

Waterford Point Elevator/Fire Alarm Modernization Project

As read at the Board Meeting on December 14, 2010

BACKGROUND

Recently Broward County has issued Waterford Point an “Elevator Inspections Violations Report”. This report states, among other things, that the Elevators must have a Fireman’s Key to bring the elevators down to the first floor if there is a fire. The Broward County Elevator Inspector told me that if the Violations are not corrected we are liable for a fine of up to \$1000.00 per violation. (We have 21 violations) In addition with the outstanding violations we do not have a current Elevator Permit, which itself is a finable offence.

It seems that the Fire Codes have changed over the years and our elevators and fire alarm system must now be inter-connected. They are not. In order to connect them the Elevator Control System must be replaced from a 40 year old Relay System to a newer Solid State system that can communicate with the Fire Alarm System. And our Fire Alarm System is also about 40 years old and it cannot communicate with any newer Elevator Controls. .

In order to avoid any fines from Broward County we must clear the Violations. We cannot clear the Violations without major modifications to both the Elevators and Fire Alarm system.

ACTIONS

We solicited bids from 5 elevator consultants. The selection method was fairly easy for the following reasons: the final company that we selected was one that offered us references that we called (6) and obtained very favorable recommendations; and his prices were reasonable. After some of the Board members talked to him, and with our lawyers review, we signed a contract on December 2, 2010. Our Consultant is Landmark Elevator Consultants.

Going hand in hand with working on the elevators we knew that we needed someone to upgrade the Fire Alarm Systems. This was going to be a different kind of job. First our building’s system is so old that when we apply for “any” permits we must then bring our building up to the most recent Fire Codes. Once we touch any part of the alarm system we open up ourselves to other upgrades.

So we started the process all over again this time for a Fire Alarm Consultant. We solicited bids from various Consultants and Alarm Vendors. The Consultant would draft specifications and put them out to bid. The Vendors know what the codes are for our

building and will submit a bid for the complete job. We are currently in this stage waiting for all Vendors & Consultants to submit final bids.

NEXT STEPS

Phase I - Design and Development:

1. Await the Elevator Consultant to conduct a detailed survey of the present elevator equipment to determine the conditions and potential for reuse in any modernization program. (Completed)
2. Upon completion of the site survey, make application for Waterford Point to petition the State of Florida pursuant to Florida Statutes for Variance for time to complete the modernization. {Note: This Variance, when issued, stops the fines for the Violations, in our case a \$21,000.00 savings.} (This request is completed. When the variance is issued Broward County should attach it to the paper work for a new Elevator Permit)
3. The Elevator Consultant will provide Waterford Point a management report which will include budget pricing for the modernization, time fame for the work, scope of the recommended work, and scope of other work that may be required that is not normally performed by the elevator companies. (Still Open)

Various other phases will be attended to as they arise.