



Joanna Aggelakos
Owner & Lead Construction Manager

Project Name: Checkers Corporate Headquarters

Size: 22,888 Sq. Ft.

Location: Tampa, Florida

Type: Tenant Improvement

Client's Business Need

Checkers required a renovation and expansion of their existing headquarters located at Colonial Place in Tampa, FL. They had outgrown their existing corporate headquarters which had become antiquated through the years. Due to their growth, Checkers also needed better spatial planning to accommodate their operations.

Solution

Caleza was asked to fully renovate the tenants existing office space, lobby and common areas over a nine month period with a TI budget of \$1.1M. The primary challenge was completing the project in time for Checkers annual corporate meeting in May of 2013, while keeping them fully operational throughout the entire project.

Joanna worked closely with the tenant and architect to develop a new space that would meet both the operational needs of Checkers and their budget. Once the final architectural plan was agreed upon, a multi-phased plan was developed to temporarily relocate the client into swing space once construction began. This was a critical step in the success of the project and included coordination with building management, facilities, IT and operations to ensure that the clients operations remained up and running throughout the entire project. The project was delivered over the course of six separate phases that included the relocation of each department into their own swing space while construction was being completed. Weekly site visits and team meetings were required to ensure that the aggressive schedule was being met and no budget overruns were realized.

The project was successfully completed on-budget and in time to meet Checkers annual corporate meeting.