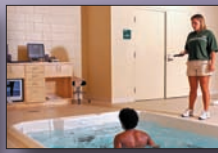


## *Public Sector Projects*





# USF Intercollegiate Athletic Facility

Public Sector - Special Use

Tampa, FL



## WINNER

Special Use Award Winner  
NAIOP

When the University of South Florida entered the Big East Conference, it became clear that a training center focused on both the athletic and academic demands of this prestigious conference was necessary. The Design/Build Team of R.R. Simmons worked diligently to design and construct a center of excellence for USF.

In order to bring this project online, R.R. Simmons provided the University with a full GMP, including design documents, in a ninety day period. This early GMP allowed the USF Development Staff to move forward with their major gift program with a high degree of confidence. R.R. Simmons moved forward in advance of a formal notice to start to address changes in the student parking requirements. This work was accomplished in a dormant period where the interruption to the parking was minimized.

Adopting a commercial building approach to this University project provided USF with a number of substantial benefits. By segmenting the building shell construction from the interior fit out, the team was able to spend more time on creating the proper training environment for the student athletes and staff while moving rapidly forward on the building's primary components. Furthermore, the team made suggestions to provide greater long term flexibility to the interior layout should the needs of the center change over time. Conventional load bearing interior walls were replaced with metal stud framing so that re-configuration could be carried out should changes occur. This flexibility carried over to the HVAC systems and electrical infrastructure to maintain the future reconfiguration with greater ease.

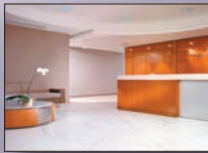
The R.R. Simmons Design/Build Team maintained open lines of communication with the University's leadership so that the project budget always reflected the highest and best use of the limited funds. Special accounting practices were implemented to address the sales tax exemptions available to the University.



## Project Summary

- **Client**  
University of South Florida Foundation
- **Location**  
12502 USF Bull Run Drive, Tampa, FL
- **Delivery System**  
Design/Build
- **Project Size & Type**  
2 Stories / 104,500 sf Athletic Training Facility
- **Building System**  
Structural precast concrete frame and integral colored exterior precast panels. Expansive use of glazing on the exterior for improved day lighting.
- **Special Features**  
Offices, study labs, locker rooms, multipurpose rooms, sports medicine, and a world class weight and cardio-training center. Large team training areas equipped with video replay systems. The Hall of Fame showcases athletic accomplishments.





# Tampa Port Authority

Corporate Headquarters

Tampa, FL



## WINNER

Judge's Choice Award  
NAIOP

When R.R. Simmons was hired as Construction Manager for the Shell Building Project, the documents consisted of Schematic Site Plan, Floor Plans, Roof Plan, Wall Sections, Elevations and Schematic Structural Plans. R.R. Simmons developed an Outline Specification with pricing for a Preliminary Budget of \$11 million, with \$1.5 million (13.6%) in Value Engineering (VE) ideas. At this point in time the Owner was amenable to identifying as many cost saving strategies as possible. At the Design Development Plans phase, R.R. Simmons developed a tighter estimate through subcontractor and vendor pricing of further plans and details. The Preliminary GMP for the shell of \$9.4 million was identified with 8% VE. We continuously monitored the documents and confirmed costs again at 100% Construction Documents, and a list of value engineering opportunities was presented with associated costs for each item. The final GMP based on these documents was \$10.3 million.

During construction the Owner added \$2.3 million in scope upgrades and tenant build-out work, including build-out of the USF downtown campus, for a total of \$12.6 million with no change to the schedule. R.R. Simmons brought the project in on schedule even with these additions. An Owner savings of \$185,442 was achieved by proactive cost control and was returned to the Port Authority at the end of the project.

This building's major design feature was a significant opportunity for VE. The designer linked two distinct wings of the building with a full height glass atrium visible from both the cruise ship terminal and downtown Tampa. A fifty-five foot interactive globe is the center-piece of the atrium space. This globe serves as the bridge between the two wings of the building and features photographic images of the Port's history.

The globe was originally designed as a structural element and the initial cost budget for the internal globe feature was approximately \$1.2 million. By investigating various construction means and methods from around the country, R.R. Simmons was able to work with the Owner and Architect to achieve the same effect for a final price of \$763,000. This budget savings was reinvested into project.

*"R.R. Simmons saved us a great deal of dollars and made the building much better for it – not an everyday practice in the construction industry."*

Zelko Kirincich  
Senior Deputy Port Director  
Tampa Port Authority



## Project Summary

- **Client**  
Tampa Port Authority  
1101 Channelside Drive, Tampa, FL
- **Tenants**  
Tampa Port Authority Corporate Headquarters  
World Trade Center of Tampa Bay  
USF Downtown Campus
- **Project Size & Type**  
Construction Management, four story, 87,000 sf Class "A" Signature Office Building
- **Building System**  
Structural steel frame, deep pile foundation, concrete pre-cast panels, "oil canned" finished stainless steel and copper panels.
- **Interiors**  
Included acoustical and audiovisual components for new boardroom and new college classrooms.
- **Tampa Port Authority W/MBE Goal 7%, R.R. Simmons Achieved 9%**



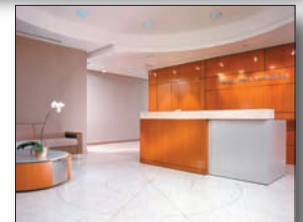
# Tampa Port Authority

Building Interiors

Tampa, FL

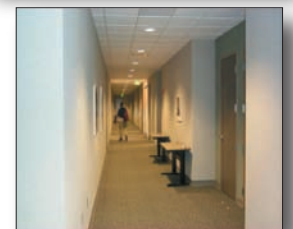
## Tampa Port Authority Corporate Headquarters

- **Client**  
Tampa Port Authority
- **Location**  
1101 Channelside Drive, Tampa, FL
- **Delivery System**  
Construction Management
- **Project Size & Type**  
27,800 sf interior buildout.
- **Interiors**  
A 55 foot interactive globe is the centerpiece of the lobby space serving as the bridge between the two wings of the building. The boardroom features beautiful wood paneling as well as specialty acoustics and audiovisual equipment.



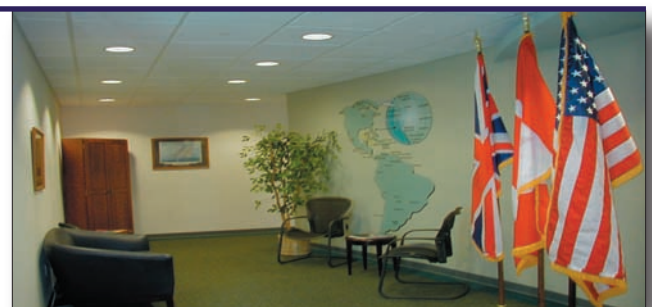
## University of South Florida Downtown Campus

- **Tenant**  
University of South Florida
- **Delivery System**  
Construction Management
- **Project Size & Type**  
15,800 sf interior buildout.
- **Interiors**  
Accommodates the University of South Florida's Center for Economic Development, International Business, and Educational Outreach. Interior buildout consisted of classrooms, offices, multipurpose areas, conference rooms, break rooms, and reception area. The project was completed early and on budget.



## World Trade Center of Tampa Bay

- **Tenant**  
World Trade Center of Tampa Bay
- **Project Size & Type**  
Design/Build 12,000 sf interior buildout.
- **Special Interior Features**  
Designed to support numerous trading companies with shared service equipment, administrative and conference spaces. This fast track project was completed ahead of schedule and within budget.





## Project Highlights

As the first Design/Build building for the School Board of Hillsborough County, R.R. Simmons was engaged to provide a smart, durable and flexible office solution to replace an aging and outdated center. This new two-story tilt-up structure takes its design cues from the adjacent existing Franklin Middle School.

The modern and highly functional office facility blends well with the classic brick and terracotta design elements of the co-located school. Special attention was paid to make the tilt-up panels mimic the scalloped top line of the old school. R.R. Simmons also integrated add on column accent panels to further provide interest and relief to the modern tilt-up structure.

The new facility will have the durability of tilt-up and design flexibility while complementing the adjacent school. Unlike the old school, the new modern facility has far few interior columns and fixed walls. This open style approach will give the School Board flexibility to adjust to the changing needs of this center. Located in East Tampa, the new School Board office will be a welcome part of the revitalization of the 40<sup>th</sup> Street corridor. The new building will prominently face the newly expanded 40<sup>th</sup> Street and be a great start in the genesis of this neighborhood.



## Project Summary

- **Client**  
School District of Hillsborough County
- **Location**  
2920 North 40th Street, Tampa, FL
- **Delivery System**  
Design/Build
- **Project Size & Type**  
Two level 100,000 sf office building and tenant buildout. This project provides flexible administrative space and replaces an existing outdated building.
- **Building Systems**  
Tilt Up Exterior Walls w/ Thin Brick Inlay



# USF Alumni Center Expansion

Public Sector - Special Use  
Tampa, FL

## Project Highlights

As the University of South Florida grows, so does its' Alumni Association. Now the state's third most populace University, USF and its' Alumni Association found itself in dire need of expanded and improved facilities for it's Alumni and community outreach center. R.R. Simmons was selected to work with the designers and build this center of excellence for the University.

Using the Construction Management delivery method, R.R. Simmons worked closely with the project architect to control the cost and quality aspects of the project and to produce a world class Alumni Center. This project was constructed on time and within budget to deliver this much needed new space.

The building systems (structural, architectural, mechanical, plumbing and electrical) are compatible to existing building systems and allows for additional expansion in the future. Traditions Hall serves as the linking device used to connect the existing building to the office building component of the expansion. Traditions Hall, a 3,100 square foot glass-enclosed room with 20'8" ceilings, can be used as one space, three separate spaces, or combined with the courtyard and Club Room to accommodate larger events. The new buildings are positioned to create large outdoor public spaces welcoming visitors and alumni to the facility. Both buildings include a steel frame structure, concrete slab, brick exterior, and two-ply modified bituminous membrane roofing.



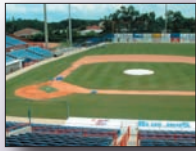
## Project Summary

- **Client**  
University of South Florida Foundation
- **Location**  
Alumni Drive, Tampa, FL
- **Delivery System**  
Construction Management at Risk
- **Project Size & Type**  
2 Stories  
26,000 sf expansion
- **Building System**  
Steel frame, concrete masonry cavity wall with brick veneer and precast accents.
- **Special Features**  
MBE % Achieved - 25%  
Designed for Future Expansion

*"From all the onsite people, to the management of your vendors, I believe we would have never arrived on budget and on time without your consistent help."*

*Michael D. Rierson  
Vice President University Advancement  
University of South Florida*





# USF Athletics Master Planning

Sports Facilities

Tampa, FL

## Project Highlights

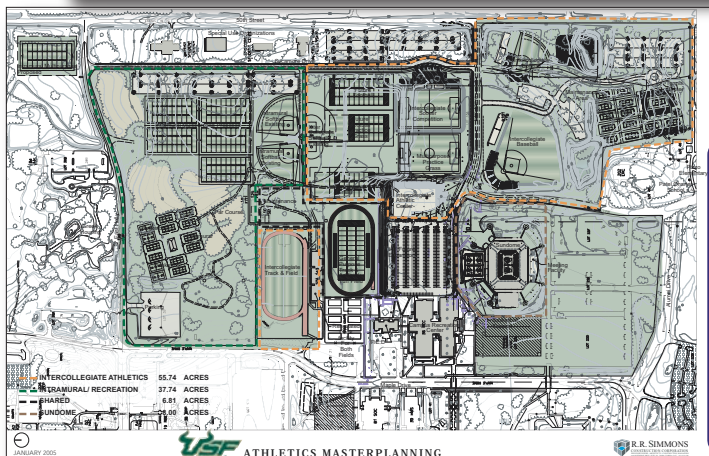
After successfully completing the new Design/Build state-of-the-art training facility for USF Athletics, R.R. Simmons was retained to perform a more global look at all of the athletic facilities at the main Tampa campus and develop a vision for the athletics program that would rival any of those found in the Big East Conference.

R.R. Simmons set out on this task and developed master planning that included major renovations and new facilities for all major collegiate sports including Soccer, Softball, Baseball, Tennis and Track and Field as well as Intermural and Recreational facilities.

This master plan and recommendations given to the University were well received and are currently in the process of aiding in the fund raising and long term growth plans for the next 10-15 years of the Tampa campus. Once completed, USF's athletic programs and facilities will rank up there with the other power schools in the State of Florida which it has to compete for student athletes.

"They demonstrated great patience with several units on the campus as they introduced the Design/Build approach to our team...I would strongly recommend R.R. Simmons to any organization in need of new construction facilities."

Lee Roy Selomon  
NFL Hall of Fame Member  
President, USF Foundation for Athletics



## Project Summary

- **Client**  
University of South Florida Athletics
- **Location**  
12502 USF Bull Run Drive, Tampa, FL
- **Project Features**  
Master Planning for All of USF Athletics at the main Tampa campus including:
  - New Soccer Stadium
  - New Softball Stadium
  - New Tennis Center
  - New Baseball Stadium
  - Renovation/Expansion of Sundome for Men's & Women's Basketball
  - Renovation of Track Facilities
  - Revovation of Football Practice Facilities

"Having recently completed our brand new state-of-the-art athletic training facility, we found their staff most knowledgeable in the area of constructing athletic facilities...As such they have my highest recommendation"

Jim Leavitt  
Head Football Coach  
University of South Florida



# Tampa Convention Center

Public Sector - Improvements

Tampa, FL

## Project Highlights

The project revolved around the Convention Center's need for additional meeting and conference space. The existing Center had 677,000 square feet. By adding slabs to create second floor space in a two-story high open space, an additional 7,000 square feet for offices, meeting space and storage was gained. This expansion added eighteen meeting rooms.

Extensive programing, value engineering and coordination with the Center's staff was required to maximize the City's budget and address the expanding needs of the Center. Significant structural modifications were also considered to provide additional floor space.

The Center remained in full operation during this project. A master phasing plan was developed with the Center's staff to provide adequate meeting space needs during the expansion.

Coordination with the Center's event schedule and public spaces required close attention to phasing, scheduling and temporary protection. Protection of existing areas and maintaining public safety were of the utmost importance. Space was at a premium on this project. Delivery and staging of building materials posed unique challenges. Traffic control was required for concrete pump trucks, and structural steel deliveries at the street level and HVAC rooftop units delivered by helicopter.



*"We are impressed with R.R. Simmons quality of work and their passion to successfully complete the project ahead of schedule, while maintaining 100% conformance to project requirements."*

**Everad R. Archer, Assistant Manager  
City of Tampa**

## Project Summary

- **Client**  
City of Tampa, Department of Public Works
- **Location**  
333 S. Franklin Street, Tampa, FL
- **Delivery System**  
Design/Build
- **Project Size & Type**  
44,457 sf renovation and expansion of the convention center, associated public and meeting space.
- **Special Features**  
Interior renovation/expansion and structural modification to existing convention center. New meeting rooms, flexible multipurpose spaces, conference areas, offices, associated support areas and storage spaces.
- **City of Tampa W/MBE Goal 31%**  
**R.R. Simmons Achieved 35%**







# Department of Management Services

Public Sector  
Various Locations, FL

## Project Highlights

R.R. Simmons provided a variety of Construction Management and Pre-construction services for the Department of Management Services. This contract required miscellaneous estimating, value engineering, bid packaging, construction and close out services. The types of facilities spanned a multitude of work environments, most of which did not cease operations during construction, and were located in various counties throughout Central West Florida.

Construction scopes involved miscellaneous interior work including demolition of existing facilities, renovations and new construction. Offices, conference rooms, patient reception rooms, cafeterias, bathrooms, lobbies and break rooms are some of the new spaces that were included in this Contract.



## Project Summary

- **Client**  
State of Florida  
Department of Management Services, Tallahassee, FL
- **Locations**  
Sarasota County Administration Building  
Florida Citrus Building, Winter Haven  
Joyce Ely Health Center  
Kelton Health Center  
North Hills Health Center  
Plant Health Center  
Sulphur Springs Health Center  
West Tampa Health Center  
HRS Grizzel Building  
Pasco County Gov. Center Food Service Facility  
Sulfur Springs Public Use Facility  
Lee Davis Health Center  
State of Florida - Park-Trammell Building
- **Delivery System**  
Construction Management
- **Project Size & Type**  
Renovation of numerous State of Florida building projects.