

LASERCAD® CASE STUDY HEADLINE NEWS

Manulife's Challenge

Manulife had inherited, as part of its purchase of Maritime Life, a modern office campus situated in a beautiful park like setting at the head of Halifax's North West Arm. During the summer the waters of the Arm dance and sparkle in the sunlight, and are home to several yacht squadrons. In the winter the headwater, carpeted with ice and snow, is suffused with crimson by the setting sun. It is an idyllic setting.

As Manulife consolidated Maritime Life's business with its own, some operations were moved to Ontario and 214,260 ft² in the four building complex became vacant. This presented a unique opportunity for the Chronicle Herald, Canada's oldest independent newspaper and the largest in the Atlantic region. The paper had embarked on a program of modernisation. It had purchased a high speed colour press and moved operations out of downtown Halifax to a new facility in the suburbs. The remainder of its staff however continued to operate out of outmoded facilities in the city centre, or were spread out in other buildings. The Manulife campus allowed them to consolidate operations and move into spanking new digs. Since the Herald were moving into several floors of one tower, Manulife needed plans showing the base building components so that the space could be tailored to their new tenant's requirements. They turned to our Lasercad® Division for help.

Turner Drake's Approach

Manulife required accurate plans showing the location of every ceiling diffuser, light, sprinkler head, thermostat, t-bar ceiling grid, junction box, ceiling height, wall, column, corridor, washroom and elevator shaft. The 214,260 ft² was spread over 20 different floors. Such plans as already existed were not reliable or contained insufficient detail. Our Lasercad® team would have to start from scratch. Since construction would be ongoing during our inspections we would have to move quickly and accommodate demolition work during the six assignments. The building walls were angled so we would have to accommodate odd shaped space. We rolled up our sleeves and went to work.

Turner Drake's professional staff are university graduates, selected from the cream of the Region's business schools, who then enter a seven year structured training program which carefully blends post graduate university study in real estate, in-house education and work experience. Their work is implemented, monitored and governed by a quality system registered to the ISO 9001 standard. Since a square foot of rental office space is not equal to the same amount of industrial space, the Lasercad® team has to be familiar with the appropriate Standard Method of Measurement (BOMA, SIOR, CREA) and when to apply it. A knowledge of leases and property valuation is also important. Unfortunately none of our staff are over 6 ft. 4 ins. in height so accurately positioning building components that are 9 or 10 ft. above floor grade presented its own unique challenge.

Winning Results

After the first assignment, Manulife commissioned Turner Drake to complete five more assignments in the office complex. Turner Drake successfully measured the 214,620 ft² and produced plans to the detail specified by the client, in AutoCAD format.

