

Case Study

Capital Asset Sustainability Program

NEXT

FACILITY MANAGEMENT SERVICES

Potential Multiplied

CENTURIA URBAN VILLAGE

Background

Centuria Urban Village is a residential multi-use 16-story high-rise structure.

Each year the Canadian Builders Association selects the best project in various categories. In 2009, Centuria was awarded the Canadian national recognition as the best “Residential Development of the Year” Grand Tommie Gold award.

Project

Centuria first opened its doors in 2008 and during 2009 the Strata leadership sought a number of proposals to undertake an assessment on the physical assets at Centuria. In December 2009, the contract was awarded to NEXT Facility Management Services.

The assignment was to identify, and quantify, each physical asset along with determining approximate life cycles and replacements costs. This information was then rolled up into an Capital Asset Sustainability Program.

The following facility systems were assessed:

- ⇒ HVAC
- ⇒ Roofing
- ⇒ Electrical
- ⇒ Mechanical
- ⇒ Fire & Life Safety Systems
- ⇒ Parking Facilities & Roadways
- ⇒ Interior Vertical Surfaces
- ⇒ Recreational Facilities
- ⇒ Security Systems
- ⇒ Windows
- ⇒ Elevators
- ⇒ Doors

Outcome

Mr. Ernie Leeck, the Vice-President of the Centuria Strata leadership team said, **“Mr. Ringness completed the assessment in a timely manner. The assessment was thorough, detailed, and very comprehensive.”**

He went on to say, **“This information will serve as a blueprint for future planning, budgeting, and implementation of the capital renewal program at the Centuria Urban Village.”**



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