



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.