



## Monro Inc. More Offices, Now Please!



Monro is a rapidly expanding leader of car care. Founded in 1957 in Rochester, NY, the company has continued to grow over the decades from 20 stores in 1977 to the operation of more than 1,980 stores today. These stores operate under 10 separate Regional brand names.

APD has been Monro's National Architect and Engineering consultant since 1997, having completed more than 100 projects in that time.

Most recently, APD assisted in the rebranding efforts Monro is undertaking to freshen their stores and attract an expanded clientele.

### Executive Summary

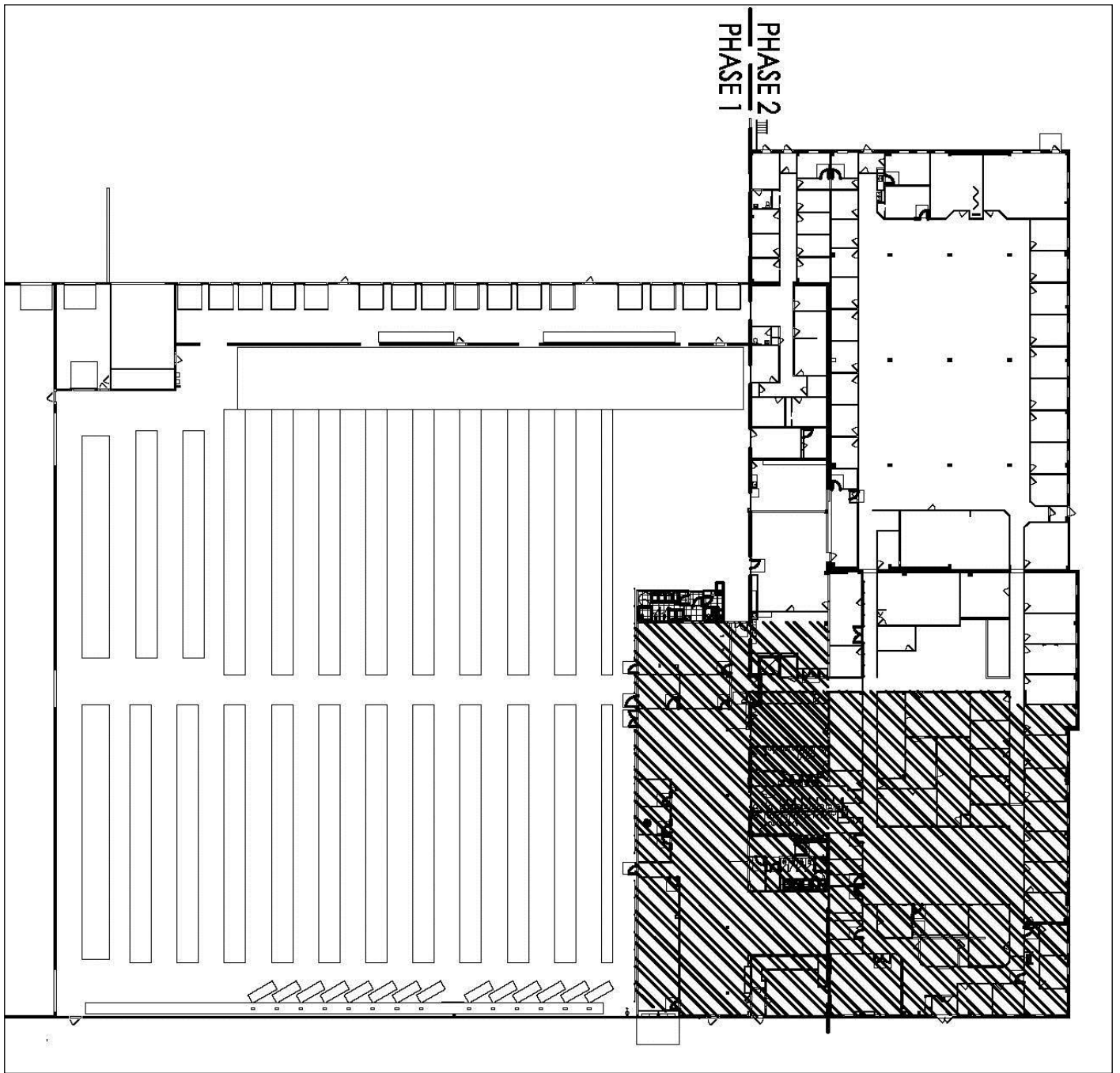
Due to the acquisition of numerous brands, rapid expansion at Monro Inc. in late 2017 necessitated additional office space be added to their Headquarters in Rochester, New York. This need was immediate. The property's footprint did not allow for an addition to be added and the building had already been reconfigured several times. No additional land was available.

### Challenges

In order to solve the space conundrum, it was decided to expand through an existing wall and out into the adjacent warehouse space. Additional restrooms for warehouse employees were added to the first floor near the expansion. Walls were designed to enclose the new office areas on both floors. The addition was to match the existing steel joist floor framing and was to be completed as quickly as possible with the entire project to be designed and completed in nine months.

### The Solution

During early Construction Document development APD's Architect, and Project Manager for this project, suggested replacing the steel joists with steel beams. His reasoning? The steel beam option met all the structural requirements of the project and steel beams could be fabricated in half the



time of the steel joists. Therefore, the addition would be completed sooner.

It was also decided that the steel would be bid separately from the project. This allowed the steel to be awarded and fabrication started a month earlier. The client readily agreed to this design change and alternate bidding arrangement.

## Results

The project was originally scheduled to be completed in nine months and that schedule was able to be met with the suggested change in structural design.