

A Case Study: Project Scheduling on Quick Serve Tenant Improvements Projects

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General Project Information

Locations:

Paso Robles, Atascadero

General Contractor:

Highland PM, LLC

PM Consultant:

Avanti Development Partners

Owner:

McDonald's USA, LLC

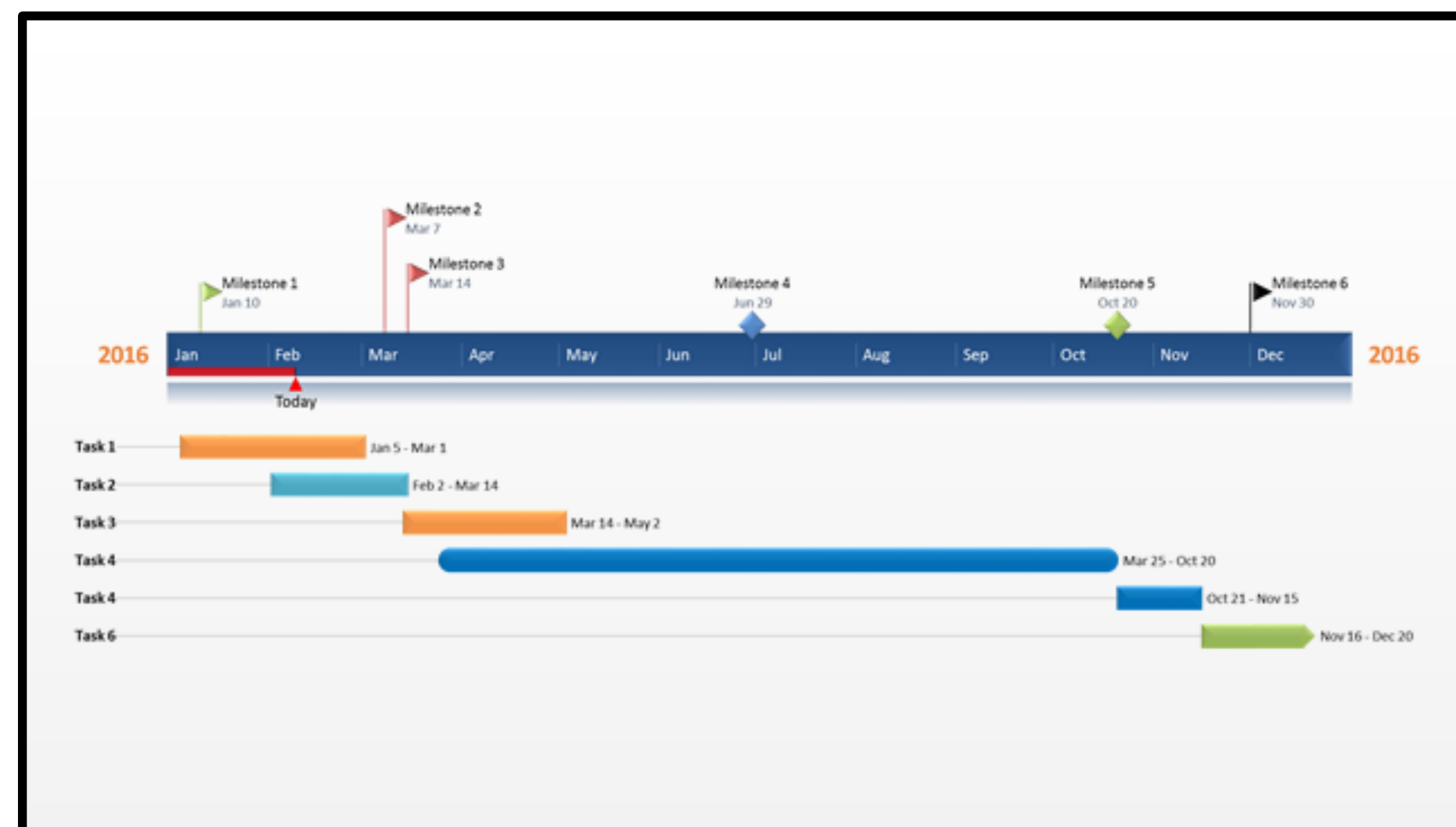
Scope of Work:

Flooring, Drywall, Acoustical Ceilings, Painting, Stucco, Lighting, Plumbing, Roofing

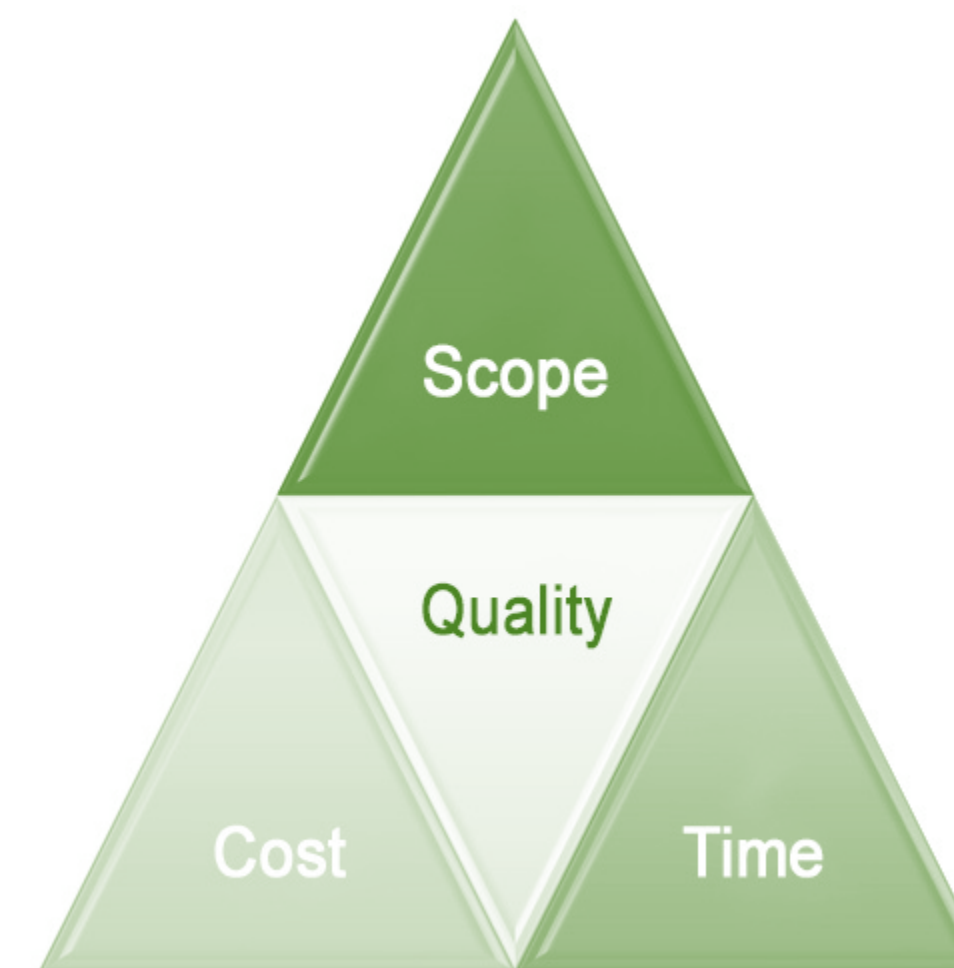
Abstract:

Scheduling is the basis for nearly all construction planning. For small tenant improvement projects, time is often of the essence. However, often times the project's schedule is not closely followed, monitored, or updated. Discovering why the project's schedule has not been followed, monitored, or updated will illuminate potential ways to improve the efficiency of planning and managing a quick serve construction project. This report will provide this information through a series of in-depth interviews, as well as, observations from a three McDonald's tenant improvement projects on the California Central Coast. From these interviews, the interviewee's perspective of the project's progress and schedule is important in gaining a wide perspective of this unconventional form of project management. From the observations of project's, an outsider's perspective is necessary to develop and research the potential efficiencies and deficiencies of this style of project management. The combination and analysis of this information provides the construction industry with new knowledge on how to manage and maintain project schedules on quick serve tenant improvement projects.

Keywords: Construction Planning, Tenant Improvement Scheduling, Project Management, Schedule Control, Quick Serve Tenant Improvement



Having a milestone schedule is a compromise to having a complete and complex project schedule.



The project management triangle is at the center of all construction planning.



Companies use software such as Smartsheet and Procore to help manage a project's schedule.



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