

LASERCAD® CASE STUDY SIZING UP SAINT JOHN

The Challenge

The 1996 BOMA Standard Method of Measurement allows property owners to “capture” the building common area in the rentable area of each tenant suite. As such it is a much more equitable method of measurement than its predecessor since it no longer penalises tenants on the upper floors of the building. It also has the happy result for the landlord, of increasing the total rentable area by about 3% to 5%. The owner of this building in Saint John wanted to migrate to the “new” 96 BOMA Standard: they turned to Turner Drake for help.

Turner Drake's Approach

There were 24 tenant suites in this four storey, 57,000 ft.² building. The upper floors were utilised as offices, but the lower levels housed a banking hall, retail units, storage space and a mezzanine. Measurement of the tenant spaces had to be undertaken in a manner which would minimise disruption to the occupants. In addition the building owners were contemplating renovating the common areas on the lower floors: alterations which could affect the gross up factor utilised to calculate the rentable areas of all of the tenants. We were also asked to advise on the possible impact of these renovations. Rolling up our sleeves we went to work. We deployed laser measuring equipment which had the virtues of speed, accuracy and minimal intrusion. Each space was measured to a closing error of $\leq 0.5\%$ (the industry standard is 2%). The dimensions were then converted to plans using our CAD system.

Winning Results

Turner Drake completed perimeter drawings of each tenant space and the common areas. The usable and rentable areas were computed to the 96 BOMA Standard.

