

MEETING DATE: 03/25/2019

ITEM: 5

AGENDA ITEM SUMMARY

Subject: Purchase and installation of replacement exterior door knobs and installation of deadbolts at North and South Cedar Terrace Apartments

Recommendation: Approve quote from Strauss Security Solutions

Background Summary: The existing door hardware is starting to wear out, and we have had to call a locksmith multiple times to install and rekey new locks to the master system. In addition, the design of the locks makes it easy for the residents to lock themselves out of their apartments. Due to this, we plan to install deadbolts in the doors with a non-locking passage handle. In addition, we will be having them set up a new master key system. It also includes rekeying the deadbolts at Morningside to the new master system and the patio doors at North Cedar Terrace. Installing the deadbolts will reduce the calls to the locksmith and the monthly expenses. However, the biggest advantage to the new lock system will be the elimination of lockouts because the residents will only be able to lock their apartment from the outside when leaving. Typically, when the residents are locked out on nights or weekends, the Police Department will open their doors. So, this will reduce the number of their calls to the apartments as well.

We did look at other options like a key fob or card scan locking system. However, due to the expense and maintenance required for those types of systems, chose to stay with the key lock.

We have gotten the following quotes:

<u>Vendor</u>	<u>Total Quote</u>
Polk's Lock Service Cedar Falls	\$22,838.00
Strauss Security Solutions-Urbandale	\$16,847.58
Central Lock Security Mason City	\$41,134.00

The biggest difference between the quotes appears to be due to the labor charges.

The Housing Board met on March 21, 2019 and reviewed the quotes and are recommending acceptance of the quote from Strauss . We have worked with Strauss in the past and have a good working relationship with them. There are adequate funds in the operating budget to cover the costs.