

# LASERCAD® CASE STUDY BANKING ON ST. JOHN'S

## The Challenge

Our client owned this classic, two storey building in St. John's and wanted plans drawn and the spaces certified to the BOMA space measurement standard. We already had a long term relationship with the client: their extensive property portfolio in Atlantic Canada and Ontario was enrolled in our PAMS® Property Tax Manager programme. They were good operators, a "hands on" manager with a reputation for attention to detail.

## Turner Drake's Approach

We are the only space management company in Atlantic Canada registered to the ISO 9001 quality standard. In order to confirm compliance with this international standard, we are audited three times a year. So we too are used to "sweating the details". In fact, we are so keen to get it right, we work to a closing error of  $\leq 0.5\%$  on our space measurement, rather than the industry norm of 2%. We take a different approach with our space measurement staff too. They are all university graduates, the cream of the region's business schools, who are enrolled in our seven year mentored real estate counsellor training program. This carefully choreographed regime marries our twenty three module training programme, post graduate study for the University of British Columbia's Bachelor of Business in Real Estate Degree, and practical experience. They will cycle through our Economic Intelligence Unit and Lasercad® Space Measurement, Valuation, Property Tax, and Counselling Divisions in order to acquire a breadth and depth of experience unavailable elsewhere.

## Winning Results

**By combining the measurement of this property with other assignments in St. John's, we were able to measure this 9,000 ft.<sup>2</sup> building, prepare perimeter plans, and Space Certificates to the BOMA standard, very cost effectively for our client.**

