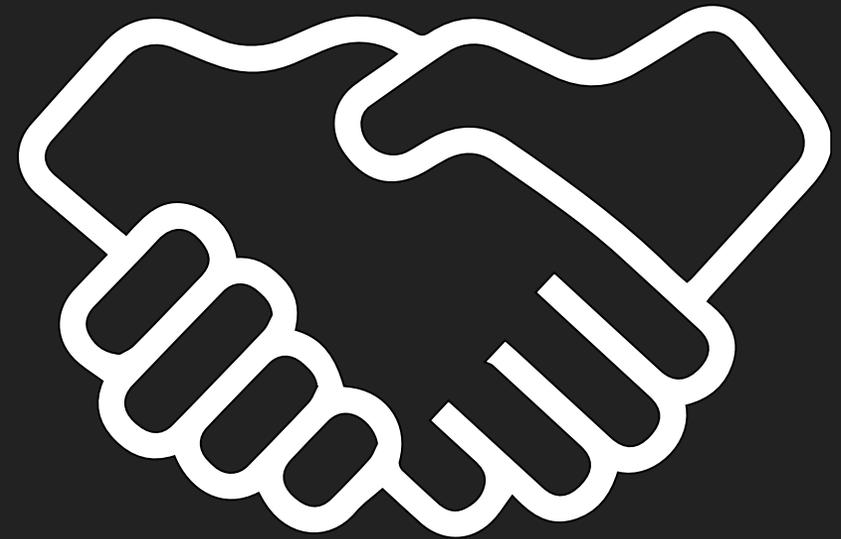
✓ Vetting the Data

✓ Real Estate Analysis
✓ Site Evaluation

✓ BCC Presentation
✓ Final Recommendations

Space Needs Assessment: Vetting the Data

- ✓ Peer Benchmarks
- ✓ Industry Best Practices
- ✓ Targets (sf/seat, collaborative seat ratios)
- ✓ Steering Committee Review
- ✓ Departmental Reviews
- ✓ Focus Groups
- ✓ Second Review

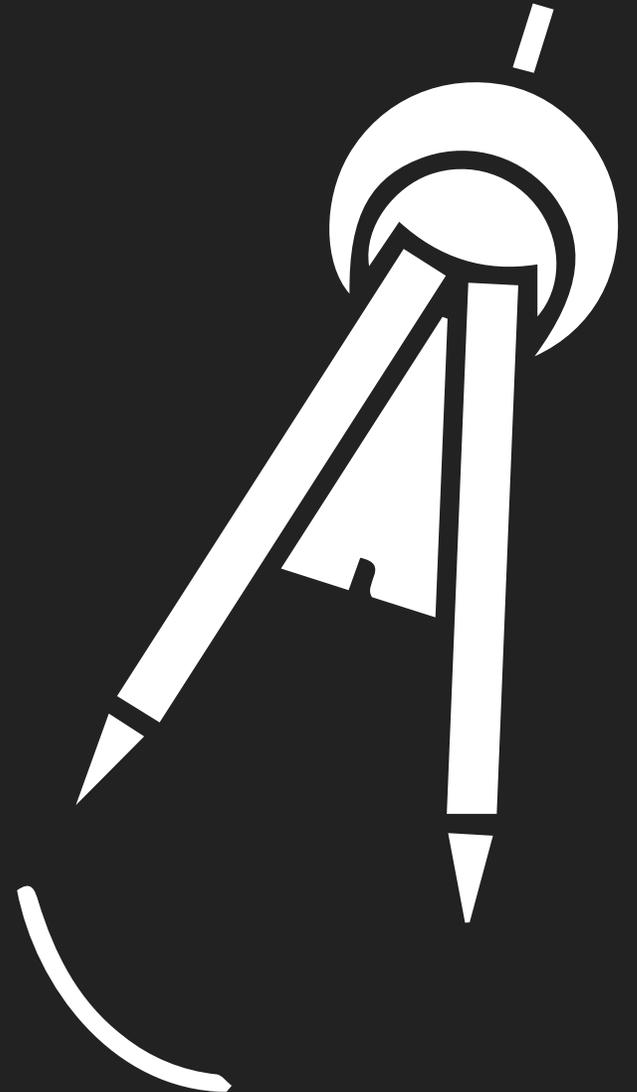


Definitions

Assignable Square Feet (ASF) - the sum area of all work spaces dedicated to a department/division

Gross Square Feet (GSF) - the sum of all areas on all floors of a building that are within the outside faces of the building's exterior walls, including columns, vertical circulation, and shaft areas connecting one floor to another

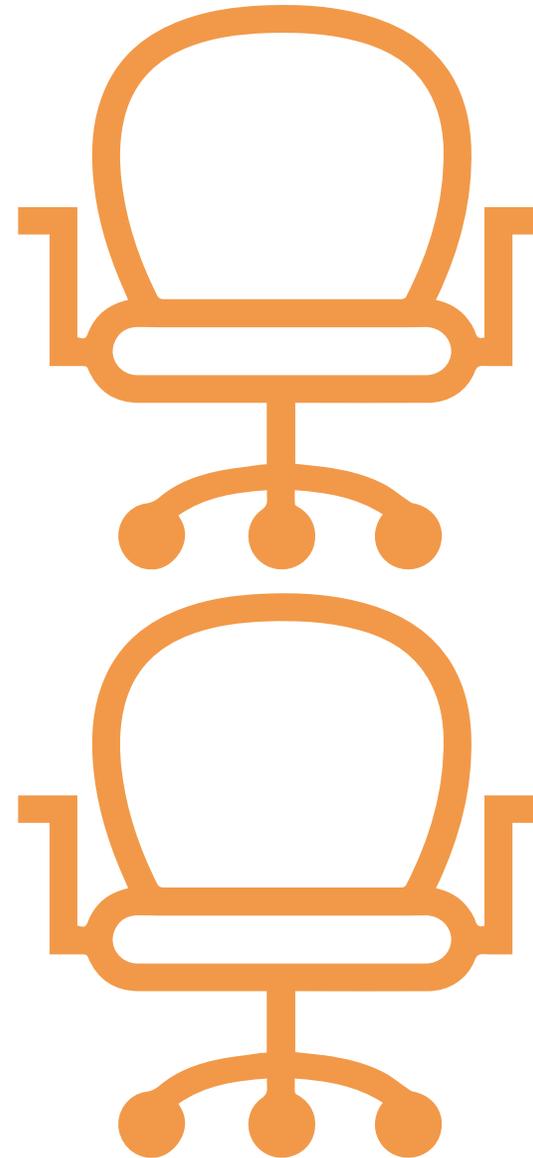
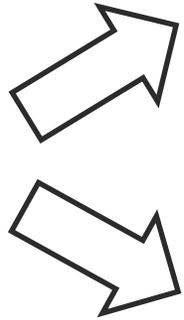
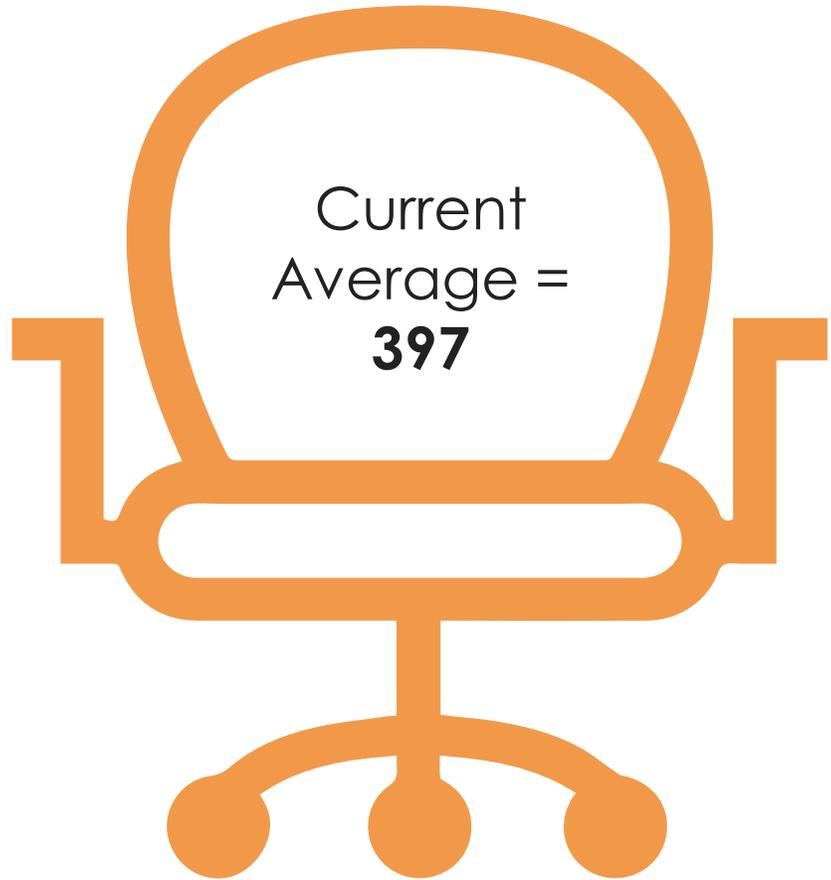
Net Square Feet (NSF) - the usable area of individual rooms or spaces available for furnishings, equipment, and personnel, including storage areas, measured from the inside face of surrounding walls, and excluding any area that cannot be occupied, such as structural columns, walls, or building shafts



Methodology Recap: Programming



Assigned Square Foot per Seat (ASF/seat)



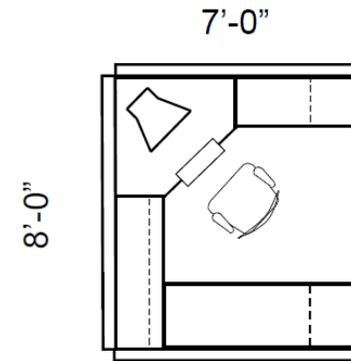
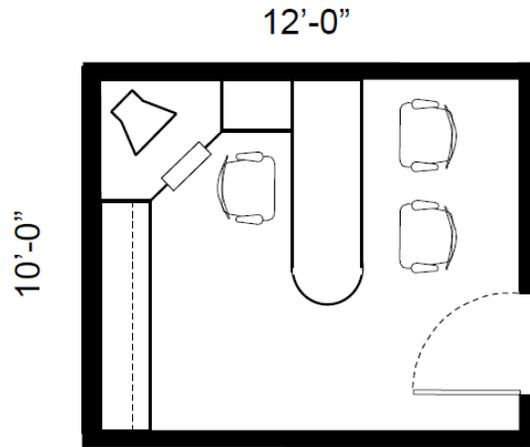
Right-Sized
Average =
256

Teleworking
Average =
234

Existing & Proposed Standards

Private Office Standard: 120 SF

Workstation Standard: 56 SF



Space Type	Existing Pinellas County Standards	Proposed Standard
large private office	300 sf	300 sf
standard private office	240 - 120 sf	120 sf
standard workstation	100 - 56 sf	56 sf
field/hotel workstation	25 sf	36 sf

Alternatives Overview



ORGANIZATION

DRIVERS

Functional Groupings



Internal Services

BTS
County Clerk (partial)
Sustainability & Resiliency
Admin Services (P&R)
Human Resources
OTI
Employee Relations & Workforce
Marketing & Communications
Office of Management & Budget
Public Works (CIP)
Office of Asset Management

Development Services

Housing & Community Dev.
Utilities
BDRS
Admin Services (FRP)
Public Works (Air Quality)
Contractor Licensing

Public Facing

BCC
County Admin
Property Appraiser
Tax Collector
Forward Pinellas
Office of Human Rights
Human Services
County Clerk (partial)

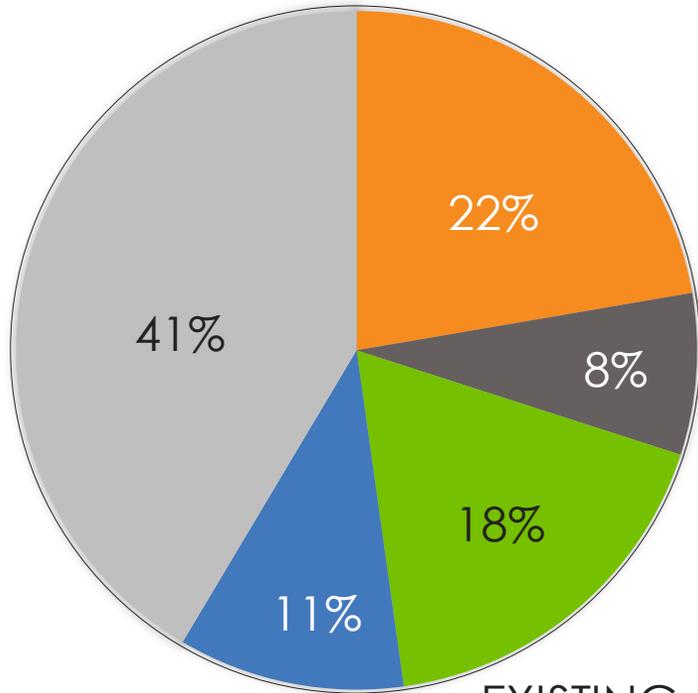
Justice Services

County Attorney
County Clerk (partial)
Court Security
Courts

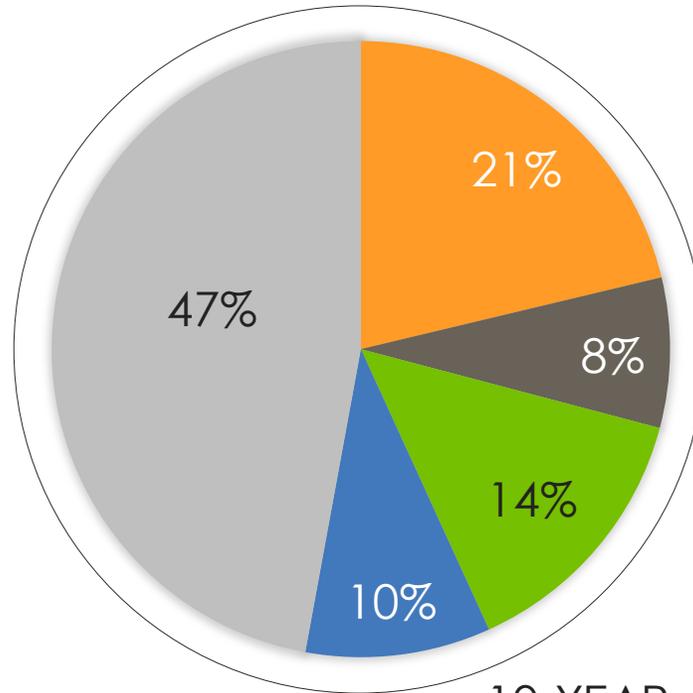
Other

Animal Services
Safety & Emergency Services
Parks & Conservation
Admin Services – Fleet
Supervisor of Elections
Convention & Visitor's Bureau*
Economic Development*
Public Works – Mosquito Control

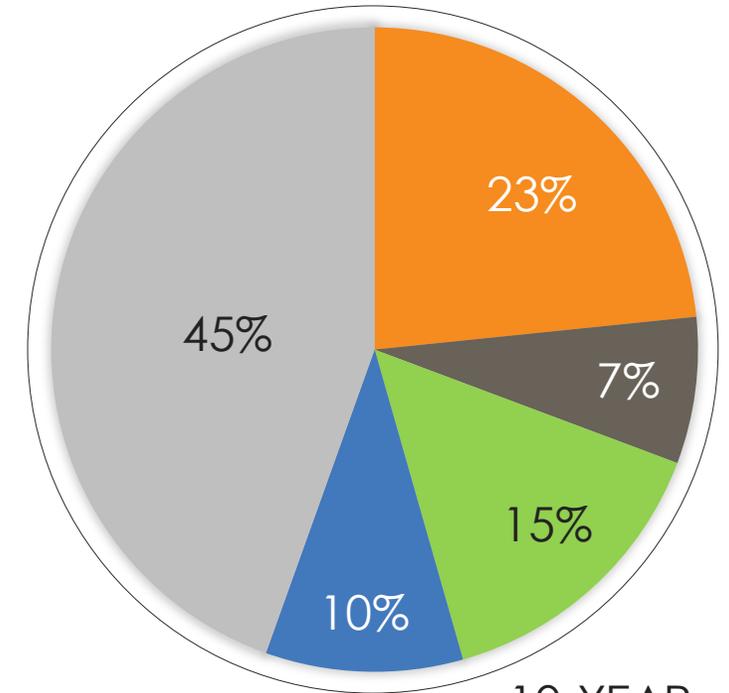
Functional Groupings



EXISTING
743,352 SF



10-YEAR
REMOTE WORK
661,266 SF



10-YEAR
STATUS QUO
709,572 SF



Internal Services

10-YEAR = 141k - 166k SF



Development Services

10-YEAR = 64k - 70k SF



Public Facing

10-YEAR = 93k - 106k



Justice Services

10-YEAR = 52k



Other

10-YEAR = 312k - 316k

Site Selection

Site Criteria

Includes All Downtown Services Including Courts

	Telework preference	Status quo
GSF	454,647	511,805
building footprint (assumes 4 stories)	113,662	127,951
surface parking area (2.5 stalls per 1,000 sf)	184,132	207,281
site plus circulation (160%)	774,264	871,603
open space required (10%)*	77,426	87,160
	851,691	958,763
TOTAL ACREAGE	19.55	22.01

*using Pinellas County requirements, assumes open space can be used for water detention

Site Criteria

Proximity to US-19 Corridor and Center-County

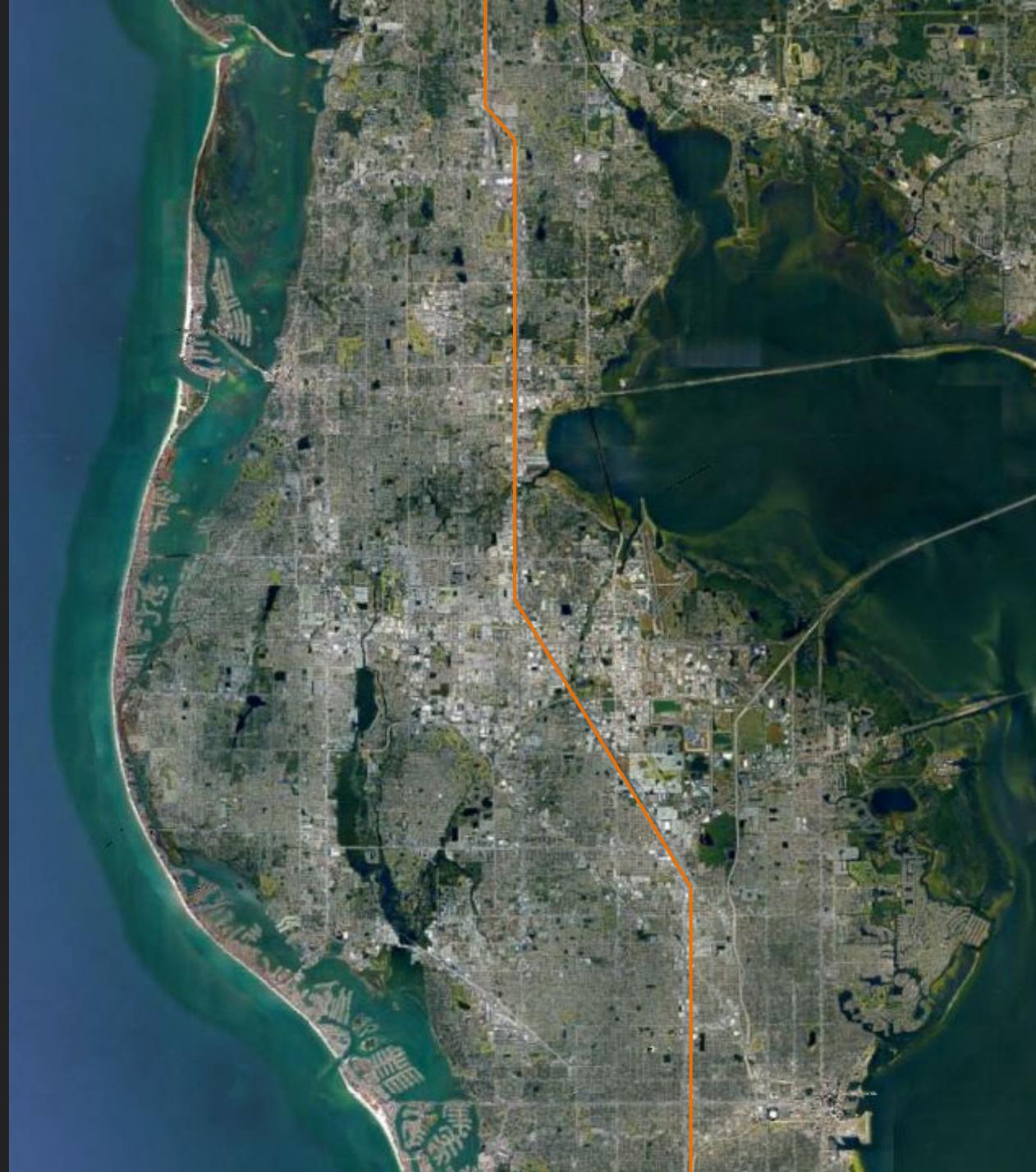
"Developable Acreage" - not in a:

- Category 1 or 2 Hurricane Storm Surge Area
- SFHA High Risk Floodzone Zone (Flood Zones beginning with A or V, Coastal High Hazard)
- National Wetland Inventory Wetland Area

Property appraisers data pertaining to ownership and land use to exclude:

- Large apartment / condo complexes
- Hospitals
- Schools (outparcel opportunities)

Internal review for feasibility



Initial Findings

- Redevelopment opportunities on existing commercial uses
 - Most concentrated in the northern quadrant of the County
- Handful of greenfield / brownfield redevelopment opportunities on vacant or underutilized parcels
- Handful of commercial office repositioning opportunities

Next Steps

- Narrow list of target properties
- Conduct cost estimates for horizontal and vertical development
- Financial Feasibility and CIP analysis to identify optimized funding approach





Next Steps