

PROJECT SUMMARY



Circuit City New Store Construction

The Project

From July, 2006 through August, 2008 Circuit City engaged QPM to provide Construction Management services managing both New Construction (ground up from pad ready sites) and Existing Building Take Over projects in 13 separate states. A total of (28) new builds and (9) Take Over projects were completed, during this timeframe.

The QPM Solution

QPM provided construction management services, utilizing one account manager and up to seven project managers throughout the two-year program to bring proper oversight and consistency to the construction process.

QPM brought their expertise in managing both the new construction and existing build sites for Circuit City recommending the 50% and 99% review thresholds with the architect and the drawings. This process reduced potential change orders, since issues were determined early into the process, when items could still be changed. In addition, QPM recommended cost effective design changes to the drawings.

Each project manager worked closely with the Circuit City architect, real estate managers, contract administrators, FBO Vendors and contractors on:

- Cost estimating
- Scheduling
- General contractor bidding and review
- Pre-bid meetings

- Store equipment orders and timing
- Lease negotiations
- Pad and Property Acceptance

The Circuit City Operations teams often requested the project schedules be shortened due to local market strategies or competition. QPM was able to efficiently manage these schedule changes and meet the earlier delivery requested by Operations.

QPM worked closely with the Contract Administrators to reduce costs in the store equipment area. QPM determined the necessary lead times for ordering equipment thus eliminating expedited shipping costs and also provided recommendations to eliminate equipment being ordered automatically by the corporate office that was not actually needed on site.

Results

QPM successfully delivered 10% of the sites before the planned date based on Circuit City Operations concerns over market conditions.

Numerous design changes, based on QPM feedback from managing the overall process, were implemented into the Circuit City process. Also, Circuit City reduced their overall cost by also implementing the equipment recommendations provided by QPM for these projects.

Most notably, the QPM team received an average score of 99% on the Circuit City Store Turnover Scorecards, which were completed by the Operations Team, prior to the store opening – the highest average score received by any previous 3rd party vendor.

More Information

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