

➤ **DAVID L. ALBRICE**, BSc. URP, ARP, PRA

**Expertise & Role**

Mr. Albrice manages the Building Asset Management service area for RDH. He leads a multi-disciplinary team of consultants who provide integrated engineering expertise and financial analysis for the owners and operators of residential, commercial and institutional buildings.

The Asset Management group prepares maintenance plans, reserve studies, facility life cycle assessments and facility condition assessments.

David has experience in the fields of facility management, maintenance management and project management. He worked in Toronto and Vancouver for over 10 years as a senior manager for commercial landlords and condominium corporations. David has assisted property owners with the following types of services:

- Articulating appropriate standards of care for maintenance and renewal planning.
- Preparing annual operating budgets, reserve fund studies and capital cash flow plans.
- Coordinating multi-disciplinary teams of experts in fields including mechanical, electrical, elevators, structural, and environmental services.

David has been the Project Manager on over 100 large-scale multi-million dollar capital renewal projects, such as roof replacements, boiler retrofits and other significant renewals. As a project manager, David has assisted property owners with project planning, scope and cost control, change management, and variance analysis.

David has been responsible for the maintenance planning and management for buildings ranging in age from the newly constructed to heritage buildings. Primary roles include:

- Developing and implementing seasonal preventative maintenance programs and reporting systems.
- Organizing and coordinating of maintenance programs, retrofits and upgrades.

David has been responsible for the reconciliation of construction warranty defects and deficiency management with building owners.

David is a Principal and shareholder of RDH and as such participates in the overall direction and management of the firm.

**Education**

B.Sc. Urban & Regional Planning (Hons.), University of the Witwatersrand, South Africa

Associate Reserve Planner (REIC)

Professional Reserve Analyst (APRA)

David continues to advance his professional development with periodic courses in facility maintenance and life cycle cost analysis.

**Memberships & Awards**

- Member, Real Estate Institute of Canada
- Member, Association of Professional Reserve Analysts
- Member, Community Association Institute
- Member, Facility Management Association

David received numerous awards for his studies and work in urban planning.

**Manager, Building Asset Management**



**Typical Projects**

**ASSET MANAGEMENT**

- BC Recreation & Parks Association
- Greater Vancouver Regional District
- Granville Island, Vancouver
- City of New Westminster
- City of Cranbrook
- District of North Vancouver
- Yukon Government, Whitehorse

**RESERVE STUDIES**

- Residences on Georgia, Vancouver (398,000 sq ft, \$99 million)
- The Columbus, Vancouver (292,000 sq ft, \$43 million)
- ICBC Head Office, North Vancouver (500,000 sq ft, \$141 million)
- Pomaria, Vancouver (173,000 sq ft, \$50 million)
- La Mirage, Burnaby (338,000 sq ft, \$80 million)
- Mariners Landing, Victoria (300,000 sq ft, \$70 million)
- Honua Kai, Maui (1 million+ sq ft, \$500+ million)

**MAINTENANCE PLANS**

- Lakeside Terrace, Coquitlam (1 million+ sq ft, \$100+ million)
- Wall Centre, Vancouver (200,000 sq ft, \$60 million)
- Europa, Vancouver (220,000 sq ft, \$35 million)
- Azura 2 & Super Club, Vancouver (300,000 sq ft, \$49 million)
- Harbourside, Victoria (315,000 sq ft, \$40 million)



Honua Kai, Maui, HI, USA

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**MAINTENANCE PLANS (CONTINUED)**

- Shaw Tower, Vancouver
- Landmark Grand, Vancouver (50,000 sq ft, \$9 million)
- La Costa Green (225,000 sq ft, \$19 million)



Lakeside Terrace, Coquitlam, BC

**Presentations**

David has conducted several education symposiums and seminars for developers, architects, engineering consultants, building owners and property managers.



In Canada and the United States, David has made presentations on a variety of topics related to maintenance and asset management. Some recent presentations have included the following:

- “Long-Term Facilities Management” (2009)
- “The Four Maintenance Strategies – Run to Failure (RTF), Preventive Maintenance (PM), Predictive Maintenance (PdM) and Reliability Centred Maintenance (RcM)” (2009, 2010)
- “Maintenance Plans as a Risk Management Tool” (2008)
- “Maintenance Checklist for Property and Facility Managers” (2008)
- “Maintenance Commissioning” (2009)
- “Reserve Studies as a Decision-Support Tool” (2009)
- “Finding the Right Maintenance Mix” (2009)
- “Maintenance Fundamentals for the Maintenance Manager” (2010)

- “Methodology for Self-guided Facility Condition Assessments in an Institutional Portfolio” (2009)
- “Bridging a Maintenance Plan into a Maintenance Program” (2009)

**Published Articles**

David has had articles published in Canada and the US on topics associated with maintenance planning and reserve studies.

- “Building Enclosure Maintenance and Renewals Planning” (*HPO Maintenance Matters*, 2009)
- “Maintenance Standards and Replacement Reserve Standards” (*CHOA Journal*, 2008)
- “Winterization Guide” (*CAI Journal*, 2009)
- “Maintenance Principles” (*Regensis*, 2007)

A series of information bulletins is being written for CHOA on various topics related to capital planning for condominium corporations. These bulletins are being funded by the Real Estate Foundation.



**Asset Management Software**

David has worked with a team of software developers and database managers to develop a proprietary software tool for tracking and analyzing building lifecycle and condition data.



This web application provides a variety of tools to assist building owners with the management of their capital assets, such as the roofs, windows and heating equipment. The website helps owners to coordinate their maintenance plans, organize repair and renewal projects, track activities associated with the assets and produce financial reports.

**Research**

David is the manager of an ongoing 6-year research project titled: “The Impact of Maintenance on Asset Retirement Dispersion Patterns.” The project is analyzing the life cycle characteristics of capital assets at several hundred buildings in the Pacific Northwest.