



CBSF
CANADA'S BEST STORE FIXTURES

THE 2026 QSR BUILDABILITY REPORT

HOW TO OPEN FASTER WITHOUT CUTTING CORNERS

The hidden cost of traditional millwork, delayed openings, and how modular systems can help locations open faster.

INSIDE THIS REPORT:

- ✓ Traditional vs. Modular Millwork
- ✓ How to Achieve Faster Installs
- ✓ Revenue Impact Model
- ✓ 2026 Buildability Checklist



Every day your QSR location sits under construction is a day you're paying rent, interest, and overhead, with zero sales to show for it.

CBSF's modular millwork packages cut on-site installation time so your store opens faster and earns sooner.

UP TO
50% FASTER

Installation vs. traditional
custom millwork. ¹

IN AS LITTLE AS
1-3 DAYS

Typical on-site installation
for a full modular millwork
package. ²

RECOVER
7-10 DAYS

Potential schedule savings
compared to traditional
site-built millwork. ²

SOURCES:

1) "Modular construction: From projects to products" (McKinsey & Company, June 2019)
<https://www.mckinsey.com/capabilities/operations/our-insights/modular-construction-from-projects-to-products>

2) CBSF operational data based on historical installation timelines



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THE PROBLEM

CUSTOM MILLWORK IS AN EXPENSIVE BOTTLENECK.

Traditional millwork is almost always the last trade on a QSR construction schedule.

But on a tight fixturing timeline, "last" rarely means the space is fully finished. By the time the crew arrives to install cladding, counters, banquettes, and display surrounds, other trades have run long and are still on site.

Now you have painters, finish carpenters, and electricians all fighting over the same workspace, and your millwork contractor is cutting and sanding in the middle of it.



If your millwork requires on-site cutting and finishing, you've created the most expensive temporary carpentry shop possible.

BUD MORRIS
PRESIDENT, CANADA'S BEST STORE FIXTURES

In 2026, with rising labour costs, skilled trade shortages³, and landlords enforcing tighter fixturing periods, a delay in getting your millwork built and installed does not just cost you time. It throws off your location's entire ROI before the doors even open.

SOURCES:

3) "Top 10 Canadian construction trends to watch in 2026" (On-Site Magazine)
<https://www.on-sitemag.com/features/top-10-canadian-construction-trends-to-watch-in-2026/>



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TRADITIONAL VS. MODULAR

WHAT CHANGES WHEN YOU GO MODULAR?

FACTOR	TRADITIONAL CUSTOM MILLWORK	CBSF MODULAR MILLWORK
On-site install time	8–12 days of cutting, fitting, finishing	1 to 3-day delivery and install
Trade stacking risk	High, multiple trades in the same workspace	Low, one crew, one event
Site conditions	Dust, sawdust, debris during other work	Clean site, parallel progress
Brand consistency	Varies by location, based on each carpenter's interpretation	Identical across every location
Change orders	Frequent fit-and-finish changes	Resolved during prototyping at the factory
MEP coordination	Field improvised on site	Pre-cut plumbing, integrated wire chases



THE CBSF SOLUTION

FACTORY-BUILT PRECISION ACROSS YOUR ENTIRE INTERIOR.

CBSF engineers your entire QSR millwork package, not just the counter, as a system of pre-finished, plug-and-play modules that can be mixed and matched to suit each location's requirements. Everything arrives ready to install. Less time on-site means a faster opening.



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THE CBSF SOLUTION



Front Counters



POS & Condiment Stations



Mobile Order Stations



Banquette & Booth Seating



Tables



Wall Cladding



Menu Board Surrounds



Cooler Surrounds



Waste & Recycling Stations

INTEGRATED MEP

Wire chases, pre-cut plumbing access, and equipment footprints built in, no field improvisation required.

TURNKEY INSTALL

In most cases, our team shows up, installs, and clears out in 1 to 3 days. One less trade for the GC to manage.

REPEATABLE AT SCALE

Same tolerances, same finish, same install sequence, whether it's location 2 or location 22.



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COBS BREAD - CLIENT WORK



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THE MATH

YOU'RE NOT BUYING MILLWORK.
YOU'RE BUYING TIME.

For a QSR franchisee, the carrying costs are already committed before the doors open. The faster your store opens, the sooner you'll see returns on your investment.

A typical site-built millwork installation runs 8 to 12 days on site. CBSF's modular install runs 1 to 3. Use your own numbers in the model below to see what a faster install may be worth.

REVENUE PULL-FORWARD: AN ILLUSTRATIVE EXAMPLE

Based on a well-performing Canadian QSR location. Adjust with your own figures.

Average daily gross sales, well-performing Canadian QSR	\$5,000
Days recovered (modular install vs. site-built)	7 to 10 day
Revenue pulled forward	\$35,000 to \$50,000

SOURCES:

"Modular construction: From projects to products" (McKinsey & Company, June 2019)
<https://www.mckinsey.com/capabilities/operations/our-insights/modular-construction-from-projects-to-products>

CBSF operational data based on historical installation timelines

Restaurant Brands International FY2025 earnings release, Tim Hortons segment system-wide sales and unit count.
<https://www.rbi.com/English/news/news-details/2026/Restaurant-Brands-International-Inc--Reports-Fourth-Quarter-and-Full-Year-2025-Results/default.aspx>

Canadian Construction Association via On-Site Magazine, January 2026.
<https://www.on-sitemag.com/features/top-10-canadian-construction-trends-to-watch-in-2026/>

EB3 Construction, "Understanding Quick-Service Restaurant Construction"
<https://blog.eb3construction.com/construction/food-beverage/qsr-construction/>



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STARBUCKS CANADA – CLIENT WORK



2026 BUILDABILITY CHECKLIST

BEFORE YOU SIGN YOUR NEXT MILLWORK CONTRACT, ASK THESE QUESTIONS.

- ✓ Can your millwork partner ship fully pre-finished, assembled modules, or will cutting and finishing happen on site?
- ✓ What percentage of install time is sawdust work vs. assembling pre-built units?
- ✓ How does the millwork package coordinate with MEP rough-ins and equipment footprints?
- ✓ Does the supplier have a standardized master package for this brand, or are they starting from scratch at each location?
- ✓ What is the typical on-site installation window, and how does it interact with your fixturing period?
- ✓ Have your GC reference projects ever slipped due to millwork trade conflicts or change orders?



READY TO RUN A TIGHTER SCHEDULE?

CBSF designs, builds, and installs modular millwork packages that get QSR, grocery, and pharma brands across Canada open faster.

Let's talk about your next location.

[REQUEST A QUOTE](#)



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