



"Facing a difficult timeline on the project, R. R. Simmons took time to understand our business, our goals, the timeline, and budget and in the end they produced a quality product that was on time and within budget."

*Mike Greene
Administrative Services Manager
GC Services*



Project Summary

- Client
GC Services
- Location
Lakeland Interstate Business Park
Lakeland, FL
- Project Size
80,000 Square Feet
- Building Systems
Tilt-Up Concrete
Interior Steel Framing
- Building Features
Administrative Offices
Break Room
Employee Locker Room
Open Office Work Area
Computer Rooms



Project Highlights

This project is a prime example of what can happen in a "true" Design/Build process. R. R. Simmons was asked to build a shell building and deliver a very complex, communications-intensive project in five months.

The required occupancy dates were the single most important aspect of the project. One complicating factor was that the building was divided into four quadrants that had to be turned over in sequence to allow the tenant to install computer and furniture systems and to train employees. A separate mini schedule was generated for each area inside the overall project schedule so that progress could be tracked.

This level of detail allowed all parties to view each area's schedule and see how each area had to progress, as well as how each area fit into the overall project. The schedule was updated daily once construction started and each week the schedule was reviewed in detail with the tenant and his third party vendors in other parts of the country via conference calls. As a result, every deadline was met and each area was turned over to the tenant on the required dates.

The project was completed in five months from signing of contract, including design, permitting, and construction, all of which were performed by R. R. Simmons.