

"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

"This facility will greatly enhance the ability of our coaches to recruit top talent and provide the resources for us to field the best trained athletes and scholars to represent us."

Lee Roy Selmon
President
USF Foundation Partnership for Athletics



Project Summary

- Client
USF Foundation
- Location
12502 Bull Run Drive
Tampa, FL
- Project Size
2 Stories
104,500 Square Feet
- Building Systems
Structural precast concrete frame and integral colored exterior precast panels. Expansive use of glazing on the exterior for improved day lighting.
- Building Features
Offices, study labs, locker rooms, multipurpose rooms, sports medicine and world class weight and cardio-training center. Team training areas equipped with video replay systems. The Hall of Fame showcases athletic accomplishments.



Project Highlights

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. 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.

Building Design and Construction (BD&C) Magazine
Building of the Year Merit Award Winner

Hillsborough County Planning Commission
Large Office Building Merit Award Winner

Tampa Port Authority Headquarters

Tampa, FL

"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
- Location
1101 Channelside Drive
Tampa, FL
- Project Size
4 Stories
87,000 Square Feet
- Building Systems
Structural steel frame, deep pile foundation, concrete pre-cast panels, "oil canned" finished stainless steel and copper panels.
- Building Features included acoustical and audiovisual components for new boardroom and new college classrooms.
Tampa Port Authority MBE Goal 7%;
R.R. Simmons Achieved 9%

Project Highlights

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.

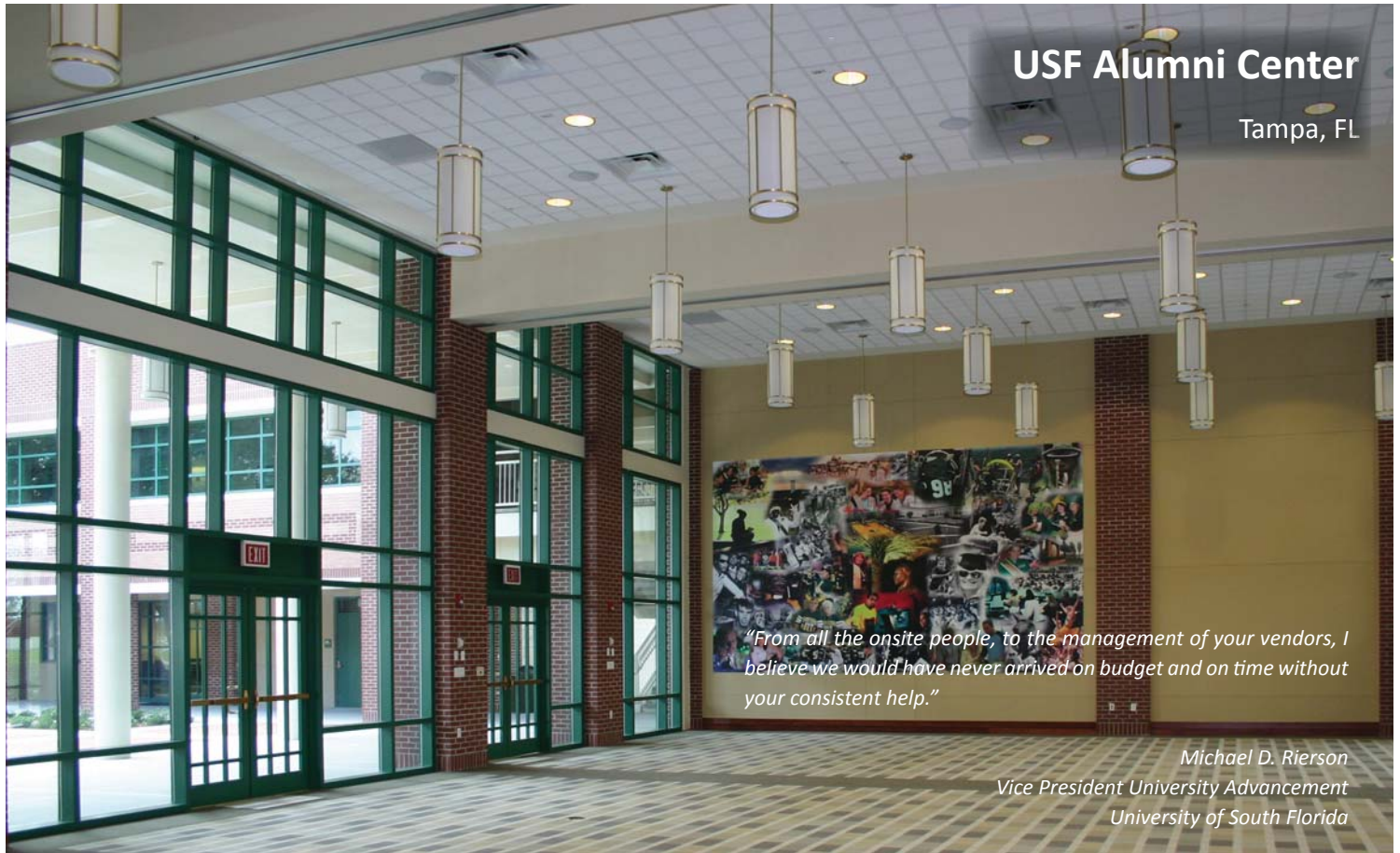
At this point in time the Owner was amenable to identifying as many cost saving strategies as possible. At the Design Development Plans phase, R.R. Simmons developed a tighter estimate through subcontractor and vendor pricing of further plans and details. The Preliminary GMP for the shell of \$9.4 million 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.

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.



USF Alumni Center

Tampa, FL



"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*



Project Summary

- Client
USF Foundation
- Location
Alumni Drive
Tampa, FL
- Project Size
2 Stories
26,000 Square Foot Expansion
- Building Systems
Steel frame, concrete masonry cavity wall with brick veneer and precast accents.
- Building Features
MBE % Achieved - 25%
Designed for Future Expansion



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.

Instructional Services Center

Tampa, FL



"R.R. Simmons Constructio Company's expertise in office building construction was demonstrated in the way they efficiently managed this project."

MaryEllen Elia
Superintendent of Schools
Hillsborough County Public Schools



Project Summary

- Client
Hillsborough County Public Schools
- Location
2920 North 40th Street
Tampa, FL
- Project Size
2 Stories
100,000 Square Feet
- Building Systems
Concrete Tilt-Up
Structural Steel Framing
- Building Features
This project provides flexible administrative space and replaces an existing outdated building.

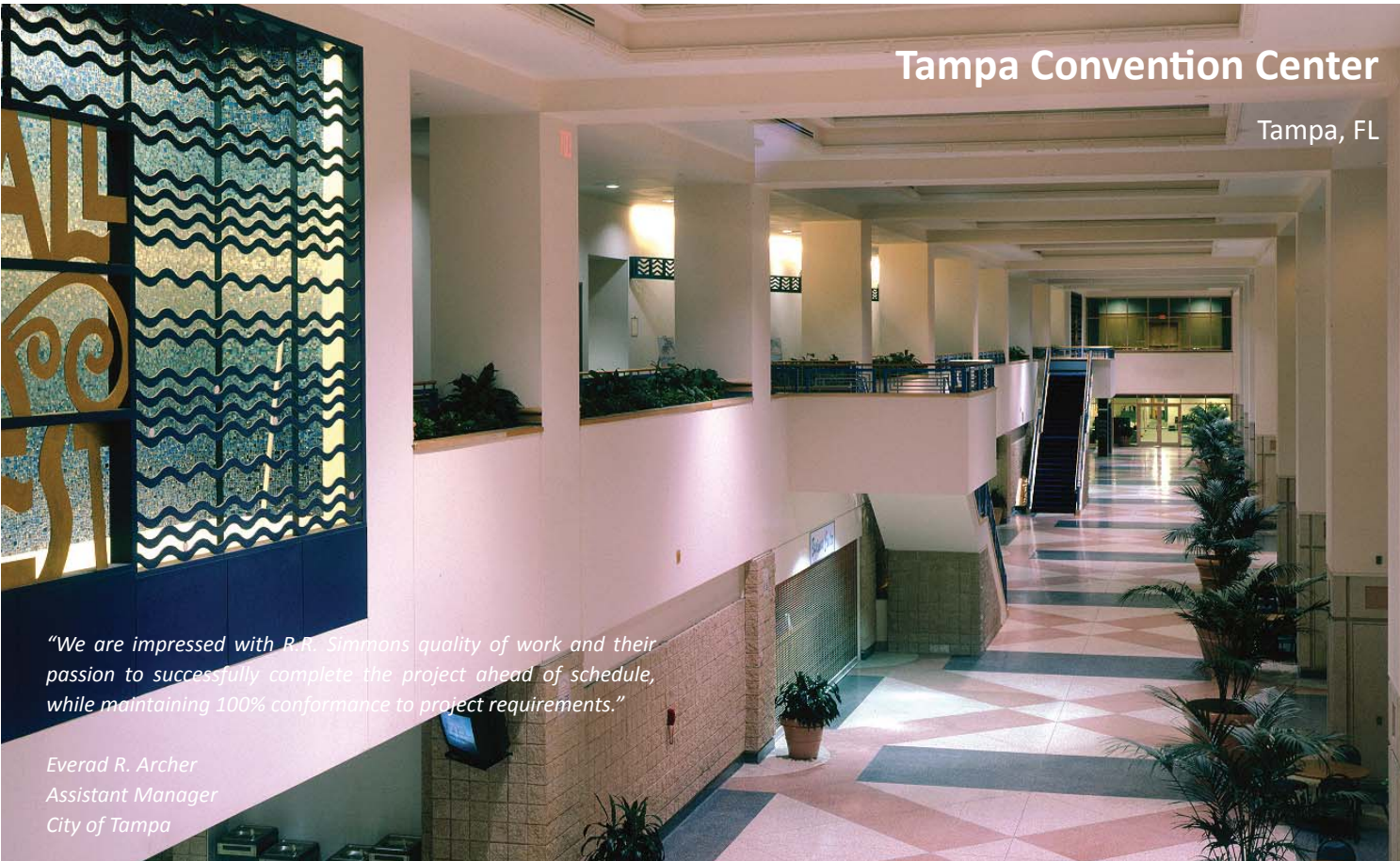
Project Highlights

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 has 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 40th Street corridor. The new building prominently faces the newly expanded 40th Street and is a great start in the genesis of this neighborhood.





"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
- Location
333 S. Franklin Street
Tampa, FL
- Project Size
44,457 Square Feet
- Project 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%



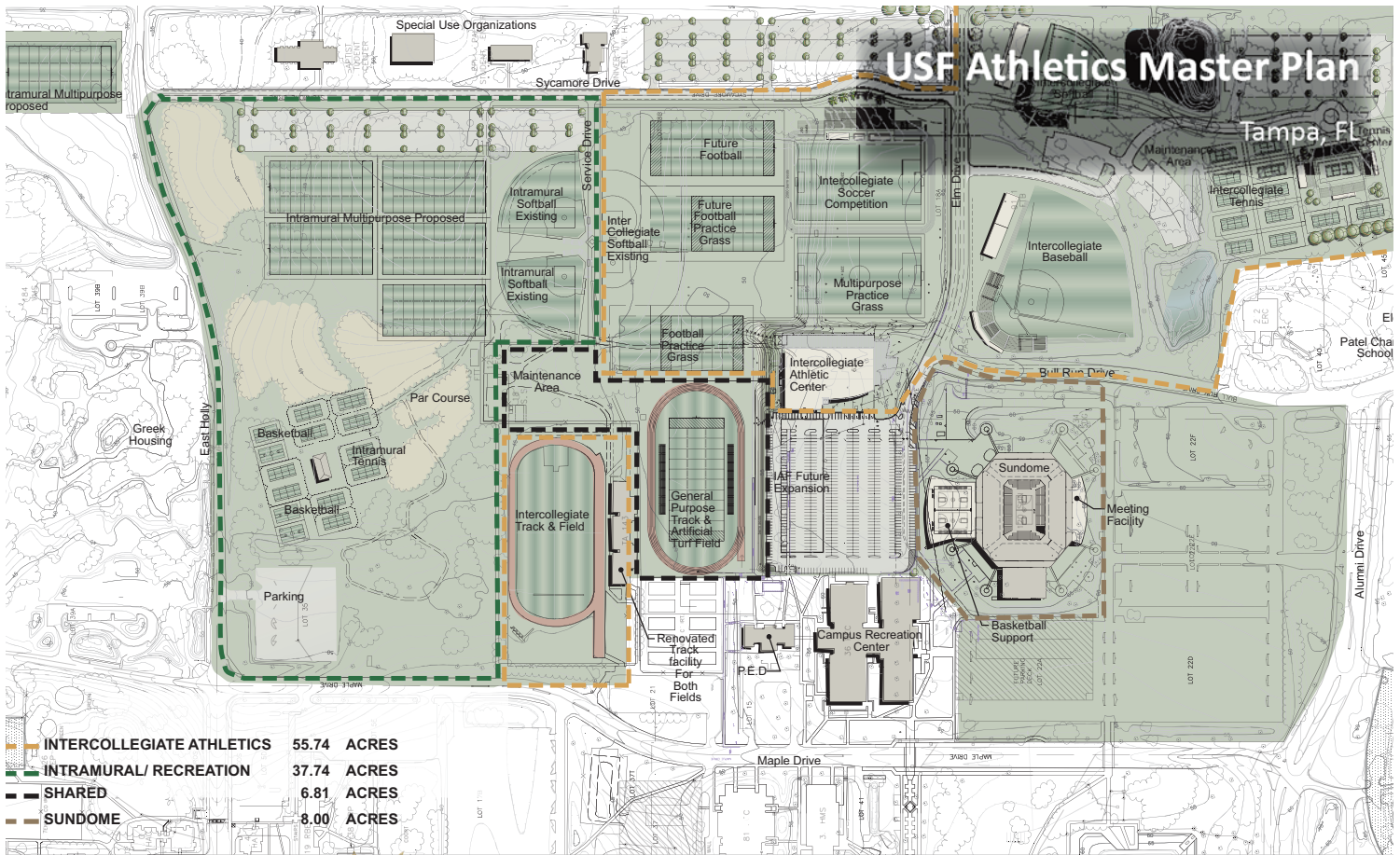
Project Highlights

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.



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 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
 - Renovation of Football Practice Facilities

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.