



*"Price proposal allowances were on target, and the communication network was established throughout the R.R. Simmons and Florida Blood Services organizations. The expertise with which the unknowns were managed was as cost effective as the decision making process was graceful and efficient."*

R. G. Rogers  
Environmental Director  
Florida Blood Services



### Project Summary

- Client  
Florida Blood Services Foundation
- Location  
10100 9th Street North  
St. Petersburg, FL
- Project Size  
144,000 Square Feet
- Building Systems  
Major upgrades to electrical, mechanical, plumbing and fire protection systems
- Building Features  
Laboratories  
Exam Rooms  
Blood Collection Center  
Corporate Offices

### Project Highlights

When Florida Blood Services decided to combine their campuses into one facility, they approached R.R. Simmons to provide leadership for their new state-of-the-art blood banking institution. This is the second project that the R.R. Simmons Team has completed for this client. The first project, completed in 1994, was the Southwest Florida Blood Bank at the University Technology Center in Tampa.

Integrated within the general construction schedule were specific milestone schedules for the Owner-direct contracts providing medical testing equipment, conveyor systems and modular furniture.

In order to ensure quality and schedule adherence, in some instances, R.R. Simmons recommended a change of vendors to those with whom we had an established working relationship. These vendors also offered to supply direct to the Owner, allowing for increased savings.

Careful management, coordination, and short interval scheduling assisted the team while working with the Florida Blood Service's scientific equipment vendors. Phased delivery and commitment to milestones were necessary to achieve FDA certification of the laboratory spaces.

By early identification of nearly 8.3% in project savings, the Owner was able to further enhance their project with the savings.

National Association of Office and Industrial Properties (NAIOP)  
Outstanding Office Building of the Year Award Winner

# SW Florida Blood Bank

Tampa, FL



*"I have wanted for some time to express my gratitude to you and your colleagues for an extremely professional delivery of a quality building project. It has been a pleasure working with a professional and dedicated team."*

Mark D. Routen  
Florida Blood Services



## Project Summary

- Client  
Southwest Florida Blood Bank
- Location  
University Technology Center  
Tampa, FL
- Project Size  
42,000 Square Feet
- Building Systems  
Sophisticated Mechanical and  
Electrical Systems  
Redundant Power Systems
- Building Features  
Corporate Offices  
Laboratories  
Blood Donation Center  
Employee Wellness Center

## Project Highlights

R.R. Simmons provided Construction Management services for this exceptional project. The building has numerous rooms for blood collection, processing and storage. It also included a Research and Development Laboratory for the H. Lee Moffitt Cancer Center, and a large employee wellness area. A drive-through area is used for dispatching blood supplies.

Twenty-foot high gallery spans the length of the building with clerestory windows and architectural metal tie rods. Glass curtain wall with structural metal studs and stucco exterior. Strip windows with metal brise soleil.

This project was one of the initial facilities constructed within the University of South Florida's Research Park.





## Project Summary

- Client  
Bausch & Lomb, Inc.
- Location  
8500 Hidden River Parkway  
Tampa, FL
- Project Size  
150,000 Square Feet
- Building Systems  
Redundant Power Systems  
Intensive HVAC and Electrical  
Chilled Water Supply
- Building Features  
Hi-Bay Warehouse  
Robotic Material Handling Systems  
Research Labs  
Clean Rooms



## Project Highlights

R.R. Simmons was retained by Flour Daniels Construction to provide tenant up-fit services for Bausch & Lomb's Tampa facility. Flour-Daniels was responsible for the \$25 million project and also constructed the shell building. R.R. Simmons was responsible for coordination of Owner's direct vendors as well as construction of clean rooms (15,000 sf), mixing rooms (40,000 sf), laboratory space (30,000 sf), and general offices.

The project was constructed using multiple prime contractors. The electrical and mechanical were separately contracted, however, R.R. Simmons handled all finishes, framing, glazing, masonry, and floor treatments.





*"The project was completed within the allocated time and completed at less than the budgeted cost. The professional planning and project management enabled the project to be completed with only one minor change order on an accelerated timeline."*

Geary A. Havran  
 Director of Operations  
 Viggo Spectramed



### Project Summary

- Client  
Viggo Spectramed
- Location  
Woodland Corporate Center  
Tampa, FL
- Project Size  
26,400 Square Feet
- Building Systems  
Tilt-Up Concrete  
Redundant Power  
Sophisticated Mechanical and Electrical Systems
- Building Features  
Corporate Offices  
Class 100, 10,000 and 100,000 Clean Rooms  
Warehouse Space  
Laboratories

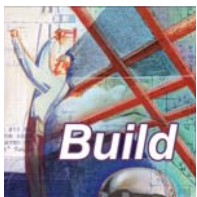


### Project Highlights

In addition to the corporate offices and the engineering center, this facility housed more than 13,500 square feet of Class 100,000, 10,000 and 100 clean room space that was utilized for fabrication and assembly of heart catheters. The facility housed approximately 6,400 sf of administration and engineering space. The remainder of the building was used for distribution and storage of raw materials.

All cleanrooms had isolated HVAC systems with centralized computer control and monitoring. Sophisticated plastics processing, coating, assembly, and packaging equipment was installed within the manufacturing areas. ETO sterilization equipment was also incorporated into the production space. A small prototypical laboratory was constructed for the rigid testing process.

This building was constructed utilizing load bearing tilt-up wall panels. The building has 18' clear height through out the entire facility. On-site fabrication of cleanroom structure, epoxy flooring, and HEPA filtering.





Associated Builders and Contractors (ABC)  
Excellence in Craftsmanship Award Winner

# Transitions Optical

Pinellas Park, FL

*"We scheduled our start-up of production to begin in 90 days. Simmons and all their vendors rose to the challenge and agreed to the short window. Not only did they complete their task on time but they beat the schedule by 15 days!"*

Richard C. Elas  
President  
Transitions Optical



## Project Summary

- Client  
Transitions Optical
- Location  
Pinellas Park, FL
- Project Size  
155,750 Square Feet
- Building Systems  
Sophisticated Mechanical and Electrical Systems  
Major Power Upgrades  
Redundant Power Systems  
Chilled Water System
- Building Features  
Corporate Offices  
Laboratories  
Class 100 Clean Rooms  
10 Mega Watts of Power  
Material Handling System

## Project Highlights

This project required the renovation of a pre-existing shell building into state-of-the-art manufacturing facility, R&D center and corporate headquarters. It had to be completed in just 90 days to meet an urgent market demand. This facility includes six Class 100 clean rooms, reverse osmosis water purification plant, material handling system, mezzanines, complete mechanical and electrical systems, and offices. A full scale research and development laboratory was also constructed where hazardous chemicals were used.

Mezzanines were constructed to support the 1,500 tons of mechanical equipment in the clean rooms. Major power upgrades were added to accommodate the increase in electrical service required by the production equipment, and a chilled water HVAC system was installed. The building requires 10 megawatts of power on a daily basis for the manufacturing process.



# Johnson & Johnson Sterile Design

Oldsmar, FL



*"I was very impressed with the ability demonstrated by the R.R. Simmons management team in coordinating the complex technical aspects of the project within the time constraints of the fast track schedule."*

Joseph McGurk  
Johnson & Johnson Medical, Inc.



## Project Summary

- Client  
Johnson & Johnson Medical, Inc..
- Location  
Tampa Bay Park of Commerce  
Oldsmar, FL
- Project Size  
45,000 Square Feet
- Building Systems  
Tilt-Up Concrete  
Structural Steel Roof Framing
- Building Features  
Sterilization Chamber  
Complex Steel Requirements  
Automated Computer Control

## Project Highlights

Johnson & Johnson Medical chose R.R. Simmons to Design/Build its Sterile Design facility, housing the world's largest sterilization chamber for custom surgical kits. Excellent communication between the medical company's engineers and our team made this highly sophisticated project a very smooth operation. The project posed many unique design challenges and some very innovative approaches were developed.

The environment was completed in only six months. Computerized fast-track scheduling, combined with good teamwork, allowed R.R. Simmons to perform with surgical precision. This high level of performance saved Johnson & Johnson time and money.





## Project Summary

- Client  
Vistakon, a division of Johnson & Johnson
- Location  
7500 Centurion Parkway  
Jacksonville, FL
- Project Size  
140,000 Square Feet
- Building Systems  
Tilt-Up Concrete  
Sophisticated Mechanical and Electrical Systems  
Redundant Power Systems  
Chilled Water System
- Building Features  
Corporate Offices  
Laboratories  
Class 100,000 Clean Rooms  
Material Handling System  
Process Water



## Project Highlights

This class 100,000 clean room facility was built to manufacture sterile disposable contact lenses. Top of the line wet labs and clean room conditions were critical elements of this project. The building was 140,000 sf total with three major divisions of use: clean manufacturing space, laboratory/technical support space, and corporate/engineering space. The clean rooms alone occupied over 80,000 sf.

This fast-track program was completed in only eight months. Phased delivery of manufacturing areas was essential for the installation and certification of production equipment. In just under 90 days the project was completely erected and dried-in for the installation of the high tech equipment.

The mechanical and electrical systems were very large and complex in order to support the Class 100,000 manufacturing area. The entire facility, including the need for processed water, was handled by a series of chilled water systems. De-ionized and RO water systems were also installed for the manufacturing process.

Due to highly sophisticated demands for the electrical and mechanical equipment, significant interstitial space was required to access and service the support equipment. There were extensive catwalks and mezzanine areas that supported the different mechanical systems for the clean rooms.





*"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.



*"Building a state of the art digital television production facility on a fast track is no easy task. It also requires an incredible amount of coordination and attention to detail. From the first day that I began working with R.R. Simmons, I was impressed with the level of service provided us."*

Harlan Neugeboren  
Director of Engineering & Technology  
Bay News 9



## Project Summary

- Client  
Time Warner Cable
- Location  
66th Street  
Pinellas Park, FL
- Project Size  
15,000 Square Feet
- Building Systems  
Tilt-Up Concrete  
Interior Steel Framing
- Building Features  
24-Hour News Broadcasting Facilities  
Raised Access Flooring  
Audio/Visual Equipment  
Robotic Cameras  
Heavy Mechanical Systems  
Intense Electrical Systems



## Project Highlights

With the strong demand for more local programming, Time Warner rolled out a 24/7 digital news solution in the creation of Bay News 9. Building on a multi-project relationship, R.R. Simmons was chosen to provide project leadership for this state-of-the-art digital television center.

This highly technical project involved the renovation and expansion of a 10,000 square foot building already owned by the Time Warner system. The existing building was functioning as a cable head end center for their cable programming system. A fully functional new center was developed including all back-of-house program direction functions and deployment. Editing rooms, on-air studios, weather and sports centers were a part of this transformation.

An aggressive targeted on-air delivery date was established by Time Warner and the project team. The entire project was designed and built under a fast-track program, and to the client's extreme satisfaction, delivered on time and within the stringent technical and financial expectations.



# Time Warner Communications

Various Florida Locations



*"Over the last six years, R.R. Simmons has designed and constructed multiple high-tech hardened communication hubs . . . R.R. Simmons took the time to understand our business and our goals and produced a very high quality product for us to use in delivering our advanced services."*

Steve DuChene  
Engineering Manager  
Time Warner Cable



## Project Summary

- Client  
Time Warner Communications
- Location  
Various Locations in Manatee, Pinellas and Hillsborough Counties
- Project Size  
Eight individual buildings of varying sizes. Thirty plus sites were evaluated. Prototype designed and modified to fit individual sites.
- Building Systems  
Class 3 hurricane construction consisting of pre-cast walls with double-tee roofs and concrete topping.
- Building Features  
Redundant power and down-feed Liebert HVAC units, raised floors, full grounding to .5 ohms, lighting protection, 500 and 1000 KW generators with ATS and full power monitoring.



## Project Highlights

R.R. Simmons was hired by Time Warner to provide site evaluation, design and construction for their expansion program. Although we have completed a number of projects for Time Warner, our primary assignment was to design and construct a series of fiber optic head-end stations. In addition, these facilities would also house a series of high capacity telecommunication switches.

R.R. Simmons led a team of consultants to design a modular switch center that could be constructed rapidly and would provide Time Warner with a "hardened" facility for this sophisticated telecommunication equipment. The R.R. Simmons Team designed a pre-fabricated concrete facility, rated to withstand a Class 3 hurricane, necessary to satisfy the needs of Time Warner for uninterruptible service to its client base. Any interruption to the operation of the facility could have resulted in the disruption of cable television service to approximately 250,000 homes.

At the Brandon and Manatee locations, subsequent additions included the removal and relocation of the existing precast exterior wall which potentially exposed the entire facility and millions of dollars of computer equipment to the elements. Therefore, the quality of the temporary protection was extremely important. Through constant observation and diligent coordination of work, a dust free environment was maintained and the project was completed without any interruption of service.



*"Simmons has lived up to their representation as a true design/build construction firm, and more importantly, a group of construction professionals who stand behind the commitments they make to their customers."*

*Phillip R. Mays  
Senior Director, DKBERT Assoc.*



## Project Summary

- Client  
Alamo Rent A Car Systems
- Location  
Ft. Lauderdale Commerce Center  
Ft. Lauderdale, FL
- Project Size  
64,800 Square Feet
- Building Systems  
Tilt-Up Concrete Exterior Walls  
Double Tee Precast Roof Structure
- Building Features  
Class 3 Hurricane Protections  
Redundant Power



## Project Highlights

Alamo Rent A Car chose R.R. Simmons to deliver its new, high security, worldwide communications hub under the Design/Build delivery system. To meet the stringent security requirements, the building was designed to handle Class 3 storm conditions, and therefore incorporated the latest in building systems technology, able to withstand winds in excess of 170 mph.

Additionally, the Client required a state-of-the-art communications system with 25 miles of data and communication cabling. The mainframe data center portion of this facility exceeds 25,000 square feet of raised floor, 200% redundancy with 3.75 megawatts of back-up generation power, UPS and HVAC systems. Includes an independent potable water source in the case of an extended disaster. Designed and constructed to run uninterrupted for five days with no external support.