



INDUSTRIAL PROJECTS





Project Summary

- Client
Trammell Crow Company
- Location
5296 Madison Avenue
Tampa, FL
- Project Size
Building A - 297,500 Square Feet
Building C - 382,500 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
EFSR Fire Suppression System
- Building Features
Decorative Entry Features
Cross Dock, Dock High Configuration
30' Clear Height

Project Highlights

Due to the historically low vacancy rates of bulk industrial product and the scarcity of entitled land to accommodate it, Trammel Crow Companies relied on R.R. Simmons to provide a cost effective solution to meet the growing demand of this market segment.

The two buildings combined are among the largest ever developed in Hillsborough County and the biggest in recent years. The nearly 680,000 square feet of combined bulk industrial distribution warehouse space takes advantage of several impact fee and enterprise zone incentives that are designed to help attract and retain businesses in this important market segment.

Building A was developed with a large user already committed who manufactures and sells stone countertops and will occupy more than half of the building. Building C was developed on spec to address market demand for industrial space. An aggressive overall development schedule and extensive sitework turned this otherwise marshy area into a vibrant center of business for Hillsborough County.

This project marks the fifth project provided for Trammell Crow Company. Repeat clients speak to the level of service and quality of product provided by R.R. Simmons in the office and industrial markets.



Project Summary

- Client
Premier Beverage
- Location
Madison Avenue
Tampa, FL
- Project Size
520,000 SF Distribution Warehouse
50,000 SF Corporate Office
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
EFSR Fire Suppression System
Complex Material Handling System
60,000 SF Conditioned Wine Storage
Redundant Power Systems
Air Rotation Warehouse Conditioning
Chilled Water System Central Plant
- Building Features
LEED Certified Building
Cross Dock, Dock High Configuration
37' Clear Height

Project Highlights

When Premier Beverage Company’s business grew too large for its current location, it turned to R.R. Simmons to design and build it’s new facility. This new distribution facility totals nearly 570,000 square feet including a 50,000 square foot corporate office for its West Florida operations. This new warehouse controls distribution of Premier’s liquor and wine products with the use of a complex, automated material handling system.

Inside the warehouse, a 60,000sf air conditioned space was designed and built specifically for wine storage. The project also included a two story office component with interiors consisting of offices, breakrooms, restrooms, conference and training rooms.

To accommodate the company’s expected further growth in the future, the building is designed to be expandable to the south by approximately 500,000 square feet and to the north by approximately 420,000 square feet. This project is one of the largest LEED buildings in the Southeastern United States.



National Associate of Industrial and Office Properties (NAIOP)
Outstanding Special Use Building Award Winner

Kearney Companies Headquarters

Tampa, FL

"It has been a pleasure working with the entire staff throughout all aspects of the job. The superior workmanship and quality has only been exceeded by their continued communication and professionalism."

Bing Kearney
President
Kearney Development Company



Project Summary

- Client
Kearney Companies
- Location
5115 Joanne Kearney Blvd
Tampa, FL
- Project Size
Office Building - 52,600 Square Feet
Maintenance Facility - 65,000 SF
Special Purpose Building - 15,300 SF
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
- Building Features
Category 3 Hardened Facility
Vehicle Maintenance Structure
Truck Wash Facility
Site Security Building
Helicopter Hanger
Refueling Island

Project Highlights

Kearney Development is one of the largest full service site contractors in Florida. The company's new headquarters houses its site development and other divisions of the KDC family including Florida Trucking. As a first responder, KDC must be ready to mobilize and assist in the event of a significant storm. Therefore, the R.R. Simmons Design/Build Team designed and constructed a facility that would withstand Class 3 wind conditions.

The two-story office component of this mixed development project houses all project management and operational support for the firm. Overhead cranes in the multi-level maintenance facility make the service and repair of heavy site equipment manageable. Special systems to handle exhaust and lubrication fluids were integrated into the design. New paint and equipment wash areas are also part of the sophisticated maintenance infrastructure.

The Special Use building houses the firm's helicopter and other specialized equipment. Rolling steel doors installed can withstand 130 mph wind loads.





"The project team is not afraid to try new ideas or to listen to the owner's past experiences to improve the product. Good communication and listening skills have proven invaluable."

Ken Douglas
Facilities Project Manager
Enterprise Services Group, Cardinal Health



Project Summary

- Client
Cardinal Health, Inc.
- Location
Lakeland Interstate Business Park
2045 Interstate Drive
Lakeland, FL
- Project Size
250,000 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
- Building Features
Redundant Power Supply
Hi-Bay Racking
42,000 SF Mezzanine for Pick Lines
14,000 SF Equipment Mezzanine
28' Clear Height

Project Highlights

This Lakeland facility houses more than 250,000 square feet of pharmaceutical and hospital supplies. With the rapid growth of the healthcare industry in the Southeast, Cardinal Health and R.R. Simmons have worked collaboratively to keep pace with the expanding needs of the market. This "mission critical" facility is fully operational on a 24/7 basis. Highly automated material handling equipment makes this distribution center one of the top performers in the Cardinal Health system. This facility meets the rigid DEA (Drug Enforcement Agency) standards and protocols for security. This project was performed in 3 distinct phases:

Phase One - 135,000 sf tilt-up pharmaceutical distribution center. Intensive electrical system for powering the cooling systems and automated sort lines. Redundant power supply to provide emergency cooling for perishable pharmaceuticals and computer system in addition to providing security and reliability. A raised 42,000 sf mezzanine is used for pick lines.

Phase Two - 9,000 sf addition of office space including employee breakroom, conference room, restrooms, training room, and offices.

Phase Three - 106,000 sf of fully air conditioned high bay pharmaceutical storage and distribution tilt-up precast facility, including 14,000 sf mezzanine and associated sorting equipment.



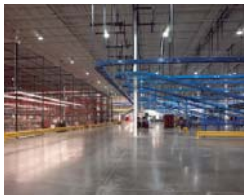
"My first choice would be to once again work with R.R. Simmons and their highly professional and dedicated team. I strongly endorse this organization..."

Doug Pace
Distribution Center Manager
McKesson Pharmaceutical



Project Summary

- Client
Trammell Crow Company
- Location
1515 W. Bella Vista Street
Lakeland, FL
- Project Size
225,000 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
- Building Features
Redundant Power Supply
Hi-Bay Racking
45,000 SF Mezzanine
Complex Material Handling System
28' Clear Height
20 Dock Doors w/ Future Knock Outs



Project Highlights

This new distribution center joins the long list of exceptional projects delivered by R.R. Simmons in the Lakeland Interstate Business Park. The building was constructed using Tilt-Up concrete with a four-ply built-up roof. Concrete pilaster panels with decorative accents enhance the entry to the building and create a sheltered canopy at the front doors.

The warehouse includes dock-high, cross-dock access for trucks and forklifts. The shell building includes (20) dock doors and knock-outs for future doors. Interior column clear spans up to 28 feet allow for maximum storage capacity. A state-of-the-art ESFR fire suppression system was also installed.

A mezzanine for conveyors and racking was built as part of the tenant improvement package. Also included was the construction of an aerosol and flammable area, special fire protection systems, high security vault, refrigeration units, computer room and an emergency generator.

Madison Avenue Industrial

Tampa, FL



Project Summary

- Client
Confidential
- Location
Joanne Kearney Blvd
Tampa, FL
- Project Size
170,000 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
Impact Resistant Glazing Systems
- Building Features
Grade and Dock High Loading Doors
30' Clear Height
First and Second Floor Office Space
Large Flexible Building Footprint

Project Highlights

This new industrial facility was built for one of Tampa's most respected manufacturing firms. They are the primary supplier of tempered, insulated and laminated glass products for the area. The new facility was a replacement for a functionally insufficient older manufacturing environment. With recent modern equipment implementation and the explosive growth in demand for more sophisticated glass products, the new manufacturing facility was a true necessity.

The new facility will provide quicker access to the distribution network of Central Florida. Significant expansion of the tempering and laminating lines are on point to meet this growing demand. Special aspects of this building include new tempering furnaces, clean room laminating work areas for this highly specialized product as well as the autoclave required to cure the final laminations. Overhead cranes serve both the cutting lines and the loading / unloading process.

In order to improve the work environment for the employees, significant day lighting techniques were incorporated into the design of this exciting project.



"The project was delivered under tight budgetary and time restraints. Much could have distracted the team but not even a hurricane stopped your team from missing the promised delivery schedule...Volkswagen knows that you looked out for our interest."

*Iltyd Geare
Parts Operations
Volkswagen Group of America Inc.*



Project Summary

- Client
Trammell Crow Company
- Location
4150 Perimeter Industrial Parkway
Jacksonville, FL
- Project Size
260,000 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
White Light Reflective TPO Roof
T-8 Fluorescent Lighting
ESFR Fire Suppression System
- Building Features
Dock High Loading Doors
30' Clear Height
Fully Air Conditioned Warehouse
50,000 SF Parts Mezzanine
Warehouse Daylighting Skylights

Project Highlights

With an increase in the demand for their vehicles in the US, Volkswagen of America needed to expand beyond its current space. This facility is one of only four located in the country that serve Volkswagen of America. R.R. Simmons worked with one of its long-term clients in the real estate development sector to design and build 260,000 square feet of warehouse and office spaces under one roof.

Features of the building include design provisions for future expansion, up to 40,000 sf to the north and knock out panels in exterior walls to allow for future cross dock loading and future multi-tenant use. The interior buildout includes offices, breakrooms, restrooms, and locker and shower areas.

To enhance employee satisfaction, Volkswagen air conditioned the entire building including warehouse space with 29 Roof Top Units. The project also includes a 3-level pre-engineered parts mezzanine. The mezzanine employs a vertical reciprocating lift for material hoisting, and wheel chair lifts for accessibility. Finally, Volkswagen requested that R.R. Simmons include a continuous pit at the loading dock area, an initiative to enhance security and efficiency in its operations.



Project Summary

- Client
ProLogis
- Location
Lakeland Interstate Business Park
1770 Interstate Drive
Lakeland, FL
- Project Size
100,000 Square Feet
- Building Systems
Tilt-Up Concrete Construction
Structural Steel Roof Framing
- Building Features
Insulated glass
Upgraded windowed entry
Future office buildout capability
Knock out panels for future dock doors
30' Clear Height
8,000 SF Operations Training Center

Project Highlights

Coca-Cola Enterprises chose R.R. Simmons and Prologis to launch a new distribution center concept for their Central Florida beverage distribution program. The new 100,000 square foot tilt-up distribution center is located in Lakeland Interstate Business Park with ready access to the busy Interstate Four corridor.

As the Design/Builder for this project, the R.R. Simmons team worked hand in hand with ProLogis and Coca-Cola Enterprises to integrate their new project requirements. The new facility features both full dock and grade loading conditions.

The chosen site had more than fifteen feet of elevation change across the twelve acre site, which is very unusual for Florida. This elevation change presented its challenges to the civil engineering team to both balance the site and insure that the working grades were appropriate for the active trucking activities.

This thirty foot clear, facility will house in addition to the beverage material nearly 8,000 square feet of operations office. The new facility sits prominently on the entrance to the business park and will be a showcase for Coca-Cola's new distribution concept.

Lakeland Interstate Warehouse

Lakeland, FL



Project Summary

- Client
James F. Knott & Associates
- Location
Lakeland Interstate Business Park
2850 Interstate Drive
Lakeland, FL
- Project Size
140,000 Square Feet
- Building Systems
Tilt-Up Concrete Construction
Structural Steel Roof Framing
White Light Reflective TPO Roof
ESFR Fire Suppression System
- Building Features
28' Clear Height
Large Flexible 50'x50' Bay Sizes
Rear Loaded Facility
Warehouse Daylighting Skylights

Project Highlights

In their first Central Florida development, Maryland developer James F. Knott & Associates selected R.R. Simmons to provide a design/build speculative warehouse to serve the hot Lakeland industrial market.

Driven by historically low industrial vacancy rates and historically high rents, James Knott chose the Lakeland Interstate Business Park as the location to take advantage of current market conditions. This project marks the ninth project developed in this industrial business park by R.R. Simmons. The R.R. Simmons design team provided a long lasting, durable and cost effective solution to meet the needs of the client.

This rear loaded distribution facility features 50'x50' bay sizes with oversized 60' bay at the loading docks and 28' clear height to the bottom of structure to meet current market demands. The space is very flexible and is planned to accommodate up to 8 different users. The tilt up concrete construction provides for long lasting durability and low maintenance of the facility.



Lakeland Exchange

Lakeland, FL



Project Summary

- Client
LIBP Investors, LLC
- Location
Lakeland Interstate Business Park
2855 Interstate Drive
Lakeland, FL
- Project Size
57,000 Square Feet
- Building Systems
Tilt-Up Concrete Construction
Structural Steel Roof Framing
White Light Reflective TPO Roof
Impact Glazing System
- Building Features
28' Clear Height
Large Flexible 50'x50' Bay Sizes
Dock High and Grade Level Loading
Designed for Class III Hurricanes

Project Highlights

In response to historically low inventory of industrial flex/space in the Lakeland market, this client chose R.R. Simmons to design and build a flexible and cost effective solution to meet the current market needs.

This project is located in the Lakeland Industrial Business Park which offers superior access to the interstate highway and other main local routes. This 57,000 sf flex warehouse facility features a combination of both dock level and grade level doors to cater to a variety of potential users.

The project was designed to meet 130mph wind speed. Other hurricane resistant construction such as impact glazing and overhead dock doors were included. The facility is being developed speculatively to be sold off in units of varying spaces ranging from 1500 sf up to a full building. This project marks the tenth project developed in this industrial business park by R.R. Simmons.



"I was very impressed by how smoothly it all went from design right through to completion of the construction. I know it wasn't an easy task, given the time frame with which we had to work."

Dennis Frey
Vice President
Peek Traffic Systems



Project Summary

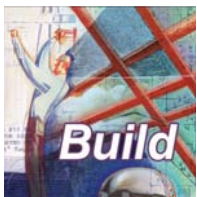
- Client
Miller Properties
- Location
2511 Corporate Way
Palmetto, FL
- Project Size
51,500 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
- Building Features
21,000 SF Hi-Bay Warehouse
30,500 SF Administrative Office Area



Project Highlights

R.R. Simmons provided full Design/Build services for Peek Traffic, a worldwide supplier of advanced traffic products, traffic management and safety systems. Peek Traffic has a unique variety of transportation products with worldwide expertise providing the most innovative technologies and cost effective solutions for today's transportation issues. These solutions include digital camera enforcement systems, a full line of traffic control equipment, controllers and cabinets, signal heads, loop detectors and VideoTracks.

Facing the need to consolidate and expand their US operations, Peek Traffic conducted a multi-city search for a new headquarters location. It became clear that Manatee County was centrally located to handle their needs. The new US Headquarters facility had to be functional, but also exhibit professionalism to their international clients. The two story facility houses engineering, manufacturing, training and product demonstration. The manufacturing environment is fully climate controlled and is centered around traditional bench style assembly.



Crescent Parkway B&Z

Riverview, FL



"It is my intent to utilize the services of R.R. Simmons wherever possible and would welcome the opportunity to provide direct recommendation to anyone seeking construction services in Florida."

*Robert J. Holmes, Jr.
Regional Vice President
Crescent Resources*



Project Summary

- Client
Crescent Resources
- Location
Eagle Palm Drive
Riverview, FL
- Project Size
Building B: 131,685 Square Feet
Building Z: 126,800 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
- Building Features
30' Clear Height
Spec Warehouse Space



Project Highlights

Crescent Resources Parkway Center project is a master planned mixed industrial project. The initial two buildings (B and Z) were the first of nine potential building projects planned by R.R. Simmons for Crescent Resources. R.R. Simmons provided complete Design/Build services for the initial phase as well as supporting Crescent during the due diligence phase of the project.

Buildings B & Z total more than 250,000 square feet of Class A industrial space. The two buildings were constructed in tandem to address Crescent's desire to establish the market at this project location. The architectural themes of the buildings are uniform as are the building standards. Both buildings are full dock height with 24' clearance. Top of the line ESFR fire suppression systems were also installed. The two buildings were designed to be rear-loaded to better address the more upscale perspective for this park. This feature creates more employee parking at the individual front entrances. This is especially important to meet the market demand for this caliber of work space.

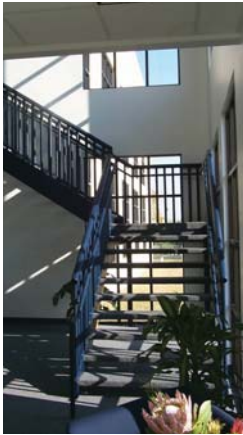
The individual building roofs were insulated to an R-19 level to accommodate users who may need a fully air-conditioned work environment. Each building was provided with significant under floor waste water capacity and large electrical panel distribution.

This Design/Build project was completed thirty days in advance of the contract schedule and under the initial budget.



Hercules Hydraulics

Clearwater, FL



Project Summary

- Client
Hercules Hydraulics
- Location
1016 N. Belcher Road
Clearwater, FL
- Project Size
72,800 Square Feet
- Building Systems
Tilt-Up Concrete
Structural Steel Roof Framing
- Building Features
High bay style warehouse and distribution center for hydraulic parts distributor.
Two-story lobby with monumental stair.

Project Highlights

Hercules Hydraulics is one of the nation's largest catalog houses for industrial parts and hydraulic components. This distribution center was designed to meet both Hercules' domestic and international shipping needs.

The firm's in-house staff reverse-engineers sophisticated hydraulic components and then contract manufactures those parts for a variety of industrial users. With literally thousands of SKU numbers, Hercules worked with the team at R.R. Simmons to design an effective "pick-to-tote" solution for their business.

The facility was designed to accommodate the kit production and shipping side of the business as well as housing the US headquarters for the firm. Special accommodations were made to handle the vast UPS and FedEx shipping needs of the firm. The new facility was designed to further enhance Hercules' rapid response shipping program. Orders received by 3:00 pm are pulled, packaged and shipped for early arrival through the express carriers.

R.R. Simmons worked diligently to provide a series of site planning options. In order to maximize the site for the client, several design and construction challenges had to be overcome. A careful plan to balance the existing fill material rather than import fill material helped maintain the budget.

