

PROJECT SUMMARY



Temporary Tent Garden Center

The Project

In order to produce an additional revenue stream prior to the upcoming Memorial Day Weekend, The Home Depot Operations Group decided on the construction of a temporary tent garden center in an 'Expo Design Center' parking lot.

The project scope entailed an elaborate multi-tent structure with tower elements, utilities, storm water run-off filtration and traffic circulation. The structure was to be designed, permitted and erected in the 'Expo Design Center' parking lot prior to the holiday weekend.

Due to the aggressive, four week project timeline, The Home Depot engaged QPM to manage the design, permitting and utility coordination of the temporary garden center. The project was awarded to QPM in mid-April and had to be permitted and open prior to Memorial Day weekend.

The QPM Solution

Due to the aggressive project schedule of less than five weeks, it was imperative that QPM immediately meet with the local Planning Director and the other city departments to review the project.

Based on the local codes, QPM needed to determine design solutions for the following issues:

- Tower elements and fencing treatment (signage)

- Structural integrity of the temporary tent structure
- Re-engineering of the Canadian tent design to meet local California codes and ensure public safety.
- Filtration of the water run-off from the temporary operation
- Utility installation
- Public Safety requirements from the local Fire Department

QPM worked very closely with The Home Depot, the city's Planning Department and Structural Engineer, as well as the tent provider in order to develop a design addressing all of the items above.

Rather than installing a permanent and expensive filtration system, QPM researched alternative filtration systems to meet the city's requirements, which eliminated the need to 'break ground' for installation. QPM also worked with the local Fire Department and made the necessary accommodations to meet the public safety requirements.

QPM was also able to negotiate with the city and allowed to pull permits for installation of the utilities (water, electrical, data) prior to formal approval. This allowed for installation of the utilities ahead of time.

Results

By working very closely with the local Planning Department, QPM was allowed to obtain permits for the utilities, prior to their approval. QPM also reviewed the design and code with the structural engineer for the city, which expedited the review and approval process. QPM's knowledge of the local codes also allowed The Home Depot to take advantage of code references for such a temporary structure also helping to expedite the permitting process.

After numerous evaluations and alternatives for filtration of the storm water that would come in contact with the nursery, QPM ultimately managed to provide the city with an acceptable system at minimal cost to our client.

QPM successfully obtained the necessary permit on May 16th, which gave The Home Depot a week for the erection of the tent, stocking inventory and inspection prior to the long Memorial Day weekend.

More Information

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