

# CASE STUDY

Kforce, Inc.

Corporate Headquarters

Ybor City, Florida



Before

# CASE STUDY

Kforce, Inc.

Corporate Headquarters

Ybor City, Florida



Under Construction

# CASE STUDY

Kforce, Inc.

Corporate Headquarters

Ybor City, Florida



After

# The Requirement

- 128,000-rentable square foot Corporate Headquarters
- 4.6/1,000 rentable square foot parking ratio
- A truly Class A Building



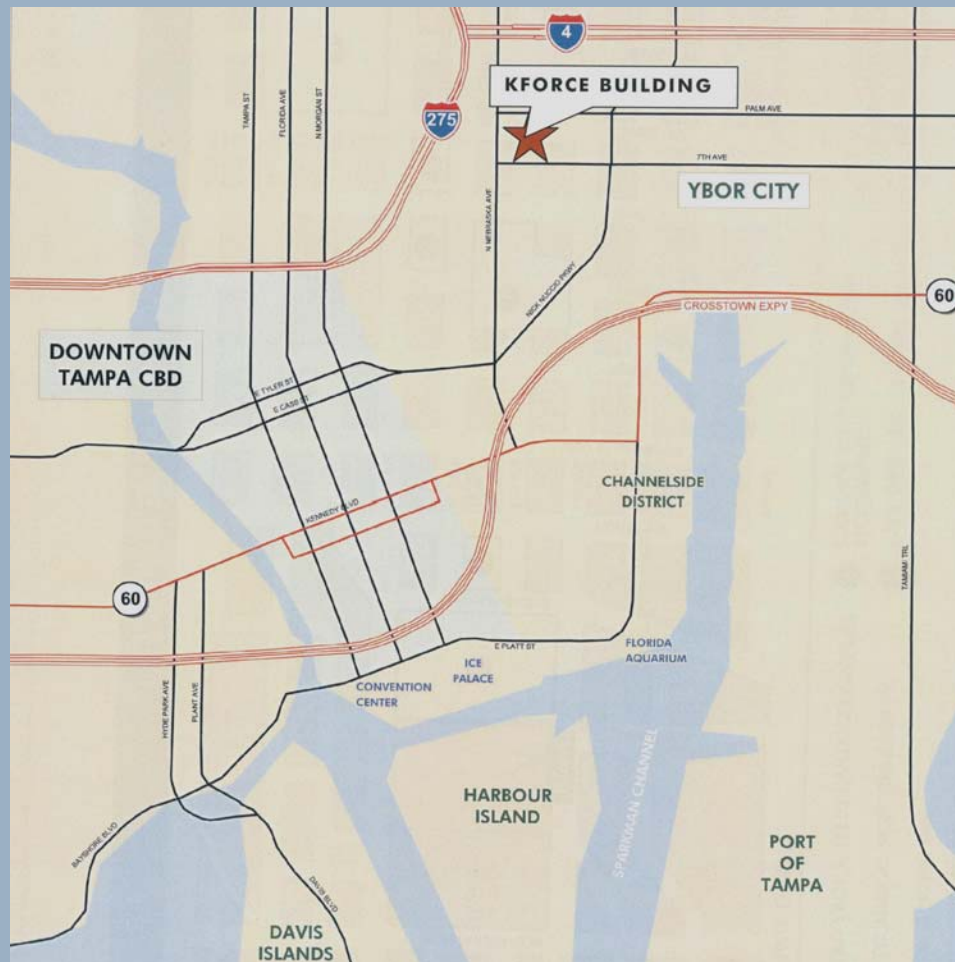


# The Context

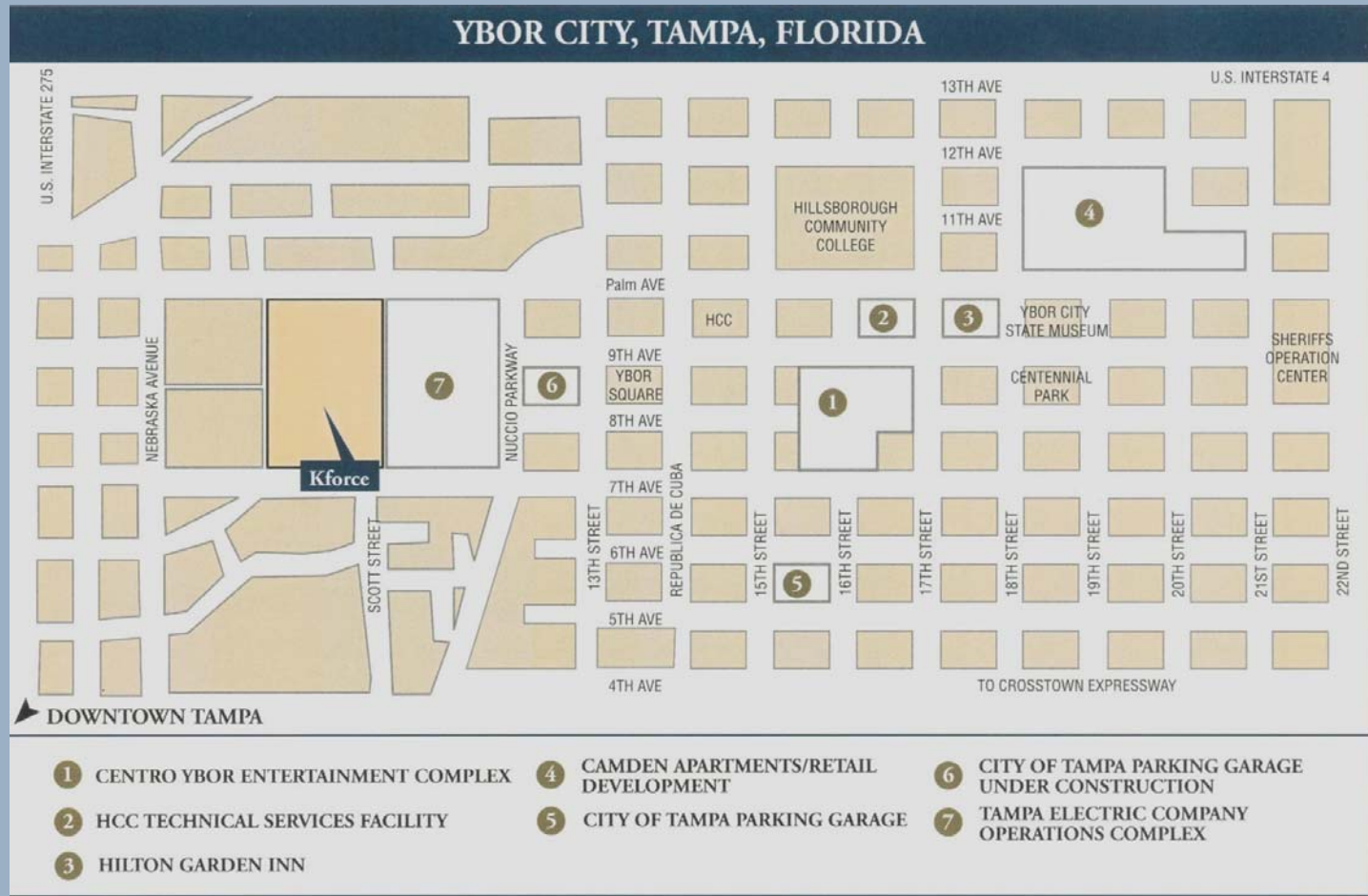


- Northwestern edge of Ybor City
- Within a National Register Historic District
- Must comply with Barrio Latino urban design and architectural guidelines
- Immediately adjacent to 88-year old Centro Asturiano (on National Register of Historic Places)

# The Context



# The Context



# The Context





# The Context



# The Context





# The Context



# The Context continued



- On land owned by City of Tampa and Hillsborough Community College
- Contaminated site due to old underground storage tanks
- Adjacent buildings also include:
  - Tampa Electric Company Operations Center
  - Section 8 housing, across 7<sup>th</sup> Avenue to South
  - Planned townhome development across Palm Avenue to North
  - Run-down commercial and residential buildings to West



# The Context

South



# The Context



North

East



# The Context



Southwest

# The Context

West





# The Challenges and The Solution



- Cost effective design that complies with Barrio Latino guidelines
  - Building materials
  - Exterior and interior colors
  - Pre-cast panel design
  - Site Plan
    - Frontage on Palm Avenue – to retain urban context
    - Interior Courtyard
  - Garage that looks better than most

# The Challenges and The Solution



# The Challenges and The Solution





# The Context





# The Challenges and The Solution



# The Challenges and The Solution



# The Challenges and The Solution Continued



- Shared parking with City of Tampa
  - For special events (e.g. Gasparilla, Guavaween, etc.)
  - Negotiated agreement
- Reputation for street crime
  - Perimeter fence with card access
  - Site lighting
  - Video camera system for site and building
  - Card key access to building
  - Monitored security station in building
  - 24-hour on-site security staff
  - Cooperation from City of Tampa and Tampa Police Department

# The Challenges and The Solution Continued





# The Challenges and The Solution Continued



Security Center

Lobby Security Desk



# The Challenges and The Solution Continued



- City incentives to promote location decision
  - Assemblage of site
  - 6.37 acre site
  - Developer paid \$1.25 million or \$4.50 per square foot for Land
  - No Traffic impact fee – would have been \$290,900 if Developer had paid
  - Site environmental clean-up liability – City indemnification with \$100,000 limit for tort only and no limit for contract
  - Environmental insurance - \$10 million policy issued by Chubb and paid by Developer in place until November 2010
  - Off-site landscape and street improvements with City contribution of \$250,000
  - Cooperation on security

# The Challenges and The Solution Continued



7<sup>th</sup> Avenue Improvements



# The Challenges and The Solution Continued



7<sup>th</sup> Avenue Improvements



# WHAT MADE IT WORK?



- *A forward thinking Company!!*
- A City willing to put its money where its mouth is!
- A Developer/Owner willing to lay out big bucks!
- A sales job that involved all of the above, plus
  - Employees of Kforce, Inc.
  - The surrounding Ybor City community

