

# Ringling Housing Authority



## **CASE STUDIES**

### **Agency**

#### **Ringling Housing Authority**

1 Property, Consisting of 50 Public Housing Residences

### **Contact**

Kathy Faulkner

E-mail: ringlingok041@sbcglobal.net

### **Former Lock Program:** Interchangeable Core (SFIC)

### **Reason for Conversion**

Executive Management of the Ringling Housing Authority was introduced to the InstaKey Security Systems Key Control Program at the 2010 Southwest NAHRO Maintenance Conference. After review at the Southwest NAHRO Maintenance Conference, Executive Management decided that the InstaKey Key Control Program would be a marked improvement over the Agency's existing Falcon interchangeable core system. The use of an interchangeable core system in the Agency's single property required the Maintenance Department to re-pin cores and cut new keys for every housing unit upon transition. Management recognized that the InstaKey Program would provide measureable cost and time savings with interchangeable cores that could be changed in seconds up to 9 times by simply turning a key. Additionally, Management valued InstaKey's use of restricted, serialized keys, and viewed this as the means to establish control in the distribution of keys – something which their existing system also did not provide. Consideration was also given to the fact that InstaKey small format interchangeable core (SFIC) locks were compatible with the existing SFIC system door hardware currently in place.

### **Budget Acquisition**

Budget for conversion to the InstaKey System was obtained by the Ringling Housing Authority by use of Maintenance Budget Expenditure.

### **Implementation Strategy**

The Ringling Housing Authority decided to convert all Agency residence units at once. Executive Management provided the Apartment complex name, lists of units in the complex, existing door hardware specifications, core and key quantity requirements per unit, and delivery timing instructions. InstaKey coordinated with Executive Management to verify all requirements, provided contractual quotation, and scheduled delivery. Authorization on quotation and delivery timing was provided by Ringling Housing Authority Executive Management, and a delivery date was confirmed. Installation of InstaKey cores into the Agency's existing SFIC-compatible door hardware was performed by the Ringling Housing Authority Maintenance Management Department. Upon completion of the installation, Executive Management uploaded all Employee and Tenant key holder information for activation of the lock and key data in SecurityRecords.com.

To date, the Ringling Housing Authority has installed InstaKey in all residence units.

### **On-Going Program Benefit**

Conversion to the InstaKey Program was completed in October of 2010. Executive Management is confident that the use of restricted keyways to establish key control, and the rekeying feature that allows the Maintenance Department to change unit locks in seconds with minimal cost and effort, will allow the Ringling Housing Authority to save money and manage their keyed security much more effectively.