

North County Service Center Consolidation



Construction and Property Management

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Department Director

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**BOARD OF
COUNTY COMMISSIONERS**

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



Purpose & Update

- Phase: Gain BCC Final Construction GMP Approval
- Partners: Mason Blau and Associates (Design)
Creative Contractors, Inc. (Constr. Mgr. at Risk)
- CIP Budget: \$50,037,382 (Construction Cost/Penny IV)
**Meets CIP Total Project Budget Allocation*
- Start: May 4, 2026
- Completion: Dec 21, 2027

Existing NCSC

- Built in 1978.
- Does not meet citizens operational needs.
- Too small.
- Also leasing space.



29582 US HWY 19 North, Clearwater

NCSC Project Background

- FY14 – Concept Formulation
- FY19 – Feasibility Study Funded to Proceed via Penny IV
- FY20 – Feasibility Study Completed/Pause COVID
- FY21-FY23 – Design & Space Reduction Exercises
- FY24 – Design/Programming
- FY25 – Value Engin. Exercise
- FY26 – Final GMP/Begin Const.
- FY28 – Substantial Completion



New North County Service Center (NCSC)

- **“One-Stop-Shop”** Concept & Public Facing Services Building
 - Public Lobby
 - Tax Collector
 - Property Appraiser
 - Clerk of Court
- Building Support Spaces
- New Central Energy Plant
- Emergency B/U Power Gen
- Ends ~\$1.2M annual leases
- 139.8k SF 3-Level garage w/384 spots



79,492 SF 3-Story Facility (~\$531/SF)

Renderings



Current GMP and Anticipated Schedule



Current GMP

•Sitework/Landscaping	\$3,971,748
•Parking Garage	\$7,541,418
•Office Building	\$31,650,786
•Fees & Contingency	\$6,873,430
Total Construction	\$50,037,382

Anticipated Schedule Milestones

•BCC Approval	24-Mar-26
•Mobilization	04-May-26
•Begin Demolition	13-May-26
•Begin Sitework	09-Jun-26
•Begin Foundations	13-Jul-26
•Begin Vertical Work (NCSC)	01-Oct-26
•Begin Vertical Work (Garage)	26-Mar-27
• Substantial Completion	21-Dec-27