

CASE STUDY

Organization

Toma West Management Corporation
9 Multi-Story Commercial Office Buildings in Denver Metro Area Comprising Approx. 1.9M Sq. Ft.

Contact

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Former Lock Program: Corbin 6-Pin Conventional

Project Overview

Toma West owns and operates 9 multi-story commercial office buildings comprising approximately 1.9M square feet in the greater Denver metropolitan area. Along with securing base building access points such as electrical and mechanical spaces, Toma West also manages keyed access to all tenant space. For maximum efficiency, base building and tenant keyed access are combined across a unified Grand Master key system with Sub-Masters by building.

Challenges

Prior to 2013, Toma West Facility Management secured the majority of all base building and tenant mechanical keyed access throughout the corporate portfolio with a 6-pin conventional Corbin key system. The legacy system utilized a single keyway that had at one time been patent restricted. After many years in use however, restriction for the system was lost with the expiration of keyway patents. Additionally – and far more problematic for Toma West Facility Management – the outdated keyway also became increasingly harder to obtain for changes or additions to the keying of building infrastructure and Tenant space. Additionally, as the legacy key system was over 2 decades old, all key records were in hand-written ledger format, making the task of accessing key system records time consuming and inefficient.

Solution

James Seader, Director of Facilities for Toma West, identified the need for a key system that would not only solve the issue of the obsolete keyway, but that would also provide increased efficiency and a reduction in system operating costs. The Toma West properties are all grouped together under an existing Grand Master system with each building by Sub-Mastered and managed independently. To avoid incurring the high cost associated with a complete system conversion, Seader envisioned a new solution that could be integrated into the existing hierarchical structure over time without requiring wholesale replacement. This strategy would allow for parallel systems to be in operation, and would enable keyed openings to be migrated to the new system as Tenant transitions and new space Tenant improvement projects occurred. After reviewing key system options available, Seader and Toma West Executive Management selected the InstaKey KeyControl® Program as the solution best suited to meet their immediate and long-term goals.

InstaKey® Security Systems is the manufacturer of a proprietary KeyControl® system that integrates manufacturer restricted, individually serialized key blanks, lock cylinders that can be rekeyed at the Door or Master levels with just the turn of a key, and patented web-accessed key records software. Among the keyway families that InstaKey® produces is a 6-pin Corbin-compatible keyway that met Toma West's need as a replacement for the obsolete legacy keyway. The new InstaKey® lock cylinders are compatible with the existing door hardware in place at the Toma West properties, allowing for Seader and his team to convert keyed locations as-needed over time without requiring the added cost and labor investment associated with acquiring and installing new door hardware. Additionally, InstaKey's® restricted, individually serialized keys in combination with their SecurityRecords.com® patented web-accessed key records software enabled Toma West to make a quantum leap forward in terms of key system records accuracy and efficiency. Seader and his Executive Management team also recognized the reduction in operating costs the InstaKey® cylinders will provide over time with rekey technology which enables doors or even entire Master segments to be rekeyed with just the turn of a key. Now when Seader's facilities team needs to manage the transition of a property suite or group of doors, they can do so in a fraction of the time and cost it took previously.