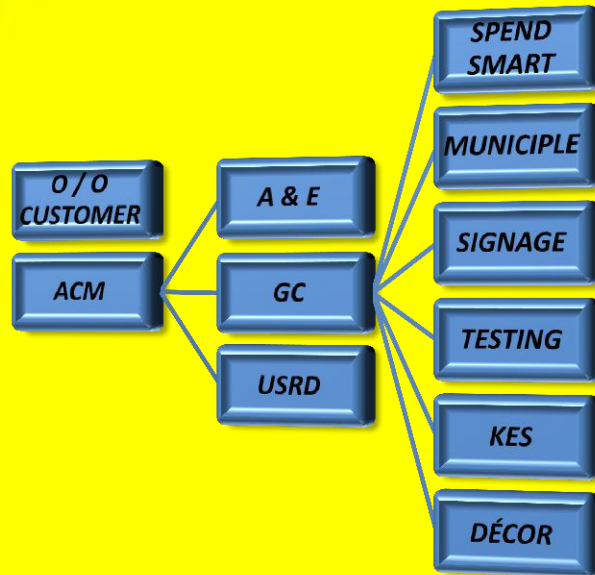


GREAT SOUTHERN REGION CONSTRUCTION PROGRAM



- ☐ PROJECT MANAGEMENT PROGRAM
- ☐ CONSTRUCTION STANDARDS
- ☐ SPECIFICATION HIGHLIGHTS

GSR PROJECT MANAGEMENT PROGRAM



GREAT SOUTHERN CONSTRUCTION

Mission:

Great Southern Construction Department provides solutions in the work place through innovation to improve the overall work experience, provide greater impact to meet and exceeding the GSR Development Plan, and provide a healthy work/life balance.

Goal:

The Great Southern Construction Team took on the challenge of workload and implemented creative steps to make improvements to the Project Management Process and Procedures.

Project Management:

We compared the present program in place and measured it against the program as outlined in the 2013 McDonald's Project Manual. Our present program did not reflect the PM program as outlined in the Manual.

The Project Manual:

The 2013 McDonald's Project Specification Manual, Section 013100 Project Management and Coordination, provides that the General Contractor assume total and complete responsibility for the Project Management Program, including project progress meeting, special project meetings, communications, quality control, safety requirements, documenting major events, accountability for impacts to the project schedule, review and approvals, and coordination for materials and equipment, etc.



PROJECT MANAGEMENT



Duplication of Process:

The GC already provides project management internally, and utilizes many of the same meetings, reports, and processes as outlined in the 2013 Project Manual.

Accountability:

The re-alignment of roles and responsibilities created a platform for streamlining project management and production, created efficiencies in process and communications, provided greater opportunity for the ACM to plan and act strategically, and insured greater positive impact to the Development Plan.

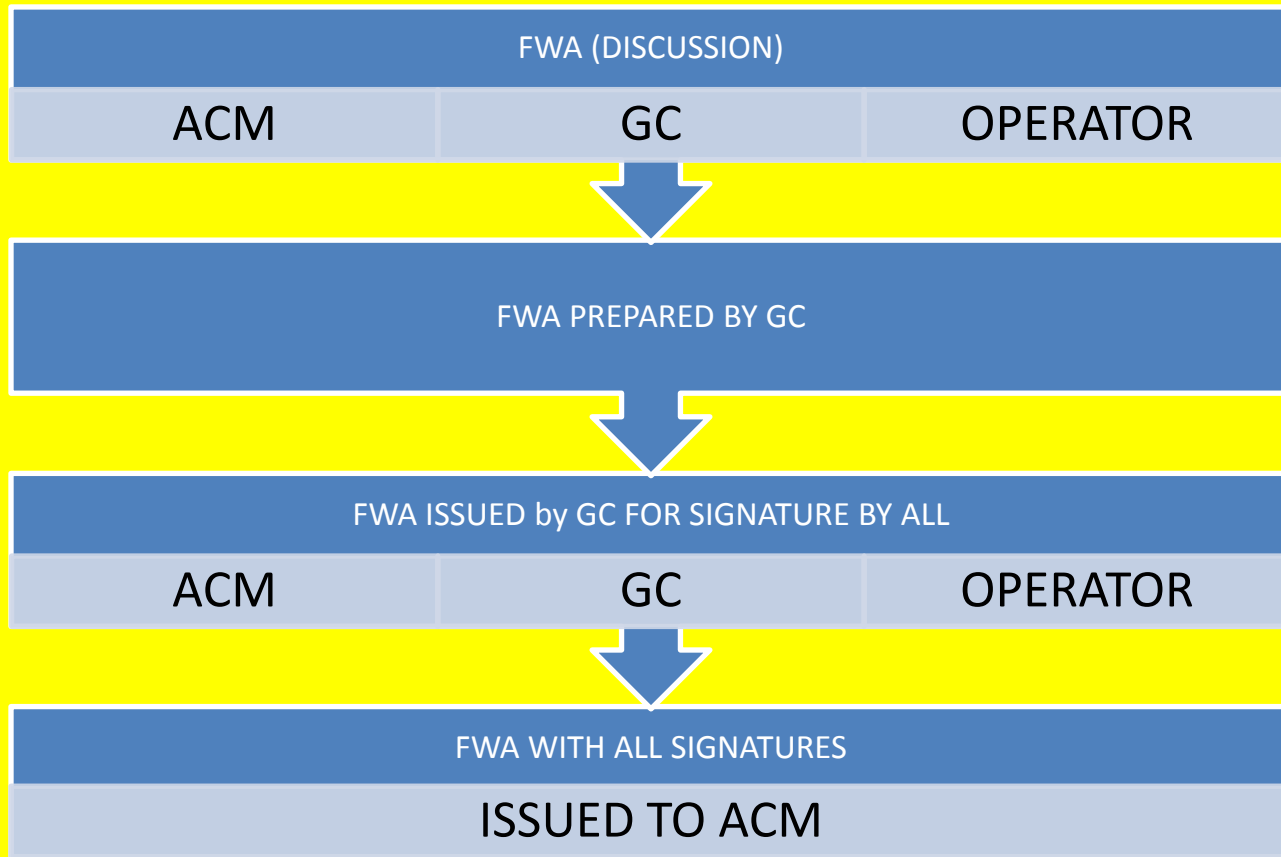
Utilization of Resources:

Our approved General Contractor Partners bring with them a host of talented and skilled individuals. And, collectively they provide a vast amount of experience and expertise that if leveraged to the full extent possible will provide measurable benefits to increase productivity and provide workload balance.

The Benefits:

Fewer change orders as GC's manage, direct, and coordinate all work activities
GC's builds relationships with Owner/Operators, McOpCO and Field Service
Strengthened relationships between GC's ,Architects, Engineers, Vendors, Suppliers
Strengthened communications and accountability through process re-alignment
Delivery of a quality product that meets and exceeds our customer expectations.

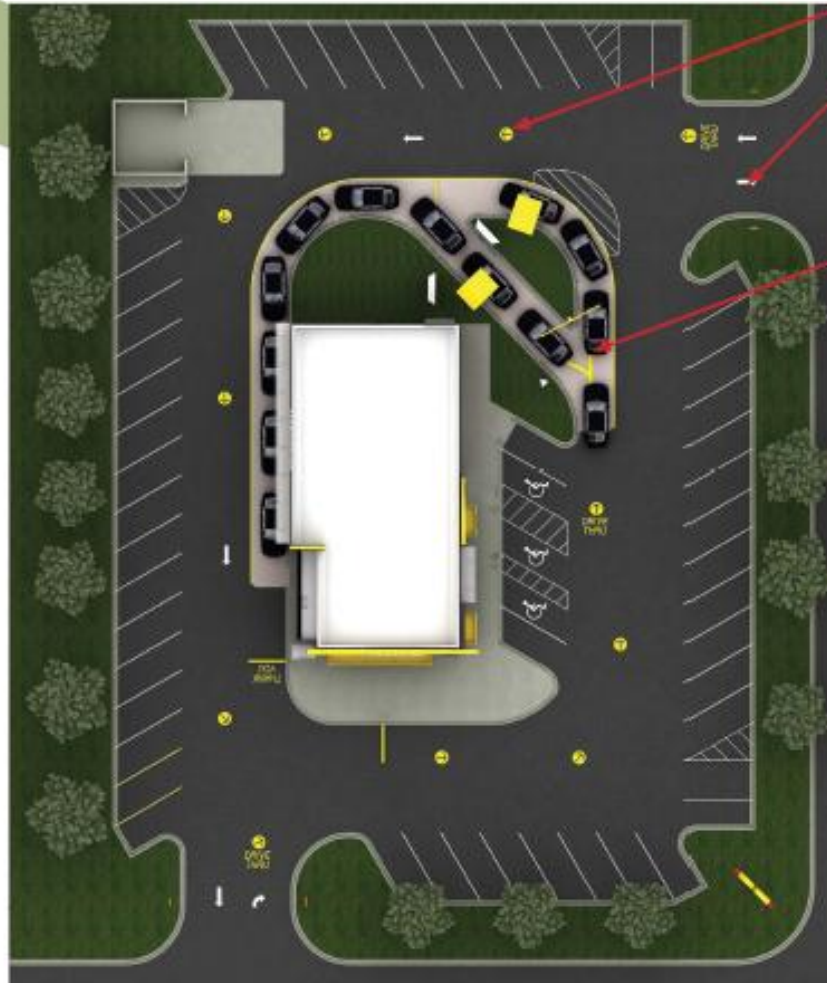
CHANGE ORDER PROCESS



CONSTRUCTION STANDARDS – SITE



PAVEMENT MARKINGS



Yellow paint is used for all drive-thru markings.

The entrances will all have a white ingress-egress arrow for the customer to easily identify if it is a one-way or two-way entrance. These are within 10'-0" from ingress point and are designed to be seen clearly before a car makes a turning commitment or as per municipality requirements.

The Double-headed arrow for a side-by-side drive-thru should be positioned to direct traffic appropriately to either lane as they approach the island. Each arrow must be customized to fit the lane configuration.

Drive-thru lane **striping is 6" wide**. It should define the drive-thru lane by starting at the entrance of drive-thru and stopping at the exit.

If five or more arrows are needed to direct cars to the drive-thru, **plan the correct placement of the arrows to include an application of the word "DRIVE THRU"** with an arrow centered above the word "DRIVE" somewhere in this sequence. This application is to be centered between the arrows on the parking lot. Directional arrows are for one way site circulation.

GREAT SOUTHERN REGION CONSTRUCTION STANDARDS INDEX



BUILDING EXTERIOR

ROOF TOP REFRIGERATION PLATFORM CAP FLASHING
HEARTH WALL STONE / ALUM. TERMINATION BAR (OPTION)
REFRIGERATION ROOF PENETRATION HOUSING
ARCADE SOFFIT WITH VENT 1FT OFF ENDS
METAL LINTELS COVERED WITH BREAK METAL TRIM
COMMON CMU VS QUICK BRICK BEHIND ARCADE
PAVERS AT BUILDING ENTRIES
HANDRAILS – SS OR BRUSHED ALUMINUM
ARCADE OYSTER TILE LAYOUT & SCHLUTER EDGE TRIM
LCN DOOR CLOSURE



BUILDING INTERIOR

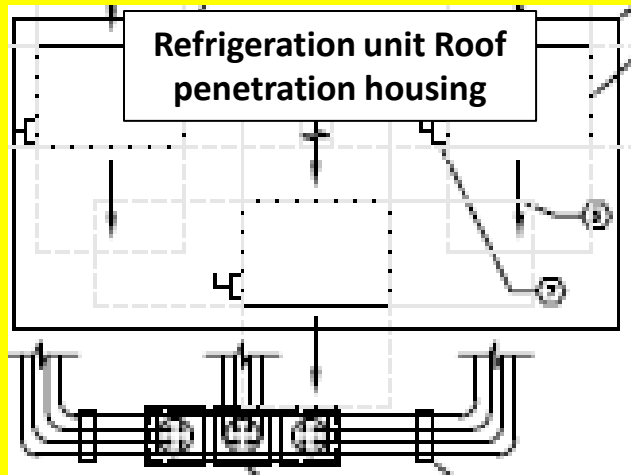
WATER VALVES IDENTIFICATION & SCHEDULE
VESTIBULE DOOR – FLOOR STOP
RR VANITY WITH SIDE WALL SUPPORT
DMB SOURCE COMPONENTS BEHIND BULK HEAD WALL
RR DOOR KICK PLATE WITH RETURN EDGE
WALL TILE FLUSH WITH BASE TILE IN RR's
SS CORNERS IN KITCHEN CEILING TO FLR.
OUTSIDE WALL VINYL CORNER WITH ½ ALUM. TRIM
SEEQ CEILING TILE – ARMSTRONG SHASTA BLACK
COMPUTER CLOSET – EQUIPMENT INSTALLATION
COMPUTER CLOSET OPEN TO MGR. OFFICE
MOP SINK WITH SS TRIM

SITE

TREX PLANKING AT TRASH GATES
H/C SIGNS MOUNTED IN 6" BOLLARDS
H/C RAMP AT BUILDING WITH BACK HEADER CURB
LIGHT POLE BASE WITH SMOOTH FORMS
BLDG SIDEWALKS EXPANSION ZIP STRIPS / SEALANT
TE WITH HEAVY DUTY HARDWARE
TE WALL MOUNTED LIGHT PACK W/ MS
TE COLD WATER LINE TO POST HYDRANT
DRIVE THRU CURB DETAIL.
BUILDING SIDEWALK CURB POURED IN PLACE
BOLLARDS - WHITE @ DT / PB MATCH BLDG COLOR



CONSTRUCTION STANDARDS – BLDG.



DETAIL

REMOTE CONDENSER UNIT (CU-1, CU-2 & CU-3)
SCALE: $\frac{1}{2}$ "=1'-0"

7
M3.0

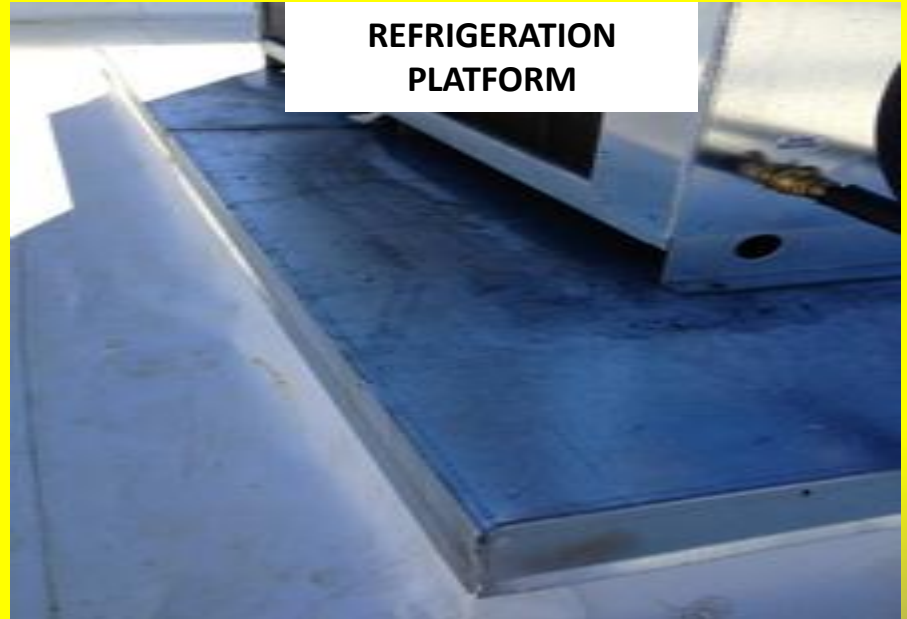
REFRIGERATION UNIT
ROOF PENETRATION
(OPTIONAL)



SOFFIT VENT 3" Dia.
12" from EDGE



REFRIGERATION
PLATFORM



CONSTRUCTION STANDARDS – BLDG



**DMB ELECTRICAL
ROUGH IN**



**FRONT COUNTER
RIGID CONDUIT**



**INSTALL TEMPORARY
SIGN BANNERS**



**SEEQ
CEILING TILE**



CONSTRUCTION STANDARDS – BLDG.



**LCN
DOOR Closure**



**Hand Rails - SS or
Brushed Alum.**



**PAVERS AT DOOR
ENTRY**



**METAL TRIM
TRANSITION TO BRICK**



CONSTRUCTION STANDARDS – BLDG.



**COMMON CMU
BEHIND ARCADE**



**ARCADE OYSTER
TILE LAYOUT**



**ARCADE OYSTER TILE
SCHLUTER EDGE TRIM**



**STEEL LINTEN COVERED
w BREAK METAL**



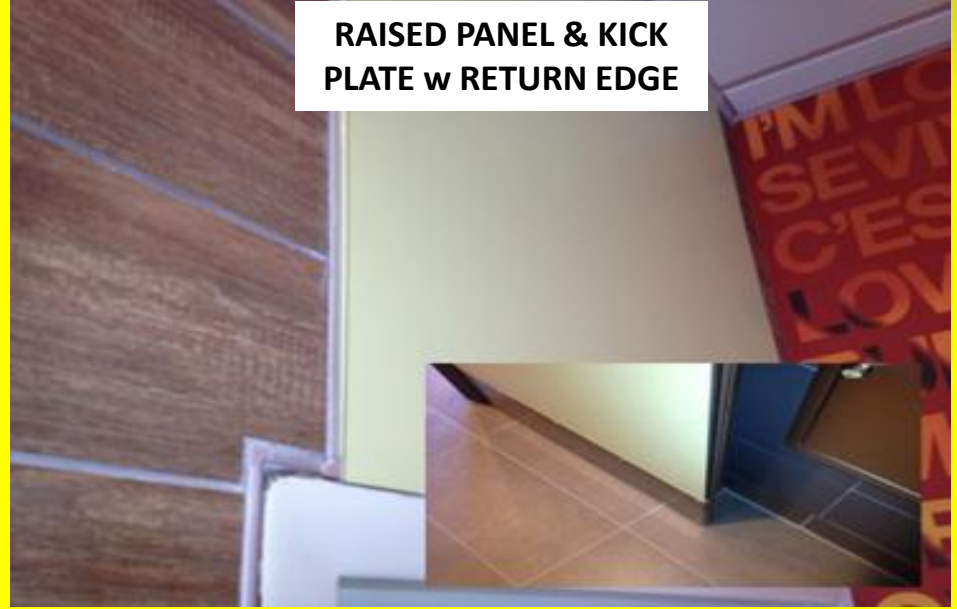
CONSTRUCTION STANDARDS – BLDG.



**SCHLUTER RESTROOM
DOOR FRAME**



**RAISED PANEL & KICK
PLATE w RETURN EDGE**



**SURFACE MOUNTED
HAND DRYER w CORIAN
APRON**



**VANITY SIDE WALL
SUPPORT ESCUTCHEON**



CONSTRUCTION STANDARDS – BLDG.



**SHUT OFF VALVE TAG
SCHEDULE**



**WALL TILE FINISH
DETAIL**



**RR WALL TILE FLUSH w
COVE BASE**



**COMPUTER CLOSET w
ALL EQUIPMENT**



CONSTRUCTION STANDARDS – BLDG.



**SS CORNER GUARD
FULL HEIGHT TO FLOOR**



**LOCATE POS, WI-FI
EQUIPMENT IN CLOSET**



**MOP SINK w SS TRIM
AND PANEL**



**MEDIA PLAYER
LOCATED BEHIND BULK
HEAD**



CONSTRUCTION STANDARDS – SITE



**HEAVY DUTY
HARDWARE**



**TE Wall MOUNTED LIGHT
PACK w PC & M.S.**



**TE ¾" CW LINE to POST
HYDRANT**



**BOLLARD PAINTED
WHITE at COD**



CONSTRUCTION STANDARDS – SITE



**CONCRETE JOINT SEAL
(TYP)**



**CONCRETE BASE
ALL**



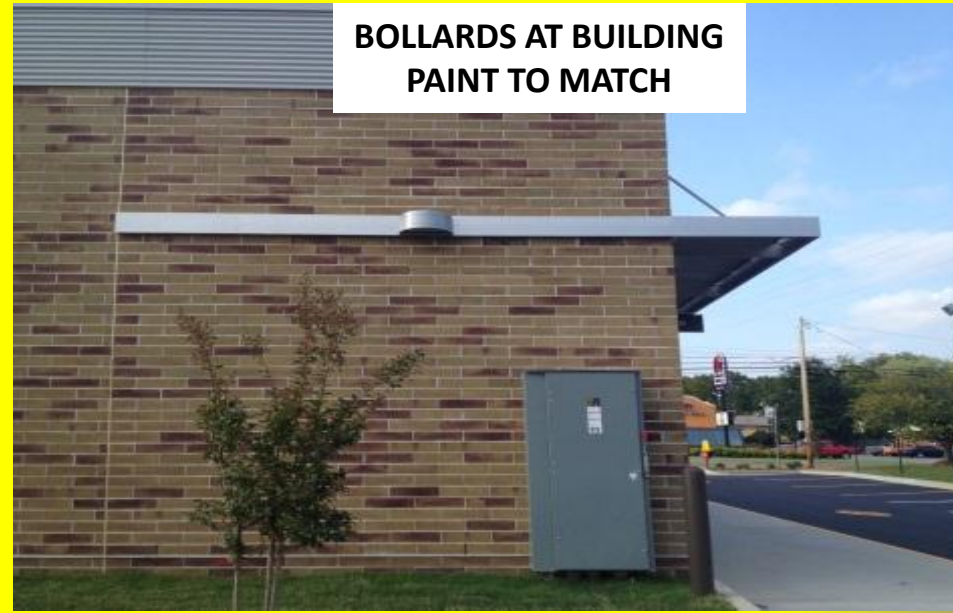
SMOOTH FORM

SEAMLESS

**BLDG SIDEWALK & CURB
POURED IN PLACE**



**BOLLARDS AT BUILDING
PAINT TO MATCH**



CONSTRUCTION STANDARDS – SITE



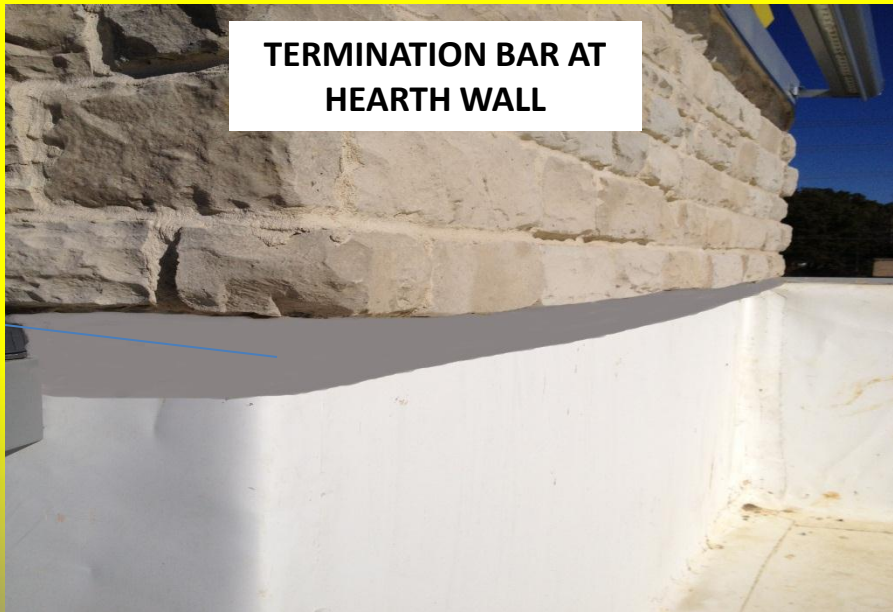
**H/C SIGN MOUNTED IN
BOLLARD**



**H/C RAMP AT BUILDING
w BACK HEADER CURB**



**TERMINATION BAR AT
HEARTH WALL**



**DRIVE THRU LANE
CURB DETAIL**



MCDONALD'S PROJECT MANUAL



AREAS of INTEREST / AIA

McDonald's Specification & Project Manual Highlights:

Section 013100 Project Management and Coordination:

- Part 1-General
- 1.4 Coordination:
 - A., B., C.
- 1.5 Project Meetings
 - A. General
 - B. Preconstruction Conference
 - C. Pre-installation Conference
 - D. Progress Meetings

MCDONALD'S PROJECT MANUAL



AREAS of INTEREST / AIA

Section 033000 Cast-In-Place Concrete:

- 3.7 Concrete Placement
- G. Cold Weather Placement
- H. Hot-Weather Placement
- 3.11 Concrete Protecting and Curing
- A., B., C., D., E.

Section 017300 Execution-Construction Layout:

- 3.3 General:
- Engage a land surveyor or a professional engineer to lay out the Work using acceptable surveying practices.
- 3.4 Field Engineering:
- Certified Survey: Major site improvements; showing dimensions, locations, angles, and elevations of construction and sitework.

MCDONALD's PROJECT MANUAL



AREAS of INTEREST / AIA

Section 017410 Progress Cleaning:

1.1 Summary:

- Cleaning and maintenance of site premises (Daily)
- 3.4 Final Cleaning
- Execute final cleaning prior to final inspection as follows.....

Section 051200-Structural Steel Framing, Section 052100-Steel Joist Framing, Section 053100-Steel Decking, Section 054000-Cold-Formed Metal Framing:

- Submittals:
- 1.4 or 1.6 A:
- Product Data
- B:
- Shop Drawings
- Note: Review all sections requiring Product Data and Shop Drawings

MCDONALD's PROJECT MANUAL



AREAS of INTEREST / AIA

Section 076200 Sheet Metal Flashing and Trim

- Part 1 General
- A. Product Data
- B. Shop Drawings
- C. Samples
- D. Mockups
- 1.6 Quality Assurance
- A. Fabricator Qualifications
- B. Installer Qualifications
- C. SMACNA's "Architectural Sheet Metal Manual"
- D. Pre installation conference

Thank you for reviewing our GSR construction program!

THE GSR CONSTRUCTION TEAM