

# Royal Caribbean Lines

## RCL Weston Logistics Center

**Project Name:**  
RCL Weston Logistics Center

**Square Feet:**  
267,250

**Location:**  
Weston, FL

**Architect:**  
Spangenberg PhillipsTice  
Architecture

**Construction Manager:**  
Moss Construction

**Date Completed:**  
December 2009



**Project Description:** RCL Facilities selected Sempai Services as project manager to oversee the planning, design and construction of a new logistics center and office facility to support RCL's worldwide cruise line business. While RCL had initial tentative program and budget, changes in market conditions, strategic direction and business leadership required several major reprogramming and redesign studies.

- Approach:**
- Created unified project committee to bring together representatives from major stakeholders (logistics, purchasing, information technology, and security).
  - Selected construction manager early in design phase to assist with major redesign studies.
  - Created overall financial management and control system to forecast and track expenditures in spite of dramatic changes in project strategic direction.

- Results:**
- Project completed two months ahead of schedule and \$1.3 million (16%) less than the approved capital funding request while at the same time accommodating over 250 using agency changes.