



**RFQ: 15-C-00049**  
**TAMPA CONVENTION CENTER IMPROVEMENTS**  
**DESIGN-BUILD SERVICES**

**DESIGN CRITERIA PACKAGE**



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CITY OF TAMPA

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# DESIGN CRITERIA:

The City of Tampa has prepared the enclosed Design Criteria Package for Design-Build Services related to the Tampa Convention Center Improvements. The scope shall include, but not be limited to the following:

- Programming
- Full design services
- Various renovations of existing building or site
- Planning and coordination
- Development of GMP for construction of each renovation activity
- Scheduling and logistics

Estimated Overall Construction Budget: \$10 million.

## **Introduction:**

The Tampa Convention Center facilities have been in continuous service for 25 years. Many of the facility systems are at or nearing the end of their useful service life. As this infrastructure ages, the maintenance burden becomes elevated and system down time increases in frequency and duration. When building systems are not functioning properly, the guest experience of attendees, exhibitors, and show management is diminished. Therefore, it is imperative that all building systems are maintained in top operating condition. The ability of the TCC to retain and increase market share is predicated on a “four star” appearance and full operational readiness. Fundamentally, the following are critical factors for the TCC facilities:

- Properly operating life-safety equipment such as the fire alarm system, horns, strobes, exit doors, fire suppression components, and smoke removal systems.
- Functional and reliable passenger and freight elevators.
- Facility components and systems that meet or exceed all required health and safety standards.
- Dock doors, perimeter, hall and meeting room entry and exit doors that operate properly and provide security for the property of clients and attendees.
- Aesthetically pleasing landscaping that provides a visual image commensurate with the spirit of the City of Tampa.
- Clean, neat, and comfortable amenities such as washrooms and food service areas.
- Compliance with current codes, including accessibility requirements where applicable.

Normal wear and tear has impacted the visual aspects of the building envelope, carpets, grounds, walk, and drive areas. Aging electrical and mechanical components contribute to increase down time of various building systems that support critical event functions. Declines in these aspects of the building may negatively impact client perception and/or safety, resulting in diminished

event bookings, lower attendance along with declining revenue in subsequent years. Therefore, a Capital Improvement Program (CIP) has been implemented to address these needs.

### **Representative Projects:**

The following projects are representative of the capital needs that the TCC currently has and are not listed in order of priority:

- **Vertical Transportation Rehabilitation Project (Phase II):**

The center's ten escalators are in the process of being replaced, while the remaining four passenger elevators and a single 10,000 pound freight elevator are in need of upgrade. These are original to the building and have met or exceeded their useful service life.

The freight elevator warrants significant attention due to the fact that there is only one within the building. Any down time on this unit results in greatly diminished freight handling capability from the loading docks to the lower sections of the building. This elevator should be refurbished with new mechanical, electrical, and control systems. (Conversion to traction drives to eliminate hydraulics).

The four passenger elevators are in need of control and drive system upgrades, with two of them requiring extensions and to allow them to access the fourth level areas. The cabs of these elevators are in need of replacement in their entirety.

Great consideration should also be given to the addition of a freight elevator (to eliminate the impact of downtime with a single unit) and the addition of two high speed glass lobby elevators from the ballroom area to the convention level for the improved flow of attendees through the building. Additionally, this will greatly improve handicapped access, as the existing lifts are located at the extremities of the building and are very limited in passenger capacity.

- **Pedestrian Safety Walkover:**

Currently attendees and citizens utilizing the parking garage to access TCC have to cross Platt Street at the tunnel under the building. Due to conditions at this crosswalk, line-of-sight is very limited for both drivers and pedestrians. There are numerous accidents monthly in this intersection and it is widely recognized as one of the major concerns of visitors to TCC. The building does have a pass over area that could be modified to allow attendees to walk over Platt Street through a portion of the building. This will however, require the addition of an escalator, relocation of some office space, and other modifications to the building. Implementation of this project will allow attendees to walk directly from the parking garage to the convention hall level without having to encounter any vehicular traffic.

- **Restroom Upgrades:**

There are a total of 22 restroom facilities within TCC - 18 full-size and 4 smaller (unisex). These are mostly in the original configuration (with some minor upgrades) and display the normal wear and tear that can be expected after 25 years of service. The current color scheme is dated and obsolete (can't match colors for repairs). To increase aesthetics, ease maintenance burden and raise hygiene levels, these should be refurbished completely, utilizing modern materials that are, maintenance friendly and impervious, allowing for ease of cleaning and disinfection. Considerations include:

- Low maintenance tile, mirrors, sinks, toilets, and soap dispensers.
- Impervious partition materials, suspended from the ceiling for ease of cleaning
- Touchless flush and lavatory faucet valves for sanitation/conservation
- Air driven hand dryers in exhibit halls to eliminate/ decrease use of paper hand towels
- LED lighting for brightness, efficiency and long life.
- Low flow fixtures for water conservation, and occupancy sensors for energy efficiency.

These upgrades will allow for ease of cleaning, reduced chemical usage, greatly reduced paper use and waste, lowered maintenance burden, and conservation of water and energy.

- **Building Systems and Envelope Upgrades:**

Several aspects of the building systems and envelope are in need of attention. Normal wear and tear, along with salt air, extreme sun exposure, and bird droppings have impacted the color and texture of coatings, veneers, concrete, pavers and drive areas. Wind, water, and temperature extremes have combined to affect doors, windows, roofing, stairways, hatches, and metal appurtenances. Aging plumbing and electrical systems are another critical factor.

Considerations include:

- Replacement of exterior doors and locking hardware (security).
- Replacement of exterior tiling found around the building.
- Installation of "propped door" alarms where necessary.
- Replacement and addition of new generation Low E factor window tint.
- Replacement of access hatches, rain leaders, drain piping, plumbing, etc.
- Upgrade of electrical distribution and control systems as necessary

- **Landscaping Upgrades:**

The landscaping is in need of constant maintenance to keep an appearance that is an appropriate representation of the City of Tampa. Given that TCC is often the first building that many national and international visitors enter and focus on, the landscaping is paramount to the first impression our visitors have.

In spite of recent upgrades to the Park and Riverwalk , some areas of the current landscaping, (mainly the front drive) is aged and is in need of replacement as it has evolved into a “monoscape”, meaning that it primarily consists of green plants with little or no color contrast. Additionally, guest expectations are generally high concerning landscaping, with lush tropical plant types being desirable for the geographical location. TCC has the climate to support these types of plants, giving it a unique advantage over much of the country. It is recommended that this aspect be exploited to provide an enhanced guest experience and gain a competitive edge.

- **Access Control Project:**

Electronic access control should be placed on all exhibit halls, meeting rooms, ballrooms, administrative areas, and sensitive access points. This will provide for event security and generate reports of persons entering or leaving each area. In addition to the enhanced security, electronic access systems eliminate the need for lock core changes and can be configured and re-configured easily from a work station. Considerations include:

- Replacement of meeting room, ballroom, and dock doors deemed beyond repair
- Installation of solenoids, power supplies, hardware, software, card readers and keypads.
- Installation of building wide access network and central server / work station(s)
- Provide proximity cards for employees and electronic room keys for clients.

- **Electronic Marquis Upgrade:**

Replacement of the digital marquee located adjacent to Franklin Street with a new generation, color graphic array capable of high quality, real time video display. This display will be utilized for announcements and display of client related materials during events.

- **Meeting Room Additions/Upgrades:**

Update existing meeting rooms to include ceilings, walls, fabrics, textures, lighting, mouldings, carpets, furnishings, etc. Adding meeting room space in optimal areas will increase revenue potential and provide opportunities to fill booking gaps. Meeting space

added to the building along the river side second floor area would be considered premium in the industry. These rooms coupled with improvements to the docks will help place Tampa in a top spot where cities with waterfront convention activities are concerned.

- **Building Automation System (BAS) Upgrades:**

This program will provide the necessary hardware and software components to update and expand the existing building control system to provide the following enhanced capabilities:

- Complete lighting control (building and grounds)
- Enhanced HVAC control
- Load shedding and energy management functions
- Energy usage information and tracking
- Room occupancy sensing with interface to the lighting control system
- Enhanced outside air (makeup air) control to reduce overall HVAC costs

These increased capabilities will allow the Center to meter, track, and analyze energy usage in the facility. This information can then be utilized to operate the Center in an energy optimized manner. Additionally, this system would be used to track water usage.

- **Lighting Upgrades:**

The majority of lighting fixtures are original to the building. These older, technology fixtures waste energy and produce heat that increases cooling costs. In addition, the relatively short life of the bulbs creates an elevated maintenance burden. These fixtures should be replaced with solid state (LED) energy efficient lighting. Add additional lighting as required to light wall art, rotunda areas, external banner areas, and other spaces that may require accent lighting.

- **Air Wall & Wall Panel Upgrades:**

The air walls and acoustic panels in the center are showing signs of age and normal wear and tear. The system components of the air walls are in need of repair and replacement. Recent advances in fabric technology have produced coverings for panels that are more durable, longer lived, and easier to maintain. This project would re-cover panels with these upgraded fabrics.

- **Security Upgrades:**

Design and construction of a Building Operations Center (BOC) that includes work station consoles for cameras and imaging control systems, monitor of building wide

access control, communications, fire alarm annunciators, and other associated building systems controls.

- **Food Court / Kitchen Upgrades:**

Upgrade the food court / service areas with new maintenance friendly products. Install new signage and colored graphics to promote food and beverage sales. Provide new and expanded seating / standing areas to accommodate more customers. Remove and replace kitchen equipment with high efficiency equipment as necessary. Resurface food preparation areas and floors. Install new LED lighting for brighter work areas and food courts. Provide enhanced waste stream processing Considerations:

- Installation of natural gas lines to support new appliances as required
- Maintenance friendly, impervious surfaces easily disinfected.
- Additional cold storage to allow support for larger events with temperature monitors
- Construct new “test” kitchen and meeting space, seating, and video viewing / conferencing.
- Food Service equipment to support the Sail Pavilion
- Assess exhaust hood / fan capacities and upgrade as necessary

- **HVAC Upgrades:**

The majority of HVAC system components in the building are original and are at or near the end of normal service life. An assessment should be performed to provide specific details. Considerations are:

- Air handler replacement
- Chiller upgrades
- Conversion of pneumatics to motor driven (louvers, valves, etc.)
- Replacement of chilled water system valves and lines (where needed)
- Control upgrades for interface with new BAS
- Additional exhaust ventilation in halls
- Occupancy sensors in select areas

- **Guest Experience Upgrades:**

Many aspects of the building were designed prior to the advent of newer technologies and therefore do not support their use. Tiling, fabrics and color schemes are dated and worn. This program will upgrade amenities that are directly related to guest comfort and guest experience with TCC. Examples of items to include in this project are:

- Carpet and wall coverings

- Sound System Installation
- Lighting & ceiling tiles
- Furniture & art
- Planters
- Cell phone / laptop charging and usage stations
- Water Features
- Lighting upgrades
- Resurface concrete steps and discolored areas of the building

**Summary:**

While this overview is not completely inclusive, it is intended to serve as a base for a multiyear Capital Improvement Program (CIP). Further in-depth assessment will be required by the Design-Build team to fully identify the needs of the facility and generate estimated costs, etc.