

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.

