



OFFICE PROJECTS

International Plaza Corporate Center One

Tampa, FL

"We worked under tight budgets and accelerated time frames. Not once did R.R. Simmons fail to deliver as promised."

Robert J. Holmes
Regional Vice President
Crescent Resources, LLC



Project Summary

- Client
Crescent Resources
- Location
2202 N. Westshore Blvd.
Tampa, FL 33607
- Project Size
6 Stories
400,000 Square Foot Office Building
1500 Space Structured Parking
- Building Systems
Structural Steel Frame
Drilled Caisson Foundations
Architectural Precast Skin
- Building Features
Six-Story Circular Atrium
Granite and Marble Floor Design
Architectural Wood Paneling
Architectural Lighting

Project Highlights

This 400,000 sf office project is anchored by the hospitality company Outback Steakhouse and its many affiliates. More than 90,000 sf serves as Outback's corporate headquarters. To meet a highly aggressive delivery date, R.R. Simmons was brought in as a member of the development team. With a highly interactive approach, R.R. Simmons and the team were able to complete this massive building in only eleven months of construction.

The project also included a 600,000 sf, 1,500-car parking structure. The structure was re-designed by the R.R. Simmons team in order to accelerate the delivery and meet the cost-reducing needs of the developer. The R.R. Simmons team generated more than \$1.5 million dollars in value engineering savings through the course of the project. These dollars were reinvested into amenities for the building. The value engineering ideas provided Crescent with an exceptional office building while delivering project savings.

The project is punctuated with exceptional interior finishes of marble, granite and cherry millwork. A six-story circular atrium serves as the design focal point for the core of the building.





"You're extremely cost-conscious, constantly working to ensure you design and build the best possible product at the most cost-effective price."

*E.C. Williams
Executive Vice President
Grow Financial Credit Union*



Project Summary

- Client
Grow Financial Credit Union
- Location
9927 Delaney Lake Drive
Tampa, FL
- Project Size
5 Stories
147,000 Square Feet
502 Car 3-Level Parking Garage
- Building Systems
Structural Steel Frame
Architectural Precast Skin
High Performance Glazing
- Building Features
Decorative Metal Panel Roof Screen
Curved Architectural Precast Panels
Employee Training Facilities
Circular Entrance Lobby with Granite Floor

Project Highlights

Grow Financial Credit Union selected R.R. Simmons as the Design/Builder for their new Corporate Headquarters. As the Design/Builder, R.R. Simmons provided assistance to the Owner in site selection and performed all necessary due diligence work to create a solid foundation for the project. Through a highly interactive approach, R.R. Simmons was able to accelerate the design process and complete the project in only 14 months from concept to occupancy. In addition, the R.R. Simmons team generated more than \$1 million dollars in valued engineering savings in the project. The early creation of savings during the design phase was returned to the Owner for project enhancements and/or budget reduction.

The new Corporate Headquarters is constructed on a twenty-five acre parcel within the business park. The first phase consists of a 147,000 sf headquarters building as well as a 502 car 3-level parking garage. This is the first phase of a more than 400,000 sf campus master plan. The full project master planning was addressed to establish full entitlement for the project in the future.

Classic design elements were chosen to provide the client with a repeatable design theme, which will be carried throughout the project development. A central arrival court provides the design focus and establish links between the multiple phases of this project.

National Association of Office and Industrial Properties (NAIOP)
Outstanding Office Building of the Year Award Winner

Hidden River Corporate Center I, II & III

Tampa, FL

"Over the past fifteen years we have worked on over 1,500,000 square feet of projects together and I have always been able to count on R.R. Simmons."

Robert J. Holmes
Regional Vice President
Crescent Resources



Project Summary

- Client
Crescent Resources
- Location
14025 Riveredge Drive
Tampa, FL
- Project Size
Three, Six-Story Class "A" Suburban Office Buildings
Buildings 1 and 2 - 140,000 SF Each
Building 3 - 156,000 Square Feet
Parking Garage - 350 Spaces
- Building Systems
Concrete Precast Panels with Granite Inserts
Structural Steel Framing System
Vibrofloating and Spread Footing Design
- Building Features
Two-Story Lobbies in Each Building
Featuring Granite Flooring and Wood Paneling

Project Highlights

R.R. Simmons served as Construction Manager for these three Class A office buildings for Crescent Resources. Each building is six stories high and varies in size from 140,000 sf to 156,000 sf. A two-level Design/Build parking structure was also delivered for the third building in this series and provides an exceptional amenity for the building tenants. The buildings were constructed consecutively in the Hidden River Corporate Park located in Northeast Tampa.

Each building features extensive cherry millwork, granite and marble in the common spaces as well as in the two-story lobbies. R.R. Simmons worked directly with the Owner's design team to maximize the project value while maintaining both constructability and project budget. These award winning buildings have the national tenant following that would be expected of a project of this significance.



Riverbend

Tampa, FL



Project Summary

- Client
Simmons Management Services, Inc.
- Location
13112 Telecom Drive
Tampa, FL
- Project Size
2 Stories
24,200 Square Feet
- Building Systems
Tilt-Up Concrete Exterior Walls
Structural Steel Frame
130 mph Wind-Loading
White Reflective TPO Roofing
Impact Resistant Glazing
Ecospace Elevator
Redundant Power Supply
- Building Features
LEED Silver Certification
Large Kitchen/Breakroom, Patio Area,
and Workout Room
Monumental Stair at Lobby

Project Highlights

R.R. Simmons is pleased to announce its new Corporate Headquarters located in Telecom Park next to the Hillsborough River. The Headquarters houses complete operations for all R.R. Simmons affiliated companies. The building is a model of efficiency, well-planned design, and above-code durability. The walls, roof and glazing systems all meet 130 mph wind loading and the power supply is protected by an extensive network of back-up systems.

R.R. Simmons is dedicated to protecting the environmentally sensitive surroundings of its new headquarters. The focus on preservation of the wooded site led to the decision to make LEED Silver Certification of the building a top priority. R.R. Simmons recognizes the ability in which smart construction practices can influence positive changes for the environment.

Employees enjoy an open-plan office layout, gorgeous wooded views through plentiful windows, full kitchen and breakroom, workout room with shower area, shaded outdoor patio, and spacious conference rooms.



Franklin Templeton

St. Petersburg, FL

"We observed a consistently high level of technical competence, personal motivation and integrity in each and every member of your staff. They listen patiently, plan thoroughly, and communicate clearly to subcontractors and consultants; and we appreciate that."

Michael D. Miller, AIA
Heery International



National Association of Office and Industrial Properties (NAIOP)
Outstanding Service Center Building of the Year Award Winner



Project Summary

- Client
Franklin Templeton Mutual Funds
- Location
100 Fountain Parkway
St.Petersburg, FL
- Project Size
Corporate Campus; Four Buildings
280,000 Square Feet Total
- Building Systems
Tilt-Up Concrete with Structural Steel Frame
Redundant Power and Mechanical Systems
Chilled Water Plant
- Building Features
Electrical/Communication Ring
Significant Landscape and Hardscape
Parking Ration 5:1
Multi-function Training Auditorium and Teleconference Center
Fully Equipped Fitness center and Full Food Service Facilities



Project Highlights

Franklin Templeton Mutual Funds chose R.R. Simmons to build its new East Coast campus. The nineteen acre parcel in the Carillon Business Park had its share of challenges. The existing elevation of the site was less than two and half feet above sea level. With a target elevation in excess of eleven feet above sea level, it was obvious a strategy had to be developed to build up the site. In only six weeks, 400,000+ cubic yards of fill material was transported from a neighboring county. At its peak, more than 150 trucks were dedicated to this monumental task.

Franklin’s needs were anything but static. Only four months into the project an additional building was added to the scope. The R.R. Simmons Team re-sequenced the work and delivered the initial project including the additional building within the original schedule.

Phased building delivery made Franklin’s transition of employees and operations flow smoothly. Each facility was tracked individually by cost and time, providing the client with instant snapshots of performance.

Franklin Templeton is one of the largest corporate campuses in Florida and was one of the first to consider the advantages of concrete tilt-up construction.





Project Summary

- Client
Solomon Brothers, Inc.
- Location
Hidden River Corporate Park
Tampa, FL
- Project Size
3 Stories
135,000 Square Feet
- Building Systems
Concrete precast panel system with curtain wall glazing system. Full fiber optic data and communications backbone. 100% redundant systems for HVAC, electrical and UPS infrastructure. 4 x 1250 KW Generators, 100% UPS.
- Building Features
Trade processing center for New York based global securities firm. Extensive use of access flooring.

Project Highlights

Solomon Brothers opened their \$20 million Hidden River trade processing center nine months early through the direction of the R.R. Simmons Design/Build Team. Challenges facing this fast-track project were centered on the lead times for steel, precast panels, generators, elevators, and access flooring.

Phased completion of the project was critical in order to satisfy the Owner's requirements for telecommunications cabling. The R.R. Simmons Team managed \$2.1 million worth of cabling with the telephone equipment rooms handed over to the Owner 4 months prior to completion. This also included air conditioning, doors, lights, raceways in the floor, etc. Security cameras and card readers were added to the scope of work at a value of \$800,000.

This award winning facility featured an extensive fiber optic backbone and redundant systems: four 1250 KW generators were installed in conjunction with 100% fully redundant UPS system. The redundant systems were incorporated to protect the enormous volume of financial transactions conducted on a daily basis. The main power plant and chiller equipment were housed in an adjacent out building, freeing up valuable interior space and reducing potential business interruption by the equipment. The project was produced under budget and delivered ahead of schedule.



Project Summary

- Client
Washington Mutual Bank
- Location
3990 South Babcock Street
Melbourne, FL
- Project Size
Site work, demolition and interior and exterior renovation of an existing 106,000 SF Wal-Mart
- Building Features
Structural upgrades, structurally-reinforced openings in exterior walls with impact glazing at entry and windows, entry canopy and façade, new roof with thermal insulations, fireproofing, waterproofing, computer room with raised flooring, new HVAC, lightning protection, generator & UPS backup, PreAction fire protection system.

Project Highlights

Washington Mutual Bank chose to lease this eleven acre site with existing building (former big box retail). This conversion to a state of the art call center for Consumer Lending, Risk Management, Human Resources and Help Desk operates 692 seats on a 24/7 basis. The conversion of this former retail facility presented the team with a number of challenges, most centered around the initial inadequacies of the shell building and the significant upgrades to the buildings infrastructure. This project boasts full redundant emergency power and UPS backup systems in order to maintain continuous operation.

In order to meet Washington Mutual's desire to bring the East Coast Consumer Lending Center on line quickly, the design was released early while details for the actual construction were finalized. A due diligence package in addition to the schematic design were in the final stages at engagement and thus rolled up under the Design/Build team of R.R. Simmons for greater accountability for Washington Mutual.

R.R. Simmons worked closely with the Washington Mutual to meet the projects financial expectations. More than \$2.5 million dollars in Value Engineering was identified by R.R. Simmons for the owners consideration. Upon further investigation, the project team determined that the existing roof and its insulation were inadequate to meet the long term needs of the facility. These modifications were incorporated into the original GMP scope.

Gateway Buildings A & B

Sarasota, FL



"The building was delivered on budget and on schedule without any disputes or differences of opinion. I find that very rare in the construction industry."

John W. Meshad
Gulf Coast Property Services



Project Summary

- Client
Gulf Coast Property Services
- Location
301 and 401 N. Cattleman Road
Sarasota, FL
- Project Size
Two 3-Story Class A Office Buildings
67,575 Square Feet Each
- Building Systems
Structural Steel Frame with Load Bearing Exterior Precast Panels. Extensive Use of Glass on the Exterior.
- Building Features
The development is deed restricted and design controlled to maximize the aesthetics. Verizon SmartPark Telecommunications Service was incorporated into the infrastructure enabling fiber optic and other technologies to be provided in a quick and efficient manner.



Project Highlights

In most cases, real estate investments hinge on the market affordability of the project. The Gateway Center is just such a case. Prior to hiring R. R. Simmons, the development team had designed and priced an exciting project, however the construction costs were too expensive to meet the financial requirements of the project.

R.R. Simmons was engaged to work with the developer and his architect to Value Engineer the existing design. Careful attention was paid by the R.R. Simmons Team to maintain the aesthetic and functional design previously provided by the architect while maintaining the project budget.

Simmons provided a series of value-oriented suggestions for the client to evaluate. Each suggestion was presented in a format that reconciled the value of the issue to the return on the investment. At the conclusion of the exercise, the buildings were made affordable and the design integrity was not sacrificed. R.R. Simmons brought their design and construction expertise to the table and helped Gateway make these projects a financial success.

Gateway Building C

Sarasota, FL

"I think you know how much I think of you and your company, as I have come back for seconds and thirds."

John W. Meshad
Sarasota Gateway Association



Project Summary

- Client
Sarasota Gateway Building C, LLLP
- Location
551 North Cattleman Road
Sarasota, FL
- Project Size
3 Stories
50,000 Square Feet
- Building Systems
Structural steel frame with load bearing exterior tilt wall panels with decorative cornice and bullnose features. Extensive use of hurricane impact glass and curtain wall including ribbon window look on exterior.
- Building Features
Verizon SmartPark Telecommunications Service is incorporated into the infrastructure enabling fiber optic and other technologies be provided in a quick and efficient manner.

Project Highlights

R.R. Simmons was hired as the Design/Builder to provide a new building design in this established business park. The existing buildings were larger and constructed using architectural precast wall panels with large spans of glass. The new building would needed to be smaller yet provide a similar look as the existing ones. Due to the rising material costs, innovative designs and materials were needed to accomplish the owner’s goals.

R.R. Simmons provided a series of value-oriented suggestions for the client to evaluate which allowed the building to be affordable while not sacrificing the design integrity. The wall system provided a dual role of aesthetically pleasing architecture and structural capability eliminating the need for perimeter columns. The wall system also allowed for large spans of glass similar to the existing buildings. R.R. Simmons innovative design and use of materials allowed this project to be built and become headquarters for US Homes, Inc., a national home builder.

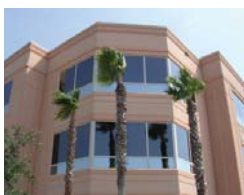
Additional features include a decorative mansard roof that also serves as a roof screen for the HVAC equipment, a first class lobby with architectural woodwork and stone floors and impact glass meeting the new hurricane wind codes.





Gateway Building D

Sarasota, FL



Project Summary

- Client
Sarasota Gateway Building D, LLLP
- Location
501 N. Cattleman Road
Sarasota, FL
- Project Size
3 Stories
68,000 Square Feet
- Building Systems
Structural steel frame with load bearing exterior tilt wall panels with decorative cornice and bullnose features. Extensive use of hurricane impact glass and curtain wall including ribbon window look on exterior.
- Building Features
Verizon SmartPark Telecommunications Service is incorporated into infrastructure enabling fiber optic and other technologies to be provided in a quick and efficient manner.

Project Highlights

R.R. Simmons was chosen as the Design/Builder to provide turnkey services for Gateway Building D, LLLP. Since time and cost are the key to the developer's success, R.R. Simmons worked closely with the Owner to design an affordable solution that could be permitted and built in the required time frame of their future tenants. The University of Phoenix and Morrison Homes had short time frames in which to get into the building. In order to expedite the tenant build out, R.R. Simmons was hired to construct and integrate their scope of work into the building schedule. This allowed for the seamless transition from shell to interior construction.

The building design includes the use of load bearing tiltup wall construction and includes reveals and colors to match the existing architectural precast buildings but at a significantly lower cost. Additional features include a decorative mansard roof that also serves as a roof screen for the HVAC equipment, a first class lobby with architectural woodwork and stone floors and impact glass meeting the new hurricane wind codes.

R.R. Simmons provided a series of value-oriented suggestions for the client to evaluate, which allowed the building to be affordable while not sacrificing the design integrity. R.R. Simmons brought their design and construction expertise to the table and helped make this project a financial success.

Precast / Prestressed Concrete Institute (PCI)
Outstanding Architectural Precast Award Winner

Highwoods Pavillion

Tampa, FL

"The performance that we have come to expect from R. R. Simmons has been a great source of comfort. We know, without a doubt, that our needs will be R. R. Simmons' number one priority."

Scott I. Peek, Jr.
Vice President
Highwoods Properties



Project Summary

- Client
Highwoods Properties, Inc.
- Location
3620 Queen Palm Drive
Tampa, FL
- Project Size
4 Stories
120,000 Square Feet
- Building Systems
Mixed brick and precast concrete with glass curtain wall exterior. Structural steel frame interior with spread footings.
- Building Features
Extensive landscaping and parking ratio of 5:1. The entire building is served by a chilled water system. The building was also designed to accommodate a full electrical back up power system.

Project Highlights

R. R. Simmons, in collaboration with Alfonso Architects, was retained to design a two-building solution for a prominent telecommunications provider. The first building was designed around a central building plant that would provide both power and chiller capacity for the campus. Additional landscape and hardscape totaling approximately \$1 million was added with no additional time in the schedule allowed.

The building features a mix of brick and architectural precast. Due to the changes in the telecommunications industry, the building was not occupied by its original intended tenant.

Ford Motor Credit chose this facility for their Tampa call center. The original design and construction guidelines were a perfect match for Ford's needs and aided in their selection of this Sabal Park location for Highwoods Properties.



National Association of Office and Industrial Properties (NAIOP)
Outstanding Office Building of the Year Award Winner

Great Western Bank

Tampa, FL

"The building was substantially completed ahead of schedule and under budget. Their philosophy is quite simple: deliver the highest quality product at the best price.."

J.A. Bare
Chief Financial Officer
Great Western Bank



Project Summary

- Client
Great Western Bank
- Location
Hidden River Corporate Park
Tampa, FL
- Project Size
3 Stories
71,442 Square Feet
- Building Systems
Structural Steel Frame
Precast Concrete Panels and Glass
- Building Features
Chilled Water System
Raised Access Flooring

Project Highlights

R.R. Simmons was chosen to provide full Design/Build services for the Aristar Division of Great Western Bank. This delivery system was selected to provide both a prompt delivery and meet the need for an affordable facility solution.

The three story divisional headquarters was located on a heavily wooded site within Hidden River Corporate Park. This building was designed to wrap around an existing water feature of the park. The natural amenities of the site were an important consideration in the selection of the exterior color palette and building shape. The interior's central focus is around a large multi-storied atrium which overlooks the lake. A large exterior plaza was incorporated into the design for employee and visitor functions.

The facility was a 24/7 data center for the consumer finance division housed within the building. More than 10,000 square feet of raised flooring was installed to accommodate the primary computer processing area. UPS and generators were installed to meet the facility's redundant power needs.

The building was constructed of precast concrete panels, glass and a structural steel frame. This combination proved to be both aesthetically pleasing, yet affordable. This award winning building has met the needs of this division well and has provided the flexibility to keep pace with the changing needs of Great Western Bank.

Telecom Park Center

Tampa, FL



Project Summary

- Client
DBSI Telecom Office, LLC
- Location
Telecom Drive
Tampa, FL
- Project Size
3 Stories
88,000 Square Feet
- Building Systems
Structural Steel Frame
Concrete Tilt-Up Panels
- Building Features
Energy Efficient Reflective TPO Roof
Class A Interior Finishes
High-Speed Elevators
Back-up Generator Ready
Secure Card Key Access System

Project Highlights

R.R. Simmons is proud to provide Design and Construction Services for the new three-story Telecom Office Building, currently being built along the vibrant I-75 corridor. It's located conveniently amidst the University of South Florida and some of Tampa's major urban thoroughfares including I-275, US301, Fowler and Fletcher Avenues, Busch and Bruce B. Downs Boulevards, and the Selmon Crosstown Expressway. Additionally, the area is supported by thriving retail, housing, hotel and commercial facilities.

In addition to the shell package, R.R. Simmons also provided full design and construction services for the building's Class A interior buildout. Interior amenities include: lush finishes such as granite and wood accents in the main elevator lobby, a beautiful grand stair case leading to the second floor, men's and women's locker/shower rooms, high-speed elevators, ten-foot ceilings and a dedicated mail room / vending area. Outdoor features include: covered executive parking, bicycle-friendly environment, and an outdoor patio break/meeting area.

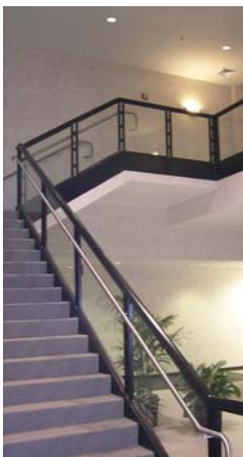
300 Park Place

Clearwater, FL



Project Summary

- Client
Clinton International Group
- Location
300 Park Place Blvd.
Clearwater, FL
- Project Size
2 Stories
101,000 Square Feet
- Building Systems
Tilt-Up Panels w/ Integral Color
Structural Steel Floor Framing



Project Highlights

This 101,000 square foot multi-tenant facility was anchored by Verifone, a division of Hewlett Packard. The shell building consisted of an integral colored structural tilt-up concrete wall system. The exterior finish was created using 100% white cement and native Florida stone creating a warm white finish that required minimal long term maintenance. The final step in the finish process was a sandblasting to highlight the native stone.

Concrete tilt-up was chosen as the prime structural element based on its durability, initial cost and exceptional wind resistance. The panels feature a high degree of architectural relief which further enhances the appeal of the building's design.

As the primary tenant, Verifone occupied 63,200 square feet of space. The interior build out, managed by R.R. Simmons, included traditional interior components with the addition of extensive cabling requirements, redundant power supply and a sophisticated LAN center. Due to the tenant's need for prompt deployment, a phasing approach was utilized. This provided the tenant with early access to the technology centers for set-up and testing.

Tilt-Up Concrete Association (TCA)
Tilt-Up Achievement Award Winner

JLM Industries

Tampa, FL



Project Summary

- Client
JLM Industries
- Location
Hidden River Corporate Park
Tampa, FL
- Project Size
2 Stories
25,320 Square Feet
- Building Systems
Concrete Tilt-Up
Structural Steel Interior Framing

Project Highlights

The R.R. Simmons Team provided JLM Industries, one of the nation's largest chemical brokerage firms, with a complete Design/Build solution. The building has a handsome two-story lobby with a special nautical theme to represent JLM's shipping interests. The two-story corporate office was constructed of jobsite precast tilt-up panels. A neo-classical dome was incorporated into the entrance feature.

The project consisted of design and construction of the shell building and the second floor tenant improvement including space planning and interior design for JLM.

The project schedule was based on an Owner move-in date dictated by his relocation to Tampa. During the site and shell construction, the schedule was updated monthly; during interior finish construction, it was updated bi-weekly. Scheduling challenges consisted of working around having to remove 12" of organic matter from the soil deeper than originally anticipated. The Project was completed on schedule.



Westlake I & II

Tampa, FL



"Your firm's reputation as the pre-eminent design builder in the market is well earned, and one that distinguishes you from the rest."

Robert A. Abberger
Managing Principal
Trammell Crow Company



Project Summary

- Client
Trammell Crow Company
- Location
Corporate Lake Drive
Tampa, FL
- Project Size
Two, three-story 90,000 sf Class B suburban shell office buildings. Corporate office park, multi-building program. First two of three buildings master planned for this site.
- Building Systems
Tilt wall structural frame was created using site cast concrete with interior 30' x 30' bay column spacing.
- Building Features
Excellent thermal and security protection with the use of exterior site cast concrete walls. The utilization of site casting also eliminates columns at the perimeter walls creating more usable space.



Project Highlights

This corporate office park is located along the Veteran's Expressway in Tampa. The buildings are sited in a park-like environment with beautiful views overlooking a natural lake front. The project scope included full infrastructure development valued at approximately \$1 million. The park was planned for future expansion of a third building.

Site conditions cannot always be predicted, as was the case on this project. Unsuitable soils were discovered under the proposed building pad location. After investigation, they were removed and replaced with acceptable materials. We assisted the owner with this process in order to minimize the impact to the project in both time and money.

In spite of the two month delay in the project schedule to remove and replace this soil, the project was completed within the original seven month schedule.

R.R. Simmons designed the buildings to maximize usable interior space. A 30' x 30' column bay system with site cast concrete walls provided for an efficient use of space as well as providing for thermal efficiency and building security. Adding to the energy efficiency was the use of insulated glass at the building perimeter.

Maxfield MOB

Sarasota, FL



"The building was delivered on budget and on schedule without any dispute or differences of opinion. I find that very rare in the construction industry."

John W. Meshad
Maxfield Property, Ltd.



Project Summary

- Client
Maxfield Property, Ltd.
- Location
5831 Bee Ridge Road
Sarasota, FL
- Project Size
3 Stories
42,861 Square Feet
- Building Systems
Load-bearing masonry walls with split-faced block and stucco exterior. Two-ply roof system.
- Building Features
Concrete roof tiles with decorative soffit braces, rusticated plinths and simulated stone accents at entry and windows. Crown molding at parapet and transitional bands. Ornamental ironwork at entry. Mediterranean style, stone columns supported the building.

Project Highlights

Because the construction drawings were under-developed and the schedule was fast-tracked, R.R. Simmons assisted the architect with design development and decision making. The TEAM approach kept everything on track. Our Design/Build experience allowed integration of the design and construction tasks and the Team "can do" attitude assured success for all players.

This project posed a tough scheduling challenge. The masonry trade required multiple mobilizations as the floor plates were "stacked" on each other. The site was extremely restrictive with very little space for staging of materials and equipment. Although there were many scheduling components, including bad weather, the project was completed on schedule.

The geotechnical report revealed that the foundation pilings would need to be vibro-foundations. This additional cost was not anticipated during the original pricing. By investigating Value Engineering options early in the schedule, R.R. Simmons was able to work with the Architect and Engineer to redesign construction details enabling the Owner's budget to be met.

