

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.

