



CASE STUDIES

Agency

Mississippi Regional Housing Authority IV
1 AMP, Comprising 389 Public Housing Units, 2500 Section 8 Units, and 6 Site Offices distributed over 9 Counties in North Central Mississippi, all managed from a central Maintenance Management location.

Contact

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Former Lock Program: Conventional Cylinder

Reason for Conversion

Management of the Mississippi Regional Housing Authority IV (MRHA IV) was introduced to the InstaKey Security Systems Key Control Program at the 2008 MAHRO Annual Maintenance Conference. After review at the MAHRO Maintenance Conference, MRHA IV Maintenance Management determined that the InstaKey Program had a number of significant advantages over their current keying system. MRHA IV Maintenance Management immediately recognized the benefits of a Key Control Program that would allow them to save time and money on lock changes, to have complete control of the distribution of keys, and to have record of all key holder and keyed location information in one, easy to access location. MRHA IV Maintenance Management subsequently received approval from MRHA IV Executive Management to begin converting properties to the InstaKey Program in the Fall of 2009.

Budget Acquisition

Budget for conversion to the InstaKey System has been obtained by MRHA IV Management through use of CFP Grant allocations. MRHA IV Management plans to convert the balance of Agency Office Assets to the InstaKey system as CFP allocations permit.

Implementation Strategy

MRHA IV has chosen to implement InstaKey incrementally by neighborhood utilizing CFP Grant allocations. Maintenance Management provides Housing/Apartment complex and Site Office names, address lists of units or offices, and required core and key quantity requirements per unit or office for planned projects that will be put out to bid. InstaKey then coordinates with the MRHA IV Maintenance Management to verify all material requirements, and provides a preliminary quotation. 3rd party suppliers bidding on subsequent MRHA IV renovation projects are directed to InstaKey per bid specification, and pricing for proprietary InstaKey materials is provided. Delivery of InstaKey cores and compatible door hardware is ultimately made to the winning 3rd party bidder, and installation is completed by the MRHA IV Maintenance team. Upon completion of the installation, MRHA IV Maintenance Management forwards all relevant street address information for activation of the lock and key data in SecurityRecords.com.

To date, all 389 residence units in MRHA IV have been converted to the InstaKey system. MRHA IV Maintenance Management plans to convert all remaining Site Office locations to InstaKey using CFP Grant allocations as available in future budget cycles.

On-Going Program Benefit

To date, MRHA IV Management is extremely happy with the features and function of the InstaKey Program. Housing Authority Maintenance Management has repeatedly expressed their satisfaction with the Program. MRHA IV Management has noted that they especially value the measureable time and cost savings they now experience with lock changes, and the control they have over the distribution of keys with serialized, restricted keyways that can be accurately tracked in InstaKey's patented Key Tracking Database.