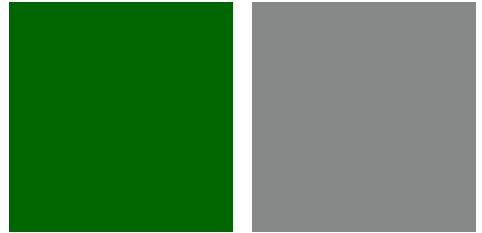


LASERCAD® CASE STUDY MEASURING UP



The Challenge

Our client, landlords of a major apartment portfolio located in Halifax, faced a twin challenge: a softening rental market and increased competition from two wealthy companies each intent on dominating the multi-family market. They needed to bring their rental units to an audience increasingly reliant on the Internet for their research: accurate, dimensioned, layout plans were required for each of the 118 apartment types in their 26 buildings. The work had to be completed in four weeks, on a tight budget. They turned to Turner Drake for advice.

Turner Drake's Approach

Turner Drake's Lasercad® Division measures 0.5 million ft.² of space annually using precision laser equipment accurate to within 1.5 mm. The measurements are downloaded into a Computer Aided Design (CAD) system which produces scale coloured drawings in paper or electronic format. The Division's operations are governed by a quality system registered to the ISO 9001 standard.

The work for this apartment landlord involved liaising with 14 different building superintendents and 100 tenants, arranging inspections at times that were convenient to them. "As built" plans were required for each of the 118 apartments showing exterior walls, interior partitions, room labels, plumbing fixtures, room dimensions, doors and windows; and the calculated area for each unit. In order to complete the work within the allotted time, and to meet the timetables of the many tenants, a flexible work schedule was implemented involving evenings and weekends. In the older, converted buildings, walls were rarely square and apartment units had their own unique character which made measuring a challenge. The client was assigned their own Client Area on Turner Drake's web site so they could monitor progress of the assignment and provide feedback to the Lasercad® team. They were also provided with sample drawings early in the assignment: Turner Drake adjusted their mandate to incorporate their suggestions.

Winning Results

Turner Drake were able to accommodate the client's request for additional detail on the plans and for the inclusion of extra apartment units... and produce web ready scale drawings within the budgeted time, for the contracted price. Within days the drawings went live on their web site.

