

## Case Study: Office Max

**Division:** Preconstruction/Construction/  
Construction management

**Project Description:** Integrated Project Delivery

**Menemsha**  
LOS ANGELES | BOSTON



### The Project:

In early 2007, Office Max decided they were going to launch a major multi year remodel program. While they had the scope of work that they wanted to complete, they did not have a plan as to how they would complete it. They knew for sure that their stores had to remain open during the work and wanted to complete 50-100 a year. They began qualifying national general contractors and quickly realized Menemsha offered something different with their ability to not only handle the construction but also to use their expertise in construction management to manage all of Office Max vendors and material. Menemsha was also contracted for a portion of the preconstruction and the architectural work itself.

### Menemsha Solution:

- Utilizing Menemsha's team of experts in open store remodels, Menemsha was quickly able to put together a critical path template outlining both a construction schedule and a vendor delivery schedule that would be required to assure a successful outcome for each site.
- At the same time, Menemsha's preconstruction department began working on the due diligence and production of drawings.
- Menemsha also managed the fixture and merchandising scope on these projects including all of the planned programming of the stores.
- Menemsha developed the entire inventory reporting through our online project management tool utilizing real time information on site to ensure quick responses from vendors for replacement of damaged or missing parts.
- Menemsha also partnered with Office Max corporate and at the store level to develop a system that brought the stores into the construction process. This helped to actually increase revenue while under construction which according to Office Max was unprecedented in their past remodel work.

### The Result:

- Through the integrated project delivery system, Menemsha and Office Max were able to work in tandem to improve not only the design but the process to how these projects were set up and executed.
- In having a team integrator assigned to the client, there was one point of contact available to help with all phases of the program, keeping the information streamlined and accessible to all parties.
- Most importantly, Menemsha was able to deliver these sites on time and on budget with no negative sales impact to the stores.