

LASERCAD[®] CASE STUDY MISSING SPACE

The Challenge

Our client had purchased two multi-tenanted industrial buildings located in Saint John, New Brunswick. Since the rentable areas shown in the leases had probably been carried forward for a number of years the owner retained our Lasercad[®] Space Measurement Division to verify that they were correct. Our Lasercad[®] team rolled up their sleeves and went to work.

Turner Drake's Approach

All of our work is governed by a system certified to the international ISO 9001 quality standard... in fact we are the only space measurement company in Atlantic Canada that meets that standard. We are audited internally during the year by our own audit team, and every year by our external auditor, SAI Global, to ensure that we meet the ISO 9001 standard for every aspect of our operations from taking the job order, space measurement, area calculation, documentation and delivery. In addition we are required to survey every client, for whom we have conducted work during the previous six months, on a semi-annual basis. They are asked to rate our performance on a five point basis ranging through Poor, Fair, Average, Good, and Excellent. The results, together with other feedback, form part of our yearly re-certification audit. (We also publish the unexpurgated results on our web site at www.turnerdrake.com/newsletter.rating.asp).

Our Lasercad[®] team completed an on-site inspection, measured every tenant space using laser equipment accurate to 1.5 mm, and prepared "As-Built" plans using our Computer Aided Design (CAD) system. We then prepared our BOMA Analysis to the BOMA/SIOR Industrial Standard Method of Measurement. (We work to a closing error of 2% for every discrete space e.g. office, to give us an overall margin of error of $\leq 0.5\%$ for the entire building).

Winning Results

Prior to our inspection the client had assumed the total rentable area to be 36,000 ft.² based on the areas recorded in the leases. However our measurements determined that it was actually 40,366 ft.²: our space certification unlocked an additional 12% of rentable space.

