

## TPA Master Plan Phase 1 & 2

CMAA Sustainability Project Spotlight submitted by: Eric Caplan, Sustainability and Resilience Program Director, Tampa International Airport

### Project Team

- » **OWNER:** Hillsborough County Aviation Authority
- » **AE:** Gresham Smith (MP1 - Rental; SkyConnect); Gensler & Hensel Phelps (MP2)
- » **BUILDER:** Austin (MP1 - Rental Car/SkyConnect); JE Dunn (MP2 - SkyCenter One)

### Project Statistics

- » **USE:** Office space; transportation; airport expansion
- » **SIZE:** Over 3 million square feet of development
- » **CONSTRUCTION VALUE:** About \$1.6 billion in total project value
- » **CERTIFICATION(S):** Phase 1: Envision Verified Award, Phase 2: LEED Platinum Certification
- » **PROJECT WEBSITE:** <https://news.tampaairport.com/tpas-skycenter-one-office-building-achieves-leed-platinum-certification>



### What is the most exciting sustainable feature of your project?

SkyCenter One: LEED Platinum

- » 100% Outdoor potable water reduction (irrigation)
- » 100% Onsite stormwater capture
- » 100% Low-emitting interior materials
- » 84% Diversion rate of construction waste
- » 45% Recycled content materials
- » 1.1 million gallons of water saved

Master Plan Phase 1: Envision Verified Award

- » 75% of development was “redeveloped land,” including remediated brownfields

- » Removal of 3.1 million cars annually on campus
- » Reduced 1,600 tons of GHG emissions annually
- » Creation of over 3,000 FTE positions
- » Consideration of Sea-Level Rise in project siting and elevation

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### What was the biggest challenge your team faced and how did you overcome it?

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The two biggest challenges for the project teams were the following:

- For MP1, bulking four larger Master Plan/CIP projects into one Envision certification, which is very unique. We also achieved this certification after the construction of all projects versus during the design/build process, which is very difficult to do.
- For MP2, achieved the over “80 points” necessary to achieve LEED - Platinum for TPA’s SkyCenter One office space. Platinum is LEED’s highest honor, and included addressing many categories including “Sustainable Sites,” “Water Efficiency,” “Energy and Atmosphere,” “Materials and Resources,” “Indoor Environmental Quality,” “Innovation in Design,” and “Regional Priority.”

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### What was the most interesting sustainable feature that didn’t make it into the final project?

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In order to achieve these certifications all sustainability features were incorporated into the Master Plan Phase 1 (Rental Car Center, SkyConnect Train, Main Terminal Expansion, Roadway Expansion) and Phase 2 (SkyCenter One, Central Utility Plant, Blue and Red Express Curb Lanes) projects.

However, one sustainability feature that has become a potential issue and is currently in-flux, is the incorporation of 100% reclaimed water into our Central Utility Plant. Although initially assumed to be a sustainable feature, the incorporation of reclaimed water has started to quickly degrade equipment (due to minerals in water and chemicals for treatment) and require more cycles than potable water.



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## About the Project

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CMAA has created the Sustainability Project Spotlight as a regular focus given to member projects nationwide that are building the way to a better future.

This Sustainability Project Spotlight focuses on the [Tampa International Airport \(TPA\) Master Plan Phase 1 and 2](#). The 270,000 square foot SkyCenter One building is Tampa's first LEED-certified new construction project at the platinum level. The sustainable and environmentally focused design implemented practical and measurable solutions in areas including sustainable site development, water savings, energy efficiency, and more.

*The CMAA Sustainability Subcommittee is actively seeking to spotlight your projects! Please email us at [communications@cmaanet.org](mailto:communications@cmaanet.org) with a project name and person to contact.*

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