



CASE STUDY: SHEA PROPERTIES

Shea Properties required a survey to create a set of as-builts for a future renovation. Menemsha surveyed 6,717 square feet of a single location with two levels and 20 rooms. The scope of work included floor plans, reflected ceiling plans, site plans, as well as exterior elevations.

The survey team utilized Faro Plan Scan which allows the gathering of both anchor and stationary scans while utilizing the model feature. Menemsha completed the fieldwork in two days and delivered a 2D and 3D model to the client in 5 weeks.

- Surveyed 6,717 square feet
- A single location, two levels, 20 rooms
- REVIT deliverable
- Fieldwork completed in 2 days
- Final deliverable completed in 5 weeks



CASE STUDY: POLLO CAMPERO

Since 2018, Menemsha has worked closely with restaurant chain Pollo Campero to help bridge the gap between the Guatemalan headquarters and the United States-based team. We've worked with the chicken chain to not only roll out remodels, ground-up builds, and tenant improvements but also create a streamlined template prototype for new restaurants. Menemsha and Pollo Campero have worked on a diverse array of project types. Besides building and opening new restaurants, we've helped bring previous franchisee-owned restaurants up to current brand standards. Menemsha has been a valuable partner ready to assist and collectively engage throughout all milestones of the project's life span. Menemsha aided Pollo Campero by improving the template and creating a kit of parts to work from to expedite expansion efforts throughout the US.

HIGHLIGHTS

- 15 Remodels
- 7 Franchise Updates
- 11 Tenant Improvements
- 3 Ground Ups

CASE STUDY



CASE STUDY: PAPA JOHN'S

As part of a remodel and relocation program, Papa John's requested that Menemsha provide as-built surveys on various locations. They required information for future exterior and/or interior remodeling, plumbing upgrades, food services kitchen equipment verification, and documentation for possible future city permitting. The project included over 400 locations across the states (CA, AZ, CO, TX, MO, IN, IL, TN, KY, NC, SC, AL, GA, FL).

The scope of work included a CAD file format floor plan with dimensioning, equipment layout, and equipment asset tagging to help the client identify which stores needed an update or if new equipment was needed. The team utilized traditional survey methods that included a reflective ceiling plan, an above-ceiling plan (for all structural elements), a roof plan, restroom elevations, interior sales floor elevations, and exterior elevations. With this scan, the survey team was able to provide thorough interior/exterior virtual tours, still photos, and site investigation reports.

Menemsha sent out a team of 18 to 20 surveyors traveling from state to state to the 400 locations. Surveyors visited 1 to 3 locations a day and turned in deliverables within 4 to 5 days. The team worked vigorously to meet the client's deadline.

Highlights

- 2,500 SF per location, 400+ locations
- CAD deliverable
- Fieldwork completed in 1 day per site
- Final delivery completed in 7-9 days



CASE STUDY: **GROCERY OUTLET**

Searching to expand to new locations, Grocery Outlet contacted Menemsha to provide as-built surveys on proposed sites. They needed to identify if the former retail stores would be adequate spaces – providing efficient electrical and plumbing for their grocery stores. They would also need our as-built plans as test fits for their future store layouts.

Menemsha surveyed two locations that were from 9,000 to 12,000 sq. ft. The surveyors utilized traditional scans to provide deliverables in CAD file format (2D sheets that include floor and ceiling plan), as well as a Revit file format (3D virtual plan), floor plan with dimensions, reflected ceiling plan, above ceiling plan, roof plan, exterior elevations, site investigation report, Matterport/virtual tour, 3DVR's, and still photos.

The team was able to cut down the survey time by a day and a half as well as convert CAD deliverables to Revit deliverables as requested by the client. Overall, the project took 17-22 days. Surveyors were on site for 2-3 days, followed by 5-7 days for material to be composed and uploaded to OPM, and conversion from CAD to Revit, as well as review by Menemsha's Quality Assurance and final delivery to the client took 10-12 days.

HIGHLIGHTS

- 9,000 - 12,000 SF, 2-locations
- Revit deliverable
- Sitework completed in 2-3 days
- Final Delivery on the project from initial site visit to client delivery 17-22 days



CASE STUDY: CITIZENS BANK WEALTH MANAGEMENT CENTER

When Citizens Bank wanted to expand their wealth management business into Florida, they needed a partner with experience working in the financial industry as well as a history of success in the state. They looked to Menemsha for survey, general contracting, and construction management services. The beautiful, new Wealth Management Center is located at Phillips Point, a class A office building in the heart of West Palm Beach.

The project was an accelerated 12-week build-out that required multiple shifts to complete on time. The 3,500-square foot suite consists of a vestibule with an ATM, a lobby, two conference rooms, five private offices, and a common work area. Construction included bringing in all new utilities, custom light fixtures, a mixture of drywall and ACT ceilings, custom wall coverings, detachable glass panel systems, multi-flat panel monitor walls, custom millwork and furniture, and ceramic tile throughout.

HIGHLIGHTS

- \$1.2M Project
- Survey, Permit Expediting, General Contracting, & Construction Management Services
- Project Completed on Time & on an Accelerated Schedule



CASE STUDY: BEDROCK - 300 RIVER PLACE

Menemsha surveyed Bedrock's 300 River Place office building in Detroit, Michigan to generate floor plan documents for leasing purposes, produce a 3D model for architectural remodels, and update BOMA calculations for 52 suites. The scope of work included floor plans, storefront elevations, and an accurate 3D model that contained major MEP items. The survey team utilized two methods to measure these spaces, Matterport and FARO Focus S. Traditional measurements helped verify the scanned measurements.

The team developed a set of Scan Processing Forms to support managing and processing incoming scan data. With this, the QA was able to track and understand how scans were placed in models, how they were revised, and which areas had problems without spending time investigating. Menemsha also increased the team size to accelerate collecting scans. The team completed the project in 2 months, and the final documents were delivered via Menemsha's Online Program Management System.

- 516,875.39 SF surveyed
- 1 building with 7 levels and 52 suites
- Generated CAD and Revit files
- Final deliverables completed in 2 months