

LASERCAD® CASE STUDY GOVERNMENT STANDARDS

Sonco's Challenge

The BOMA Standard Method of Measurement has been adopted continent wide in the private sector for calculating usable and rentable areas in office buildings. However, the Federal Governments property arm, Public Services and Procurement Canada (PSPC), has its own standard similar to but subtly different from the BOMA standard. The Federal Government had leased the 7th and 8th floors in Sonco Property Development and Services Company Inc.'s office building located opposite the Grand Parade in downtown Halifax. Their lease rental had to be based on the PSPC standard. A Ground Floor suite had to be measured since PSPC were interested in it too. Sonco turned to Turner Drake for advice.

Turner Drake's Approach

Measuring the space to the PSPC standard presented many challenges. The 8th Floor Penthouse had a unique shape that required the deployment of an electronic mitre to measure the wall angles. Since it did not have elevator access, the "Floor Common Area" on the floor below had to be allocated between the 7th and 8th Floors as it was common to both. On the Ground Floor, in addition to the Building Lobby, there was extra "Building Common Area" in the form of a communal Board Room, Kitchenette and Meeting Room which were available to all of the tenants in the building.

Winning Results

Turner Drake measured all three floors to the PSPC standard, produced plans of each space using their Computer Aided Design (CAD) system, and issued Space Certificates for the 7th and 8th Floors.

