

# LASERCAD® CASE STUDY GETTING IT RIGHT

## The Challenge

The Building Owners and Managers Association's (BOMA) Standard Method of Measurement is the accepted benchmark for computing Usable and Rentable office space in North America. Notwithstanding that such is the case some developers rely upon the building's designer to compute the areas, reasoning no doubt that a square foot is... well a square foot. Unfortunately many architects labour under the same misimpression. Rent and operating expense recoveries are calculated on a "Rentable" rather than the "Usable" area occupied by the tenant. BOMA establishes the methodology for apportioning the floor and building common areas between the various rental spaces. The developers of this brand new retail and office building were new to the field, but they were determined to get it right. They turned to our Lasercad® Space Measurement Division for advice.

## Turner Drake's Approach

The application of the BOMA Standard Method of Measurement to buildings that contain a mixture of office and retail uses, can pose a challenge. In this case the building had only office uses on the Second Floor. The Ground Floor however was used for a mixture of uses; offices, retail space and a restaurant. The Ground Floor tenants did not utilise the Second Floor at all so the common area on that level was not categorised by BOMA as Building Common, to be apportioned between all of the building's tenants, but Floor Common to be allocated only to tenants on that floor.

Our Lasercad® team use laser measuring equipment accurate to within 1.5 mm and we work to a closing error of just 0.5% (the industry "average" is 2%). We are the only space measurement service in Atlantic Canada, governed by the international ISO 9001 quality standard. Once we have measured the space we utilise a computer aided design (CAD) system to produce scale drawings to accompany the Space Certificates.

## Winning Results

Our Lasercad® team computed the Usable and Rentable areas and produced Space Certificates and perimeter plans for each of the 9 tenant spaces. Because we "bundled" the assignment with another in the locality, we were able to complete measurement of the entire building for approximately the same price as that quoted by an architect for half the space.

