



John Peeples
Sr. Construction Manager

Project Name: Prime Factory Outlets

Size: 250,000 Sq. Ft.

Location: Ellenton, Florida

Type: Ground-Up and Tenant Improvement

Client's Business Need

Prime Factory Outlets had acquired land in order to build a new outlet mall in Ellenton, FL. The property owner had secured over forty leases with large retailers that were dependent upon the on-time completion of the project.

Solution

Three lead construction managers were appointed to separate portions of this project (i.e. site, building & tenant build-out). As lead construction manager for tenant build-out, John's focus was to deliver each tenant build-out on-time and on-budget. The primary challenge to this project was to build-out over forty retail centers for pre-leased clients while the base building was being constructed.

Pre-construction services focused on working with the architect to design each space per the unique budget requirements of each tenant. The project was put out to bid to preapproved subcontractors and a final subcontractor was selected. Interior tenant build-out could not begin until portions of the base structure were completed which presented enormous timing and coordination challenges. An aggressive schedule was required and special care was taken in order to make sure the construction schedule was being met and that materials had the proper lead times. The project required the team to work non-stop for a total of six months with the tenant build-outs consuming over three months of the project schedule.

The entire project was delivered on-time and on-budget allowing for a successful grand opening of the mall.