

Newsletter

issue 2



First Avenue, New York



Massey Tower, Toronto,

KTS secures more contracts in North America

KTS has been appointed by a New York-based developer and a Toronto-based developer to carry out peer reviews and provide ongoing technical advice.

The developer of the project in First Avenue, New York had identified a preferred supplier for the automated parking system and engaged KTS to review the existing contract documentation, specifications and general arrangement drawings, and carry out a design review prior to the contract being awarded.

Massey Tower will be the largest automated parking system, currently approved, to be installed in Ontario. The circa 145 space system is arranged over five above ground levels and will provide parking for residents of the building.

KTS reviewed the contract documents and advised on areas relating to system performance, commissioning and test plan including site acceptance test criteria, and maintenance and after sales service.

Automated Parking Systems - do you know the real costs?

KTS recently analysed 20 year life cycle costs for a number of automated parking systems.

Based on information provided by a number of leading APS suppliers, the analysis covered: procurement cost, planned preventative maintenance and system upgrades/refurbishment costs.

Results showed that some systems which had a comparative lower procurement cost had higher upgrade/refurbishment costs.

When a developer or general contractor is only concerned about the procurement cost, it is understandable that they focus on that cost only and not the life cycle costs. However, as a result, building management companies or condo boards can be left with high running costs that are often passed on to tenants.

KTS believes that the full (anticipated) life cycle costs should be presented or at least discussed as part of any APS tender or due diligence process.



The Eddy, Ottawa

KTS sign-off APS system on behalf of Canadian developer

Early in 2015, KTS visited The Eddy condominium building in Ottawa. The development contains a two level 47 space automated puzzle parking system.

KTS witnessed the acceptance tests and reviewed the installation to check against the contract key deliverables and advise on any non-conformance issues.

KTS also reviewed the “user manual” and the operation and maintenance manuals on behalf of the developer.



Proposed residential tower, London

London sees more automated parking systems planned

UK developers have appointed KTS to manage the design and tender process for a circa 52 space automated parking system to be installed over two basement levels.

KTS services will include:

- Pre-tender design review and layout optimisation
- Tender preparation, issue and executive report
- Developing contract special conditions related directly to the APS.

KTS visit APS installations in South Korea and Australia

In November 2015, KTS accompanied a USA developer client to inspect a large number of APS installations in South Korea to determine if the Korean-manufactured systems were ready for the USA market.

The trip also included visiting a number of installations in Sydney, Australia, some which have been installed for well over 20 years. We reviewed the real life cycle costs and discussed the levels of services that are provided by the maintenance companies.

We also looked at common errors over different types of systems, and how these could be eliminated. More details will be covered in the next newsletter.