











HOW TO RELOCATE YOUR OFFICE...

A Comprehensive Office Relocation & Moving Guide to Help Make Your Commercial Business Relocation Easier

Prepared By:

Pete Webb

Beltmann Group, Inc. 407-947-9126

407-455-7454

Pete.webb@beltmann.com



TASK LIST FOR AN OFFICE MOVE

Overview

This task list is a composite made from lists for several moving projects. No list can be complete for your current project. It takes experience, common sense, creativity, cleverness, and imagination to produce an accurate list for a large project. I have developed this list as a starting point to describe the common tasks. This will free your mind to discover unusual situations and the hidden problems which must be solved to complete a complicated move successfully.

It is helpful to arrange tasks in logical groups which can be assigned to persons. It also helps to arrange tasks by dates. To plan a successful move, each task must be done as far in advance of the moving date <u>as reasonable</u> and possible. If too many tasks are left for the week before moving, there will be chaos. If all the work and planning have been done before moving day, then you can calmly tour the office and be alert to something which has been missed.

Use a bar chart (a Gantt Chart) to list the tasks, the responsible persons, and the starting and completion dates for each task. Review and update the chart daily.

The Critical Path Method (CPM) is a more complex way of preparing a chart, but few people understand this concept. The CPM chart shows which tasks must be completed before another task can begin. It also shows which tasks can delay the completion of the project on time. A knowledge of the principles of the CPM method are very helpful in planning large projects.

The Microsoft "Project" software package for personal computers can be helpful in managing a complex project.



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100–199 Tasks for an Office Move

100 Scope of responsibility and authority

Get a written definition of your responsibility approved and signed by the senior manager responsible for your work. Also list items for which you

are not responsible, just to be clear to all concerned.

110 Get budget approval

Determine the budget for your work. Include at least 15 to 20 percent

extra to allow for contingencies (things that no one thought of until the last minute). If there are many poorly defined activities, allow a larger amount

for contingencies.

Get the budget for your services approved in writing by senior

management.

120 Moving assistants

Select your Moving Assistants or Coordinators from each department.

Publish the names of your assistants as members of The Moving

Committee.

Hold regular meetings with The Moving Committee to keep them informed

and confident about the progress of the move.

Get the Moving Coordinators to list equipment which will require special

preparation before the move (large copiers, ice machines, motorized files,

etc.)

130 Project Directory

Prepare a directory to list all people and vendors involved with the project.

Include telephone and FAX numbers and mailing addresses.

Prepare an Organization Chart to list the departments being moved.

List all outside vendors, consultants, etc.

Designate someone to record names of employees, current and new

locations, and old and new telephone numbers on a personal computer. Use this information to print moving labels, telephone directories, and locator lists. This is often done by the Telephone Consultant. Be sure

files can be read by all computers used in the project.



Prepare an Equipment List form to identify all telephone and computer equipment used at each work station, office, work room, etc. Consult with Telecommunications and Computer Departments who may want to do this. When appropriate, customize the form for large departments. Architect will use this data to plan outlets.

150 Prepare moving schedule

150	Interview managers and supervisors to learn what factors will influence the time for each department to move. Consider conversion to a new computer system, preparation of reports after the end of a month, departments which work closely together, etc.
150	Prepare a list of Moving Restrictions to help in deciding when a department can be moved and when it should not be moved.
150	Get senior managers to approve the Moving Restrictions.
150	Prepare a moving schedule for all departments. Get approval from all department managers.
150	Get senior managers to approve the Moving Schedule.
150	Get the most senior manager to notify department heads that "they can not change the Moving Schedule without his approval, which will be difficult to get."
150	Publish the moving schedule to all employees, the architect, general contractor, building managers, the moving company, and all others concerned with the project.

152 Confirm dates with General Contractor

152	Check with the general contractor each week to verify when he will complete the building and get a Certificate of Occupancy.
152	Get the date the freight elevator will be approved for use by the State Inspector. The general contractor will coordinate this.
152	Coordinate the installation of cables for telephones and computers with the general contractor and the architect. Let them know where the cables penetrate walls and floors before construction starts.

153 Prepare schedule to move supply rooms

Prepare a plan for the Supply Room for packing all supplies, moving and installing the shelf units, restoring supplies.



153 Prepare schedule to move diesel generator, UPS, telephone gear

153 Add to the moving schedule the dates for moving the diesel generator and the UPS's (Uninterruptable power systems).

155 Prepare elevator schedules for all buildings

155 Prepare an elevator schedule for each old building and for the new to show times needed by movers and Deliver personally to the building manager and to dock managers in charge of loading docks and freight elevators. Otherwise, the dock

manager will never know.

160 Prepare schedules for moving complex equipment

160 Finalize the detailed schedule for disassembling the motorized filing units ("Lektrievers"), moving them, assembly, and testing. Check all door and hall clearances at old site and the new building.

160 Finalize a day by day, hour by hour schedule for emptying the files, disassembling them, storing and moving the contents, assembly, and restoring the contents. Calculate a daily performance rate for the

installers.

160 When the first motorized file unit is moved, time the movers on removing

the trays from the units. Keep this data for future planning.

160 Arrange for security of the contents during storage and transport (police

escort).

170 Prepare schedules for servicing vending equipment, copiers, etc.

170 List equipment which needs special service before and after moving. Tour the departments and make a list by moving dates. Contact the vendors and schedule the work. (This does not include coffee, soft drinks,

and cracker vending machines.)

170 Arrange for the removal of vending equipment at the origin after the

movers have taken everything else away.

170 Cancel coffee service at the old location.

171 Plan for removal of old signs

171 Arrange for removal of outside signage at the old building.



180 Prepare plans in case of disaster to computers, software, etc.

Outline the work stations which are used by the people who must return in

case of a catastrophe. Keep the disaster plan updated each week. Assign numbers to all existing work stations. Set up a data base to print

"return labels" for those who may have to come back.

185 Review Schedules with Building Managers

185 Review the Moving Schedule with Building Managers and get their

approvals in writing.

185 Contact building managers and arrange to have air conditioning on at all

sites during the move, from start to finish.

190 Get approvals for all schedules

Review moving and security procedures with the Audit Department.

Meet with senior managers to review schedule. Get their signatures for

approvals.

195 Get emergency telephone numbers

Prepare a list of Emergency Telephone Numbers to include building

managers, elevator repairmen, electricians, manager of moving company, etc. Get numbers for home, club, favorite bar, golf course, girl/boy friend,

pager, etc.



200-399 Activities at old site

202 Prepare plans and dimensions of old site(s)

202 Prepare 8.5" x 11" floor plans of the origins to show the locations of all

items to be moved. Use brightly colored "hi-lighter" pens for better clarity.

List the capacity of each elevator at origin which will be used for moving.

Review this with the mover's supervisor to avoid problems with over

loading. Some elevators stop when over loaded.

202 Measure all doors and corridors to be used for moving. Check overhead

clearances also. Be sure large items will pass with space to spare. Make a card board template of largest item and move template out of the

building on a dolly to insure passage into elevator, halls, etc.

205 Take Inventory of furniture

Get management to decide if it wants Fixed Assets Tags on all chairs and

on all case goods being moved to the new building. If yes, order bar coded tags several months before the move. Attach

inventory tags to all furniture and equipment which do not have tags.

Prepare a data base to list all of the existing furniture and its disposition

during the move. Include current location and the Fixed Asset Tag Numbers if they are available. Identify items to be reused, sold to employees, sold to vendors, discarded, or moved to a warehouse. Sort the data base by current location to insure that an item has not been promised for two or more locations. Sort the data base by destination code to insure that each item in the new offices is coming from only one source. It is frustrating to have two desks delivered to the senior

manager's office.

206 Plan Disposition of Furniture and equipment.

206 Work with the architect and the Furniture Dealer to decide disposition of

furniture in Conference Rooms, Lobbies, Reception Areas, Lunch Rooms. Get a list of people now in private offices who will be moving to work stations at the new building. Decide on the disposition of their furniture,

especially chairs.

Arrange for off site storage needs for furniture, equipment, and records,

both temporary and archival.

Arrange to discard any equipment which will not be needed at the new

location. Send reports to Fixed Assets Accounting.



206 Prepare forms to record the transfer of furniture and other assets to other departments, the warehouse, disposal, sale, etc.

207 Schedule cleaning of furniture

Schedule the cleaning of chairs at the old site. (Best to do this 2-3 weeks before moving.) The mover can move them without soiling the fabric. Can use shrink wrap or plastic bags over chairs.

Arrange for a location for cleaning chairs at the new building in case chairs are not cleaned just before moving.

209 Schedule refurbishing of modular components (new fabric, paint)

209 Identify "unnecessary panels" which can be removed early for recovering.

Arrange for a small room at the new building to be used to recover panels. Furniture Dealer will specify the size. Consult with the architect and General Contractor to see if this space will be ready and available when needed.

210 Disassembling furniture

210 If file cabinets have been bolted together, plan to have two movers unbolt them a few days before the move begins.

220 Accessibility (keys, cards, badges)

Get elevator keys for each old building so that the movers can operate the elevators in the manual mode. Test the keys 3 days before the move, just to be sure.

Get keys for time clocks if they are fastened to the wall or counters.

Get keys to offices at least 3 days before the move. Then test the keys, or you may be locked out with the movers standing around.

230 Cranes, rigging, etc.

220

Arrange for removal of windows, crane service, fork lift service, and scaffolds if anything will be moved in this way.

240 Disconnecting and servicing equipment

Arrange for disconnecting ice machines, photo developing tanks, and

other devices connected to water and/or sewer lines.

Designate someone to remove the ink bottle from the postage machine on moving day.



240 Have copy machines prepared for moving (remove toner).

Remove time clocks, magnetic card readers, and other security devices at

the old location.

250 Cleanup campaign

250 Prepare a plan for disposing of unnecessary papers by shredding, trash,

etc.

251 Send records to offsite storage

Send appropriate records to archival storage before the move begins.

260 Refunds on utilities, memberships

Arrange to get refunds on deposits for utilities, diesel and/or fuel oil left in

tanks, memberships in clubs if resigning, etc.

270 Green plants

Arrange for removal of green plants at old site and delivery to new office.

280 Keys

280 Collect keys and return to landlord or building manager.

290 Traffic control for moving vans

Notify the police department of your moving plans. Arrange to get parking

permits and to have parking spaces blocked off before the move starts.

Do this for old and new sites.

290 If transporting items with high value, arrange for a police escort using a

regular police car with blue lights and a police radio. Consider hiring an

off duty officer.

295 Attach moving labels

295 Put moving labels on furniture, equipment, and boxes and complete the

day before the move. Include "Do Not Move," "Storage," "Trash," "Sold,"

etc. labels.

298 Tour old building with building manager

298 Immediately after the move, tour the old building and note any damage

made during the move. Take photographs if you think it is advisable.

Arrange to make any repairs needed.



299 Clean old buildings

299 Remove all equipment from the old buildings.

299 Arrange to have the old buildings cleaned according to the lease and good

business practice.

300 Moving and packing instructions

300 Revise the standard Moving Instructions to customize them for this project. Revise the illustrations to print them beside the instructions for packing and labeling. These pictures show the locations for moving labels.

300 Get the mover to review and edit the Packing and Moving Instructions for

> the employees. Tailor the instructions to agree with the mover's

procedures.

300 Prepare a written "lecture" to give to all employees one week before they

> move. Review with the Moving Coordinators at least one week before the first lecture. Distribute the Moving Instructions at these meetings. Ask the

mover to participate.

350 Printing moving labels on laser printer

350 Write simple instructions for using a Personal Computer program to print

labels on a laser printer.

350 Order 2,000 moving labels to test on laser printer.

350 Arrange with the Telecommunications Department to get their data base

of employee names, new locations, phone numbers, etc. at least two

weeks before the first moving day.

350 Test the data base to insure that your computer can use it to print moving

labels.

Test printing of actual moving labels. Test the adhesive on the labels to be sure it allows easy removal from furniture. Order moving labels to be

used in the move.

350 Prepare moving labels for all furniture, equipment, and boxes.

If the moves will take place over many weeks, print labels for the first few

weeks. Repeat as necessary to include last minute changes.

350 Prepare layouts of furniture for private offices, conference rooms, etc. to

post on the door jambs. Enlarge blue line drawings (blue prints) if

available. Otherwise, use graph paper with dotted lines printed at 40%



density or less. When the lines are printed at 100% density, it is difficult to read the outlines of the furniture. A scale of "1/4 inch equals 6 inches" produces a grid for the typical office which fits on 8.5" x 11" paper. (The little squares are 1/4 inch wide.)



400-799 Activities at New Site

404 Room and Grid numbers on plans

When grid numbers and/or room numbers are assigned by the architect,

review the system immediately to insure that it is sensible and can be understood easily by the movers. If it is confusing, suggest a sensible,

logical plan.

404 Verify accuracy of room or grid numbers on plans.

405 Furniture layouts on plans

405 Prepare drawings for the new building to show the layout of furniture and

equipment in all private offices, conference rooms, file rooms, supply rooms, storage rooms, lobbies, reception areas, etc. The architect should

do this.

Walk the new building with plans in hand to check for omitted columns,

changes in walls and doors, clearances in halls, and any other obstructions to the moving and placement of furniture and equipment.

Architects sometimes omit parts of the structure on the plans.

407 Order new furniture and modular panels

Determine how much modular system furniture to order from furniture

factory. Place the order. Get confirmed shipping dates from furniture

factory.

Determine how much regular furniture to order from furniture factory.

Place the order. Get confirmed shipping dates from furniture factories.

Arrange for local storage of new furniture which should arrive well before

moving day.

407 Arrange for inside delivery and installation of new furniture.

407 Arrange for testing of electrical circuits in modular furniture.

Sometimes the power outlets are dead or not installed.

408 Identify equipment needing emergency power

408 Obtain the following information from each department to plan the wiring

for the emergency power system.

A. A list of equipment which needs emergency power.



B. The location of each piece of equipment. Send the data to the architect to use in planning the power system.

415 List elevator capacities, dimensions of doors and corridors

- List the capacity of each elevator at destination which will be used for moving. Review this with the mover's supervisor to avoid problems with over loading. Some elevators stop when over loaded.
- Measure all doors and corridors to be used for moving. Check overhead clearances also. Be sure large items will pass with space to spare. Make a card board template of largest item and move template into new building on a dolly to insure passage through doors and halls, into elevator, etc.

420 Verify outlets for power, telephone, computers and time clocks

- At least two weeks before the move, tour the new office and compare the plans for furniture layouts with the installed outlets for power, telephone, and computer cables. If they are on the wrong side of an office, have them relocated.
- 420 Check for a power outlet at each location of a time clock. Test it.

430 Order cranes, rigging, scaffolds

Arrange for removal of windows, crane service, fork lift service, and scaffolds if anything will be moved in this way.

435 Install modular panel systems

- Put other furniture installers in touch with the Furniture Dealer. Keep in touch with these installers, just in case the installing dealer has labor problems or delays in completion.
- Receive components for work stations from the Furniture Factory. The mover will stage components according to instructions from the Furniture Installer or Dealer.
- Start assembly of work stations for the first group moving to the new building. The Moving Coordinator should time the installation of the first group of work stations to develop a daily rate.
- Decide the use or disposition of the last group of work stations disassembled at the old site after the final move. (To new building or to furniture factory for credit?)



440 Install music, PA system, etc.

440 Coordinate the installation of the sound masking system, public address system, and background music system.

445 Order new vending service (coffee, crackers, cold drinks, etc.)

- Arrange for coffee service at the new facility.
- Schedule the installation of new vending equipment at the destination before the move begins.

450 Install art, marker boards, clocks, fire extinguishers, etc.

- Hire someone to hang pictures, bulletin boards, marker boards, screens,
 - and visual centers.
- 450 Hire someone to install fire extinguishers at the new location.

Consider a recessed cabinet or use a mounting board securely fastened to the wall. Then install the bracket for the extinguisher on the board.

- 450 Purchase and install first aid cabinets at the new location.
- 450 Install and test the time clocks at the new location.

460 Order and install new signs

Arrange for installation of outside signage at destination. Check the local

sign ordinances and any real estate lease for all outdoor signs.

- Order signage for inside of building and for building directory.
- Order signs for offices, conference rooms, work stations, etc.
- Hire someone to install name plates for offices, conference rooms, work

stations, etc.

465 Accessibility (keys, cards, badges)

Get keys to all doors from loading dock to all destinations in new building.

This is more reliable than depending on the building manager's staff to be

there.

- Get parking permits and access cards for use during the move.
- Get security badges and/or cards for all coordinators and the mover's

supervisors.



Get elevator keys so that the movers can operate the elevators in the manual mode. Test the keys 3 days before the move, just to be sure.

470 Get keys and badges for new facility

Order keys for new office. Deliver to managers on the first day of

business at the new office.

Schedule the photographing of employees for identification badges to be

required at the new office. Deliver badges on the day before the move.

480 Fire and security systems

480 Provide written instructions for the proper response if the fire alarm

system or the security alarm goes off in the new building during the move.

Provide copies to all coordinators and supervisors.

490 Post directional signs

490 Post routing signs from the loading dock to final destinations.

Use arrows on colored paper.

490 Post room number signs and office layout signs on door jambs to face the

approaching movers.

490 Post plans of the building with color coded sections which match the

directional arrows. Post these plans outside the freight elevator at the destination floors. Use a tripod to support them or use drafting tape or

moving labels to fasten them to a wall.

492 Guide Book to new facility

Write a Guide Book for the new facility. Get information from the architect,

building manager, personnel department, and senior managers. Get them

to approve final draft.

493 Newsletter for the move

Consider the publication of a biweekly or monthly newsletter to inform

managers and other coordinators about the planning and schedule for the

move.

495 Tour new building with building manager

Immediately after the move, tour the new building and note any damage

made during the move. Take photographs if you think it is advisable.

Arrange to make any repairs needed.



500 Telephone systems (installing new system)

500	Hire a consultant to plan the new telephone system. Get approval of the plans. Order the new system. Arrange to trade in or sell the old system and all telephone sets.
500	Get bids for installing the telephone cables (copper, fiber optics). Select an installer. Coordinate the installation of cables with the architect and the general contractor.
500	Get the new telephone numbers from the local telephone company.
500	Arrange for listings in the white and yellow pages of the next telephone directory. Get the cutoff date for changes and the publication date of the new directory.
500	Notify all long distance services of your new numbers, address, and moving dates.
500	Install the new telephone switch and trunk lines to the local telephone company. Test the switch, trunk lines, and cables to all telephones in the new office.
500	Coordinate the move to the new office with the local telephone company and when the change over will occur. Arrange for dual service at old and new locations during the move. Arrange for intercept messages for the old numbers to give the new numbers.
500	Install the telephone sets for all extensions at the new office a few days before the move. Test each telephone set. Test lines going to computer modems and FAX machines.
500	After the move is completed, collect all old telephone sets and the switch. Deliver telephone gear to buyer or to warehouse.

550 Telephone System (moving existing system).

Order a one way ticket to Mexico, for there will be a disaster on the first day of business at the new office. Otherwise, follow the appropriate procedures listed above and hope for the best.

600 Computer systems (installing new system)

Hire a consultant to plan the new computer system and networks.

Get approval of the plans. Order the new system. Arrange to trade in or sell the old system and all components.



600	Get bids for installing the computer cables and networks. Select an installer. Coordinate the installation of cables with the architect and the general contractor.	
600	Install the new computer mainframe and data lines.	
600	Install the terminals at the new office a few days before the move. Test each terminal, printer, modem, and other device.	
600	After the move is completed, collect all old terminals, printers, etc. Deliver old computer gear to buyer or to warehouse.	
650 Computer sys	stems (moving existing system)	
650	Hire a consultant to plan the new computer networks.	
650	Get bids for installing the computer cables and networks. Select an installer. Coordinate the installation of cables with the architect and the general contractor.	
650	Test all cables and jacks a few days before the move.	
650	Select a method for moving the old computers:	
	A. Let computer technicians prepare all items for moving, connect them at the new office, and test everything.	
	B. Let employees prepare computers for moving, connect them at the new office, and test them.	
650	Prepare computers for the movers by disconnecting all cables and power cords. Label each piece of computer gear for its destination. Label each cable and its jack on the equipment.	
650	Movers will put computers on special carts and deliver them to new office.	
650	Connect and test computers at new office.	
700 Notifications of new address		
700	Request the mail room to issue mail codes for the new facility.	
700	Get new telephone, FAX, and modem numbers from the Telecommunications Manager.	
700	Advise all managers to order new business cards, envelopes, and	

stationery.





700	Print change of address notices and deliver to all departments.
700	Notify the U. S. Post Office of the new address and the effective date.
700	Request each department to send notices to vendors, customers, subscriptions, memberships, etc.
700	Advise Accounts Payable to order new checks.
700	Advise Purchasing to order new forms used by all departments.
700	Notify any governmental regulatory agencies of your moving dates and new address.
700	Notify all express delivery services and UPS of your moving dates and new address.



900-999 Activities with Movers

900 Select qualified movers for proposals

o Select qualifie	tu movers for proposals
900	Specify the requirements for a qualified moving company in terms of experience, manpower, equipment, and reputation.
900	Send Request for Proposal (RFP) to carefully selected, experienced movers.
900	Set up meetings and tours of old and new sites with movers.
900	Evaluate replies to RFP and select a mover.
900	Review insurance coverage carried by the mover for liability, etc. Agree on the amount of coverage needed for this move.
900	Get mover to mark routes on city maps to show travel between all buildings. Check with local highway department to be sure these routes will be open on moving day and not closed for repairs.
900	Set up schedules for weekly tours by mover in advance of moving each group. Plan for boxes, special packing, special handling, etc. First tour will be on Tuesdays about 2 weeks before a move and second tour will be on Tuesday just before a move.
900	Decide what extra packing services the mover will provide (files, supply rooms, etc.)
900	Prepare a detailed schedule for each week for moving to the new building. For the private offices, prepare a list of room numbers, names, and moving dates for each old building. Organize by week.
900	Order packing boxes and materials for the move. List special packing and moving tasks for the mover: supply rooms, large file rooms.
900	Determine the number of panel carts needed at each building. Consult with the furniture installer and with mechanics who will take down existing work stations.
900	Create a system for loading panels on carts and delivering panels to the staging areas at the new building. Create a simple method of labeling panels using large colored labels (8.5" x 11") so that movers can stack panels as needed at each staging area.
900	Meet with the mover and furniture dealer and installers to review procedures for staging modular panels.



900	Use "Hi-Liters" to outline the area(s) to be moved each week in the old buildings. Make one set for work stations and a second set for offices, conference rooms, etc. Distribute to movers and coordinators.
900	Prepare weekly sets of plans for the new building to show the locations of carpet protection. Protection is installed on Sunday mornings and shifted a week later to the next area to be occupied.
900	With the mover's supervisor, decide when and where breaks and meals will be taken. Instruct all movers that food and drinks not be taken outside the break area. The mover will remove all cans, wrappers, and left over food in garbage bags he provides.
900	After the movers have removed everything at the origin, make a complete tour of the area with the mover's supervisor to insure that nothing has been left behind.
900	After the movers have delivered everything at the destination, make a complete tour with the mover's supervisor to verify that everything has been delivered to the correct location. Insure that the labels on all moving boxes face the door or aisle and that all labels are visible.
900	Before the movers leave, inspect all trucks to insure that only items labeled "Warehouse" are in the trucks. Lamps, pictures, and personal computers sometimes are "forgotten" by the movers.

990 Follow up After the Move

990	Set up a "moving hot line" for the first business day after the move so people can call if they have lost something or have a problem related to the move. The person answering the "hot line" must know all about the move.
990	Furniture Dealer will have a lock smith on site the day after the move to open any locked files, desks, etc. and make keys as necessary.
990	Arrange to have at least two movers at the new office on the first day of business to rearrange furniture, move boxes, collect empty boxes, etc.
990	Arrange for movers to return after a few more days to collect boxes and assist as needed.
990	Repair any damage to furniture and the building during the first week after the move.



Preparation of Task Lists

- 1. Collect all notes and previous task lists from this and prior projects.
- 2. As you review the notes, list the major categories or topics. After the review, organize the major topic headings in a logical sequence. Set the headings to print bold and underlined.
- 3. Assign numbers to the major topics, such as 01.000, 02.000, etc. Sort the major topics in numeric sequence. Use 2 whole numbers and 3 decimal numbers to make the sorting accurate.
- 4. Assign sequence numbers to each subject in the notes and old task lists, such as 01.010, 02.010, 03.010, 03.011, etc. Use a tab after each sequence number.
- 5. Sort the major topic headings and the details.
- 6. If the numbers cause distractions on the printed lists, delete the numbers and print the lists again. If the sequence numbers are followed by a tab, you can convert the list to a table with 2 columns. Then you can delete the first column with the numbers.