

PROJECT SUMMARY

BED BATH & BEYOND®

BBBY #001 Roof Truss Repair Program

The Project

During an annual inspection by the local Fire Marshal, it was discovered that the wooden trusses supporting the barrel roof of the first Bed Bath & Beyond location were cracked in several places and were in danger of imminent failure. The situation needed to be remedied immediately to avoid risk to store customers and employees. QPM was selected to manage the project while the existing roof trusses were repaired and strengthened. The corporate headquarters of Bed Bath & Beyond (only 15 minutes away) monitored the project closely.

The QPM Solution

QPM developed the Scope of Work for the repair project and was responsible for coordination and management of the structural engineering firm, the general contractor, the Bed Bath & Beyond corporate Construction Group, Store Operations, Store Planning, Loss Prevention and IT, as well as the store's management and employees.

QPM also had to work with the local Building Department to secure the necessary permits and coordinate with the Fire Marshal to show that required repairs were being made in a timely manner as required.

The site had originally been constructed in 1920 as a roller-skating rink. As the project progressed, the 88-year-old building generated some unexpected change orders, including:

- An asbestos survey that was needed once pipes totaling almost 600 feet in length were found to have been wrapped with asbestos. The asbestos

was remediated quickly so that the project could proceed.

- Removal of almost 80 cubic yards of trash found in the roof area;
- Repair of the system supporting the roof trusses. The roof was supported by a wood structure which had deteriorated over the life of the building. Metal was used to reinforce and strengthen the structure.

Results

After reviewing the installation plans for the steel supports required by the structural engineer, QPM was able to suggest an alternative installation method which resulted in a cost savings of \$125,000 for Bed Bath & Beyond (26% of the budgeted project cost).

The work was completed on time and significantly under budget due to the cost-saving recommendations of QPM. The Fire Marshal let the store remain open while repairs were made which was very important to Bed Bath & Beyond. QPM was able to answer any questions raised by the Fire Marshal, the store management and Bed Bath & Beyond corporate personnel.

More Information

To see many more examples of QPM's experience with projects like yours, visit www.qpmlc.com and click on "Projects".