

Franklin Templeton

St. Petersburg, FL

"We observed a consistently high level of technical competence, personal motivation and integrity in each and every member of your staff. They listen patiently, plan thoroughly, and communicate clearly to subcontractors and consultants; and we appreciate that."

Michael D. Miller, AIA
Heery International



National Association of Office and Industrial Properties (NAIOP)
Outstanding Service Center Building of the Year Award Winner



Project Summary

- Client
Franklin Templeton Mutual Funds
- Location
100 Fountain Parkway
St.Petersburg, FL
- Project Size
Corporate Campus; Four Buildings
280,000 Square Feet Total
- Building Systems
Tilt-Up Concrete with Structural Steel Frame
Redundant Power and Mechanical Systems
Chilled Water Plant
- Building Features
Electrical/Communication Ring
Significant Landscape and Hardscape
Parking Ration 5:1
Multi-function Training Auditorium and Teleconference Center
Fully Equipped Fitness center and Full Food Service Facilities



Project Highlights

Franklin Templeton Mutual Funds chose R.R. Simmons to build its new East Coast campus. The nineteen acre parcel in the Carillon Business Park had its share of challenges. The existing elevation of the site was less than two and half feet above sea level. With a target elevation in excess of eleven feet above sea level, it was obvious a strategy had to be developed to build up the site. In only six weeks, 400,000+ cubic yards of fill material was transported from a neighboring county. At its peak, more than 150 trucks were dedicated to this monumental task.

Franklin’s needs were anything but static. Only four months into the project an additional building was added to the scope. The R.R. Simmons Team re-sequenced the work and delivered the initial project including the additional building within the original schedule.

Phased building delivery made Franklin’s transition of employees and operations flow smoothly. Each facility was tracked individually by cost and time, providing the client with instant snapshots of performance.

Franklin Templeton is one of the largest corporate campuses in Florida and was one of the first to consider the advantages of concrete tilt-up construction.

