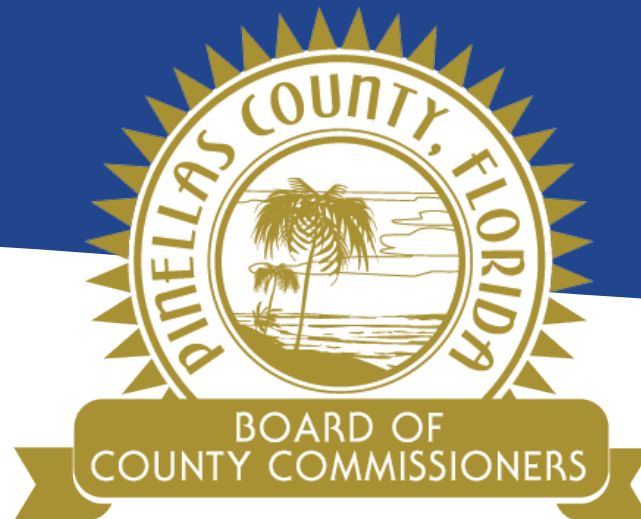


North County Service Center

**Derek Weaver Section Manager
Building and Design
Department of Administrative Services**



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

Project Background



- The goal of the new North County Service Center replacement building is to remove current occupants from lease space, improve service, enhance security, and to provide a new larger and space appropriate building for public access and administrative offices for three Constitutional functions: the Tax Collector, the Property Appraiser, and the Clerk of Court. This facility combines and consolidates existing functions at this site and other off-site functions where the County is currently maintaining facilities or tenant leases into a new single point of service for the northern part of the County with high visibility on US19.
- The existing North County Service Center, built in 1978, and adjacent storage building no longer meet the intended operational requirements or use and will be demolished along with the existing surface parking. The occupants have long out-grown the current space and the elimination of leased space at other locations provides an opportunity to construct a facility that will provide ample space for many years to come. The existing driving range for the Tax Collector and the existing Solid Waste Recovery building will remain.
- Currently the County is paying \$800,000 per year to lease space for the Tax Collector and Property Appraiser east of the current North County Service Center on US19

Project Background Continued



- **A new three-story office building will be completed with a central lobby concept to meet the customer service requirements for greeting the public and security. The three Constitutional agencies will have the ability to have individual administrative spaces and to share support spaces.**
- **A new two-story parking garage is required for this site for county vehicles, staff vehicles and customer vehicles to meet the parking count analysis and level of service.**
- **Public parking for all public visitors is provided by both surface parking and the new garage.**
- **To meet State Guidelines and maintain Pinellas County's goals of conservation, the project will be designed to meet or exceed the United States Green Building Council's LEED Certification standards. This will include designing and building for energy conservation, water efficiency, and indoor environmental quality among other environmental and health concerns**

Project Information



New North County Service Center (NCSC)

New 69,000 SF building containing:

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

New Parking Garage

New 122,000 SF Parking Garage, Including:

- 2 Level Parking Garage
- 356 New Parking Spaces

Project Information Continued



Site Development

Additional components of site:

- Demolition of the 19,000 SF Existing NCSC and Adjacent 1,840 SF Operations Storage Building.
- New Pavement, Landscape, and Irrigation for 5 Acres of the 10 Acre site
- 28 New Surface Parking Spaces.
- New Retention Areas.
- Easement or Set Back Area for Future State DOT Pedestrian Overpass Crossing & Bridge at U.S.19.
- LEED design factored into construction

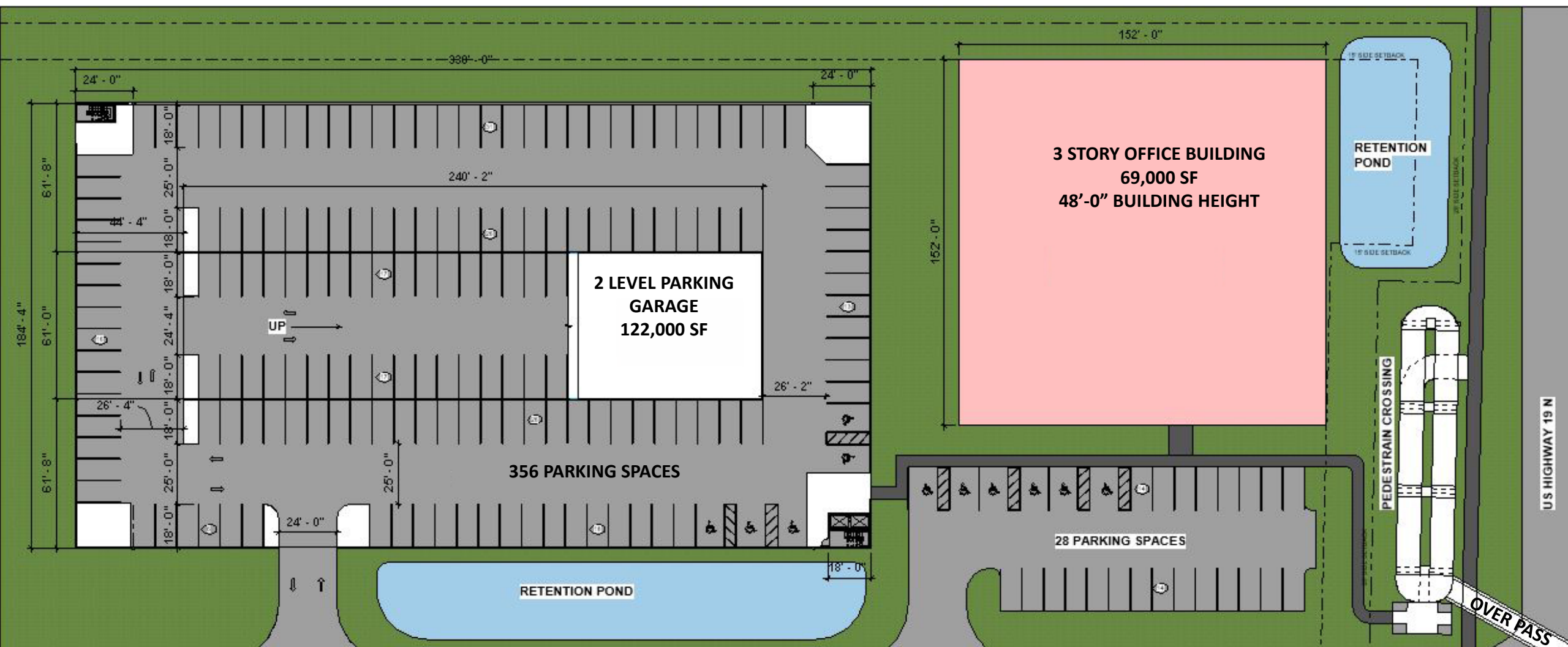
Estimated Construction Cost

Total Estimated Construction Cost: \$34,500,000

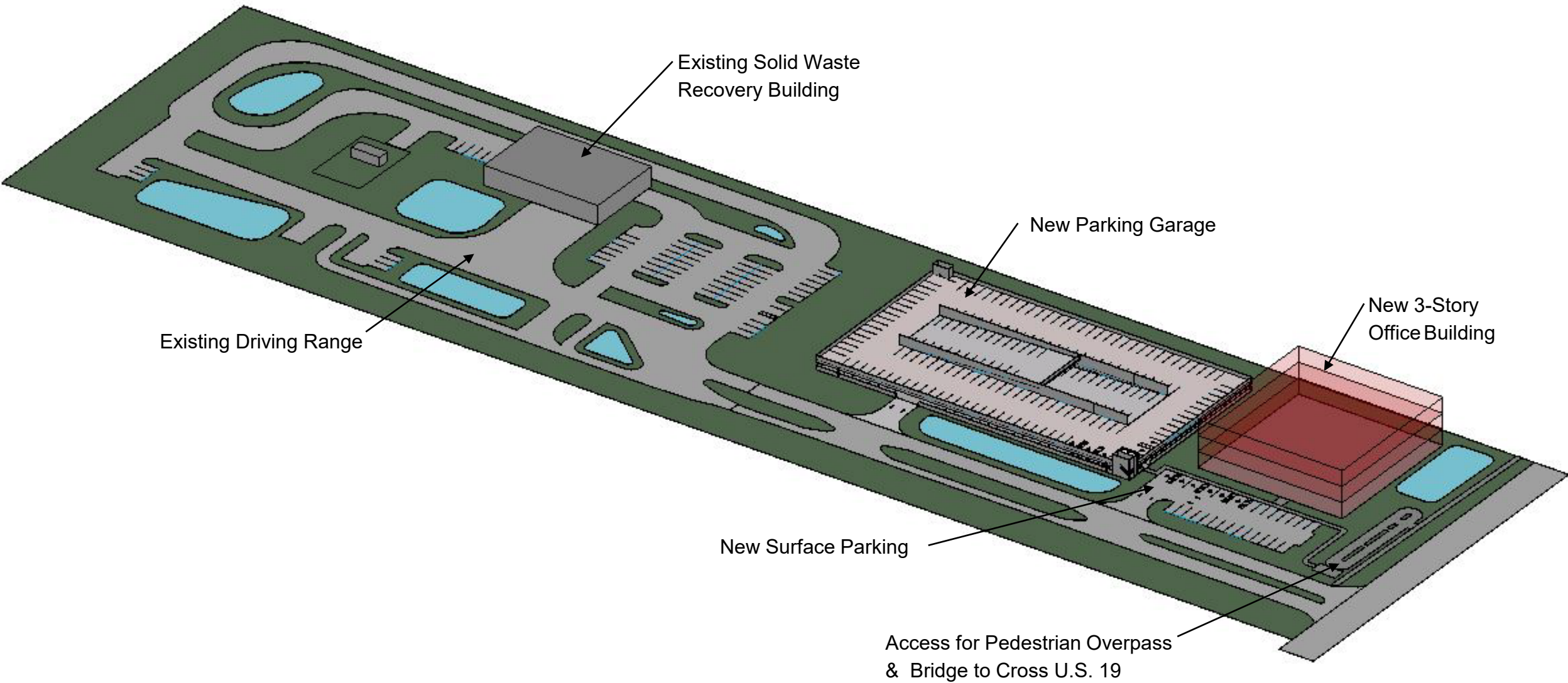


North County Service Center (NCSC)

Existing Site Plan



NCSC New Site Plan



NCSC Site Plan Axonometric