

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.