



STRUCTURED PARKING
PROJECTS



International Parking Institute (IPI)
Award of Excellence National Winner

Hillsborough County Planning Commission
Award of Excellence Winner

Publix Greenwise Hyde Park

Tampa, FL

"RR Simmons showed tremendous creativity, forethought, knowledge, and accountability through all aspects of the project's design and construction...the project is unquestionably the chain's best"

Michael Leeds
Development Manager
RMC Property Group

Project Summary

- Client
Publix Supermarkets, Inc.
- Location
2405 W. Azelee Street
Tampa, FL
- Project Size
3 Levels , 190 Spaces
199,092 Square Feet
- Building Systems
Vibrofloatation Foundation
Total Precast Solution
- Building Features
Thin Brick Precast
Architectural Detailing
Stormwater Vault Under Garage Ramp
Integral Roof Insulation in Precast Floor
Oversized Elevators
Escalators
Shopping Cart Conveyor

Project Highlights

With "new urbanism" in vogue and the scarcity of commercially entitled land becoming an ever increasing problem, there is an emerging trend to redevelop existing areas and increase density. Publix Supermarkets identified the South Tampa market as an area that matches their demographics to launch a new concept in their grocery store business. This "Greenwise Market" brand is the second ever constructed in the State of Florida, and the first in the highly urban setting of South Tampa.

The store features nearly 40,000 sf of retail space on the ground with 2 levels of structured parking above the store. Oversized elevators, escalators and cart conveyors transport customers to their vehicles enclosed in a 2-story glass atrium.

Utilizing the Design/Build delivery method for the very first time, Publix Supermarkets chose R.R. Simmons to provide a total precast solution. Accents of thin in-lay brick and architectural detailing are integrated into the exterior precast wall panels. The exposed double tee floor system is seen from below on the sales floor due to integrating the roof insulation into the precast system, thus eliminating the need for a secondary drop ceiling.

This project sets the standard for this new upscale prototype grocery store. R.R. Simmons sets the standard for how it was delivered.





"Your Design/Build approach was a great match for our evolving needs and both your design and construction professionals worked diligently on our behalf."

Thomas J. Hyatt
Orlando Regional Healthcare



Project Summary

- Client
Orlando Regional Healthcare
- Location
9400 Turkey Lake Road
Orlando, FL
- Project Size
5 Levels, 862 Spaces
291,160 Square Feet
- Building Systems
Pretopped Precast Double Tees
Emergency Generator
- Building Features
Architectural Detailing
Connector Bridge to Hospital
Security Office Area
Expandable

Project Highlights

As part of a \$50 million expansion to their Sand Lake Hospital facility, Orlando Regional Healthcare Systems selected R.R. Simmons as Design/Builder to provide their first ever design/build effort for this structured parking solution. Working closely with the hospital staff and the master planned design concepts created by HKS Architects, R.R. Simmons provided a precast concrete parking structure that integrates with the architectural theming of the new hospital expansion and provides the much needed extra space to their campus.

This parking structure, which is located at the main front entrance of the hospital, incorporates many enhanced architectural features such as intricately detailed concrete panels and decorative tube steel accents along the facade of the structure. Part of the building program required this structure to be built 10' higher than the existing surrounding grade in order to elevate it above the flood plain. Other features of this garage include an emergency electric generator, oversized elevator cabs and an enclosed area at the ground level to house the Security Services for the hospital.

Corporate Center I at International Plaza

Tampa, FL



“Over the past 15 years we have worked on over 1,500,000 square feet together and I have always been able to count on R.R. Simmons to make good on their commitments.”

*Robert J. Holmes
Regional Vice President
Crescent Resources*



Project Summary

- Client
Crescent Resources
- Location
2202 North Westshore Blvd.
Tampa, FL
- Project Size
5 Levels, 1,500 Spaces
600,000 Square Feet
- Building Systems
Drilled Caisson Foundations
Pretopped Precast Double Tees
- Building Features
Large 5-Bay Wide Footprint
Decorative Stair Towers
Incorporated Central Plant Facility



Project Highlights

Crescent Resources, one of the South’s most respected commercial developers, was faced with an age old project dilemma. Do they scale back their project and loose unrealized value in their West-shore project, or do they face up to the possibility of exceeding their budget for their International Plaza Project?

This highly visible project had to hit its mark on quality, amenities and price. Rather than lower the quality of the office building, the R.R. Simmons Team presented Crescent with an alternative design idea for the project’s parking structure. With a well thought out plan, the Team presented solutions for constructing the deck that improved the quality and durability from the initial design while dramatically reducing the time and price to construct the facility. An alternate foundation system was explored and chosen. This choice reduced the number of steps required to complete the project and created substantial savings which could be shifted to the amenities that Crescent wanted to include in the office building.

The result was a true class A office building with an affordable structured parking solution and an award winning project.

Franklin Street Garage

Clearwater, FL



"R.R. Simmons was extremely professional and demonstrated their depth of knowledge in Parking Garage design through various value engineering options proposed...Thank you for your work and delivery of a high quality product."

Uli Huber
Landlord
Church of Scientology



Project Summary

- Client
Church of Scientology
- Location
645 Franklin Street
Clearwater, FL
- Project Size
4 Levels, 580 Spaces
199,092 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Architectural Towers w/ Clay Tile
Architectural Detailing
Stormwater Vault Under Ramp
Ecospace Elevators

Project Highlights

As part of a master planned expansion program which includes the construction and renovation of over one million square feet of buildings, the Church of Scientology selected R.R. Simmons to design and construct a much needed parking structure to serve their downtown Clearwater facilities. Working with the Owner's design concepts and inhouse architectural staff, R.R. Simmons provided a cost effective, functional and efficient structured parking solution that met their programming needs and blended with the existing architectural theming of the Clearwater campus.

This project includes matching corner towers that relate to an adjacent Central Energy Building structure and the new Flag Mecca building which is the central focal point of the Clearwater campus. These towers include architectural precast, EIFS architectural detailing and clay tile roofs that match the surrounding structures. The original plans for the project called for drilled caisson piling for the deep foundation support system. During the early stages of design, R.R. Simmons suggested the use of a vibrofloatation system which saved the client hundreds of thousands of dollars and nearly four weeks on the overall project schedule.

Careful planning and coordination during construction was necessary in order to work in this downtown environment and near existing underground utilities and adjacent buildings. The use of precast concrete greatly aided in the ability to work within the confines of this restricted site.



The Shops at Wiregrass

Wesley Chapel, FL



"The open dialogue and team approach we had with R.R. Simmons was a key ingredient to the success of The Shoppes at Wiregrass."

Allen Dedels, AIA
Associate Director
Cooper Carry Architects



Project Summary

- Client
Forest City Construction
- Location
2154 Bruce B. Downs Blvd.
Wesley Chapel, FL
- Project Size
2 Levels , 1,055 Spaces
378,000 Square Feet
- Building Systems
Pretopped Precast Double Tees
- Building Features
Connector Bridge
Architectural Detailing
Ecospace Elevators
Retail Application



Project Highlights

After signing on with a large tenant, the developers of this upscale shopping/retail complex needed an efficient, fast and aesthetically pleasing structured parking solution that could maximize the remaining property. Existing retaining walls, adjacent wetlands and existing storm/sewer piping were elements of the project that also had to be addressed. Working according to the guidelines of the Master Plan, the R.R. Simmons garage "fits-like-a-glove" inside the quadrant of this complex and provides the much-needed additional parking spaces.

Micropiles with continuous pile caps were needed for the foundations of the garage, due to the proximity to the existing retaining wall. Pretopped precast double tees minimize the caulking and sealants necessary. Security for the end-users is also a major feature of the design. Three ecospace elevators are included, each with custom glass doors to provide extra visibility. Additionally, the light levels throughout the inside of the garage far exceed the code-required footcandles, particularly where the garage spans the development's perimeter access road. Finally, a decorative pedestrian bridge connecting the garage to the adjacent department store enhances the architectural interest of the project.

Brandon Regional Hospital

Brandon, FL



“The new garage has turned into a very positive addition to our campus and an employee perk. You really took care of the customer.”

*David Park
Director of Facilities
Brandon Regional Hospital*



Project Summary

- Client
Hospital Corporation of America
- Location
119 Oakfield Drive
Brandon, FL
- Project Size
6.5 Levels, 499 Spaces
181,790 Square Feet
- Building Systems
Vibrofloatation Foundations
Pretopped Precast Double Tees
- Building Features
Tight Site Conditions
Tree Preservation
Adjacency to Existing Hospital Facility



Project Highlights

In order to meet community needs, Brandon Regional Hospital initiated a \$65 million expansion project. With this expansion, additional parking at the site was a necessity. Brandon Regional Hospital engaged R.R. Simmons to provide a parking garage using the Design/Build delivery system.

The parking garage was designed to allow a road to pass underneath and was aesthetically tied to the hospital expansion. Modified interior ramps allowed for on-ramp parking. A gearless traction elevator was installed to provide quick access and reduced operating cost.

Close coordination of the Owner’s civil and site consultant was needed to prepare utilities to match the deck’s foundations and to accommodate the master site drainage plan features. The composition of the soils at the site required a vibro-replacement foundation system.

Quality control was a top priority on this time constrained project. R.R. Simmons worked with the precast subcontractor to set up a process that assured quality before the product reached the field. This process, along with a review of the subcontractor’s shipping methods, resulted in a shorter erection time and minimal punch list items providing a completed parking garage that exceeded the Owners’ expectations.

Largo Medical Center

Largo, FL

"You possess talented and experienced project delivery teams, which have provided HCA with client focused service, a hallmark we value."

Greg Stein
Vice President
HCA - Hospital Corporation of America



Project Summary

- Client
Hospital Corporation of America
- Location
201 14th Street
Largo, FL
- Project Size
4 Levels, 1,000 Spaces
344,101 Square Feet
- Building Systems
Pretopped Precast Double Tees
Vibrofloatation, Auger-Cast, and Micro
Pile Foundations
(3) Eco-Space Elevators
- Building Features
Vertical Expansion to Existing Structure
Fully Fire Protected
Multi-Phased Construction

Project Highlights

The Client originally expected to build a five-level vertical expansion to their existing 1+grade level parking structure. However, during the due diligence phase and after careful forensic study of the existing structure, R.R. Simmons concluded that the existing structure was not capable of supporting the proposed 6-levels of parking. R.R. Simmons provided the Client with an alternative solution that not only created the number of parking spaces needed, but also incorporated a more efficient layout. The existing structure was already designed with a ramp for vertical movement. Therefore, the solution to add another separate deck adjacent to the existing allowed R.R. Simmons to take advantage of this existing ramp and build the levels of the new deck flat. The lack of a ramp meant that the new deck would not lose spaces on the ground floor and was also an important cost-saving strategy for the client. R.R. Simmons delivered the newly expanded, existing deck to its Client in only two months - an incredible feat.

Another challenge encountered during the preconstruction phase was the decision by the Client to increase the size of its proposed medical office building to be built adjacent to the two parking structures. Originally, the MOB was to sit approximately 20' from the structures. The revised size meant that the MOB would now sit only 2" from the structures. R.R. Simmons was able to quickly adjust its design to meet the more stringent codes required by this change including: new 4-hr rated walls, fire suppression system, and multiple foundation types.



Grow Financial Federal Credit Union

Tampa, FL



"Our building continues to remain a true testament to the teamwork and collaboration that took place, as well as the expertise and total value your company brought to the table."

Robert L. Fisher
President & CEO
Grow Financial Federal Credit Union



Project Summary

- Client
Grow Financial Federal Credit Union
- Location
9927 Delaney Lake Drive
Tampa, FL
- Project Size
3 Levels, 502 Spaces
169,560 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Decorative Arched Panels
Ground Floor Conditioned Workshop
Covered Walkway Connector
Structural Waterproofing Systemg



Project Highlights

Situated on 25 acres, the Grow Federal Credit Union Headquarters on the surface wouldn't seem like a good candidate for structured parking. However, after meeting with the project stakeholders, it was determined that providing covered parking in a secure environment in close proximity to their office building was an important amenity for this project. R.R. Simmons was able to design and deliver an attractive, functional and affordable solution for Grow Federal Credit Union's new corporate campus that meets this need.

This 502 space, 3 level parking structure was designed with arched spandrel panels to enhance its appearance and compliment the building elements of the adjacent office building structure. The finished floor elevation was set intentionally low in order not to block the view of the main building or take away from the aesthetic focus of the campus. A covered walkway connects the main building and the parking structure to provide weather protection for those traveling to and from the building and parking facility. A fully fitted out and air conditioned work shop is situated under the ramp on the ground floor, utilizing otherwise wasted space and providing necessary functional space for much needed use.

The campus was master planned for another parking facility of similar size and configuration that will accommodate planned future expansion phases as the campus needs grow.



Blake Medical Center

Bradenton, FL



Project Summary

- Client
Hospital Corporation of America
- Location
2020 59th Street West
Bradenton, FL
- Project Size
5 Levels, 383 Spaces
(Expandable to 950 Spaces)
139,225 Square Feet
- Building Systems
Vibrofloatation Foundations
Pre-topped Precast Double Tees
- Building Features
Stormwater Vault
Designed for Future Expansion
Adjacency to Emergency Entrance
Infrastructure for New Day Care

Project Highlights

Challenged by the need to grow core hospital uses and a fixed availability of land, HCA turned to the Design/Build Team of R.R. Simmons for a solution to a parking and a storm water dilemma. The R.R. Simmons Team crafted a two phased structured parking solution which provided for the initial needs of the hospital (383 spaces) and the ultimate need of 950 spaces. The first phase included all ramping, elevators and primary infrastructure for the fully completed structure, thus making the future expansion a less complicated building program. The Team created a vaulting program under the ramp system to allow the hospital to store storm water and free up valuable land assets for core facility needs.

As a part of the design process, R.R. Simmons planned a portion of the lower floor area to be converted to a day care facility with full drop off lanes for the staff whose children use the facility. This elegant solution provided a more secure and responsive location for the day care center while giving HCA more choice in future facility planning.

Utilizing a system of pre-topped precast concrete double tees, R.R. Simmons was able to give HCA an affordable and low maintenance structured parking facility with great flexibility to handle the hospital's multiple challenges. The design and construction professionals also worked diligently to fit this compact facility into a grove of stately grand oaks. Finally, the clean lines of the deck mimic the contemporary styling of the adjacent Blake Hospital.





JFK Medical Center

Atlantis, FL

"R.R. Simmons' efforts in working with our primary service providers to identify cost and schedule savings opportunities are constant."

Tom Koulouris
Construction Manager
HCA - Hospital Corporation of America



Project Summary

- Client
Hospital Corporation of America
- Location
5301 S. Congress Avenue
Atlantis, FL
- Project Size
6.5 Levels, 518 Spaces
(Expandable to 1,000 Spaces)
187,993 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Tight Site Conditions
Designed for Future Expansion
Adjacency to Existing Hospital
Adjacency to Existing Day Care Center



Project Highlights

As part of a \$75 million expansion to the Columbia/JFK Medical Center, R.R. Simmons was engaged to design and construct a parking solution. In order to meet the increasing parking demand, the hospital teamed with R.R. Simmons to provide a 518-space parking garage over an existing surface lot. Anticipating a future need for even more additional spaces, the parking garage was designed for a horizontal expansion that would double the size of the garage.

Interior center access ramps allow on-ramp parking and a gearless traction elevator provides efficient movement of people while lowering operating costs. R.R. Simmons worked with HCA to relocate significant existing utilities.

Project value initiatives included pre-topping the twelve foot double tees minimizing the caulking and sealants required in the garage, and expediting the erection portion of the project schedule. Corner stair towers with textured paint and decorative precast panels provide aesthetic appeal for this structure.



Project Summary

- Client
Universal Health Systems
- Location
10101 West Forest Hill Blvd.
Wellington, FL
- Project Size
400 Spaces (Expandable to 890)
5-1/2 Levels, 138,390 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Tight Site Conditions
Designed for Future Expansion
Adjacency to Existing Hospital Facility

Project Highlights

Major population growth in this area just west of West Palm Beach, is driving the need for expanded healthcare services. When Wellington Regional Hospital needed additional parking to support a planned new medical office building and new hospital services, R.R. Simmons was selected to design and build a parking solution that fit their needs.

Initial site layouts proposed the new parking structure oriented in an east-west direction which would have required the reconfiguration of the existing surface parking lot and the relocation of extensive existing underground utilities. After analyzing this plan, R.R. Simmons suggested rotating the parking facility 90 degrees to give it a north-south orientation. This eliminated the need for the underground utilities relocation and aligned the existing driving aisles. This idea saved the Owner over \$500,000 in project cost and saved nearly 3 months on the overall project schedule.

This project was designed for a future lateral expansion. This creative thinking is why clients choose R.R. Simmons to provide Design/Build structured parking solutions.

Manatee Memorial Hospital

Bradenton, FL



Project Summary

- Client
Universal Health Systems
- Location
206 Second Street East
Bradenton, FL
- Project Size
3 Levels , 566 Spaces
190,275 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Tight Site Conditions
Existing Utilities Relocation
Three Stormwater Vaults
Adjacency to Existing Hospital

Project Highlights

Needing to increase parking to accommodate future expanded healthcare services, Universal Health Systems looked to R.R. Simmons to come up with an attractive yet affordable solution to solve their parking needs. This project posed some challenges as it was discovered that the site had some existing deficient stormwater management issues that needed to be resolved before this project could move forward. The entire area beneath the new parking structure was utilized to take care of the stormwater problem by providing three very large stormwater vaults.

The site was congested and construction limits for the garage allowed only 18 ft clearance on three sides and a 60' x 210' staging area on the 4th side. Because the project is bordered by the Manatee River on two sides, special consideration was given to the storm water run off.

The three 48' x 250' storm water retention vaults, constructed within the footprint of the garage, have a capacity of approximately 900,000 gallons of water. The vaults are covered with specially designed pre-topped precast concrete double tees that span the 48' width. Due to their size and location, the vaults had to be constructed in conjunction with the erection of the precast concrete garage structure.

Sarasota Doctors Hospital

Sarasota, FL



"Your firm has stepped up and resolved problems outside of your contractual responsibilities. Your firm has not taken the conventional 'not my issue' approach so often found in other firms."

Tom Koulouris
Construction Manager
HCA - Hospital Corporation of America



Project Summary

- Client
Hospital Corporation of America
- Location
5371 Bee Ridge Road
Sarasota, FL
- Project Size
2 Levels, 540 Spaces
(Expandable to 810 Spaces)
166,656 Square Feet
- Building Systems
Vibrofloatation Foundation
Pretopped Precast Double Tees
- Building Features
Tight Site Conditions
Designed for Future Expansion
Adjacency to Existing Hospital



Project Highlights

Today's medical field is both competitive and dynamic. Community healthcare facilities, such as Doctors Hospital, must constantly look to meet the expanding needs of their patients. Doctors Hospital has grown rapidly to meet Sarasota's healthcare needs. The growth put pressure on the facility to keep pace with the growing parking requirements of the staff and patients.

With a finite amount of land, the R.R. Simmons' Design/Build Team worked closely with the HCA staff to maximize their real estate investment while managing their bottom line. The Team offered Doctors Hospital several alternatives for solving the parking dilemma. The solution agreed upon provided Doctors Hospital a quick solution to their parking demands while leaving opportunities for future growth if demanded. Collaboration was the key to this project's successful conclusion.

Hidden River Corporate Center III

Tampa, FL



"It has been a real pleasure to be associated with R.R. Simmons. The project was completed on budget and on time and left our customers extremely happy with the project."

Joseph Taggart
Hidden River Marketing Group



Project Summary

- Client
Crescent Resources
- Location
14025 Riveredge Drive
Tampa, FL
- Project Size
2 Levels, 350 Spaces
120,000 Square Feet
- Building Systems
Vibrofloatation Foundations
Pretopped Precast Double Tees
- Building Features
Tree Preservation

Project Highlights

Having worked successfully on the initial two office buildings known as Corporate Center I & II, R.R. Simmons was engaged to complete the final phase of these Class A, six story buildings. Unlike the first two buildings, this building proved to be more of a challenge. Corporate Center III faced daunting subsurface issues and a shortage of available land to meet both the building and required parking needs. R.R. Simmons worked in concert with Crescent Development and their planners to solve the soil stability issues through the use of vibrofloatation for the foundations and the restricted parking issue by incorporating a highly affordable and efficient structured parking program.

As in the previous two Corporate Center projects, R.R. Simmons provided a tightly managed Construction Management program for the building but implemented a Design/Build approach to solve the structured parking need for Crescent. Working with the themes already in place with the design of the building, R.R. Simmons designed and constructed a parking deck that complemented the office building. With all parties in agreement, R.R. Simmons was able to site both the building and deck in a fashion that minimized the impact to the natural vegetation of the site. Hidden River's Corporate Center III is one of the most engaging and efficient buildings in this award winning business park thanks in large part to a strong team effort.

Sable Park Garage

Tampa, FL



Project Summary

- Client
Nations Bank Realty Trust
- Location
Sabal Business Park
Tampa, FL
- Project Size
150 Spaces
2 Levels
85,000 Square Feet
- Building Systems
Pretopped Precast Double Tees
- Building Features
Brick In-Lay Panels
Stormwater Vault
Tight Urban Site

Project Highlights

When NCNB Real Estate Investment Fund (later acquired by Nations Bank) decided to develop its last remaining commercial site in Sabal Park, it faced a tough decision. The fund could either build a very small building that under utilized the real estate or it could choose to offer structured parking associated with its suburban office building. The analysis showed that the structured parking would be an amenity for the building and set it apart from other competitive buildings in the market.

In keeping with NCNB's commitment to a brick facade, the R.R. Simmons Team worked to deliver a parking structure that blended into the brick theme. This low rise structure looks more like a single story office than a parking structure. The extensive landscaping further reduced the attention to the structure.

When a national trade publication firm looked to move its headquarters to Tampa, it chose this complex because it offered structured parking for its employees. R.R. Simmons and the NCNB Team have constructed more than 300,000 square feet of commercial projects together.