



USGBC Case Study
211 S. Florida Ave
Tampa, FL 33602

LEED NC v.2009
Pursuing Silver Certification



Owner: The University of South Florida Center for Advanced Medical Learning & Simulation
Architect: The Beck Group
Contractor: The Beck Group

Occupancy: March 2012
Size: 90,000 sq. ft.
Occupancy: 276 FTE
Use: Medical Training & Conference Center

Project Description:

The Center for Advanced Medical Learning and Simulation will provide a supplementary vehicle for the development and delivery of continuing education content for health care professionals in collaboration with USF Health. Individuals already attending training sessions at the center will be able to further their competency in business principles, entrepreneurship, technology commercialization, and other interests.

Located in downtown Tampa, a 90,000 square foot, three-story medical conference facility is in development, opening in March 2012. Founded on a sustainable business model, whereby diverse multidisciplinary audiences' learning needs can be met in a single, interactive location, the vision for the center is to create a space to facilitate the transfer of knowledge and skills to the learner.

The building will include a 6,000 square foot laboratory for interdisciplinary research and development for new devices and technologies, to be known as the "Tampa Bay Research and Innovation Center." Physicians, nurses, engineers, computer scientists, and information technologists will collaborate on research and development with industry partners.

Project Highlights:

- x Integrated design process. The Beck Group is a cross-disciplinary integrated delivery firm that provided Architecture, Construction,

tolerant and therefore do not require as much irrigation. Drip irrigation was utilized to reduce potable water use by 52%.

Urban heat island effect. In addition to green space, the project team also reduced the urban heat island by installing reflective roofing materials and landscape paving. This strategy not only minimizes impacts on microclimates, it greatly reduces the heat gain on the building, thereby saving energy.

Stormwater Control. On-site management of stormwater run-off is controlled by an underground chamber detention system which allows slow percolation into the soil, rather than into the City stormwater treatment system. The run-off was reduced by 54% in the post development condition.

Water conservation. A reduction of 35% was achieved by installing high efficiency toilets and urinals, low flow faucets, and low flow showerheads, greatly re

Low-impact finishes. All materials in the building include the installation of products with low volatile organic compound (VOC) content levels and formaldehyde-free materials. This was important to the Owner and design team because a building committed to health and education should include healthy indoor air quality.

Natural daylighting, controllability. It has been well documented to show that daylight and views improve productivity and overall well-being. Abundant daylight is provided in all public areas and rooms that daylight would not interfere with medical research and training. Occupants have also been given individual control over lighting, further enhancing their comfort and well-being.

Regional and recycled materials. To reduce the impacts resulting from the extraction and processing of virgin building materials, products were used throughout the building which had a high recycled content. Some of these materials were acoustical ceiling tile, steel/metal products, gypsum wall board, insulation, carpet, and concrete. The percent of recycled content is measured by the total cost of all construction materials. This project totaled 23.65%. In addition, 25.8% of products used for construction were extracted, processed and manufactured within 500 miles of the project. This not only helps support the regional economy but reduces the environmental impacts resulting from transportation.

Indoor air quality. To reduce outdoor contaminants being introduced into the building, permanent walk-off mats have been installed at all main entrances of the building keeping the quality of the indoor environment as clean as possible. Facility cleaning and maintenance procedures often expose building occupants to toxic, potentially hazardous particulates and chemical pollutants. A comprehensive Green Housekeeping Policy is in place that includes requirements for Green Seal Certified cleaning materials and extensive training for personnel.