

LASERCAD® CASE STUDY ASSIGNING SPACE

The Challenge

Our client owned and managed Metropolitan Place, a modern high rise office building. The property is located at the eastern terminus of the MacKay Bridge, one of two such umbilical chords connecting the cities of Dartmouth and Halifax. In addition to its strategic location, sixteen storey Metropolitan Place commands spectacular views of the Downtown Halifax skyline and thence beyond the islands to the harbour mouth. Our Lasercad® Space Measurement Division made a presentation to the property manager outlining the benefits of our space measurement program; the only one in Atlantic Canada governed by the international ISO 9001 quality standard. We were retained to measure and certify all of the building, together with adjacent space in the Holiday Inn, the subject of a recent long term lease.

Turner Drake's Approach

Our Lasercad® team were on site within days to undertake their fieldwork using laser equipment to measure all 16 floors of the office tower. Each floor plate was inspected, recorded and drawn in detail using our Computer Aided Design (CAD) system. All spaces were measured to a closing error of $\leq 2\%$ per room. Since the building owner had just signed a long term lease to rent space in the contiguous property, a Holiday Inn, this common area had to be accommodated in the rentable area calculations. Turner Drake's Lasercad® team are university graduates, professionals proceeding through the firm's seven year training program; a regime which includes as its post graduate education, completion of the University of British Columbia's real estate degree. They are thus exposed to leases and property valuation, key training when interpreting the various standard Methods of Measurement for office, retail, industrial and residential space.

Winning Results

Our Lasercad® Team created a BOMA (Building Owners and Manager Association) matrix to ensure that every square foot of space was accounted for and correctly assigned. In total 50 tenant spaces, a penthouse mezzanine, multiple storage rooms, hotel convention space and all common areas (mechanical rooms, washrooms, hallways, stairwells, elevators) totalling 209,000 ft.² were captured in the CAD drawings and Space Certificates.

