



# CAPITAL PLAN

February 2025



Chateau Comox  
1272 Comox Street  
Vancouver, BC

Prepared for:  
Dylan Smith | Strata Manager  
Houghton Realty

Presented By:  
David Andres, Sr. Account Manager

**TK Elevator (Canada) Limited**  
2303 Douglas Road  
Burnaby, BC, V5B 5A9

# EXECUTIVE SUMMARY

On behalf of TK Elevator (Canada) Limited (“TKE”), we are pleased to provide for the owners and administration of **Chateau Comox (1272 Comox Street)** this detailed vertical transportation analysis.

The purpose of this report is to provide an assessment of the equipment’s condition and to assist in your strategic capital asset planning by providing a recommended schedule of Capital Expenditures Upgrades over the next five (5) years. We will provide you with an inventory and description of existing equipment, an assessment of the original equipment’s condition, recommendations, and a list of proposed upgrades with a budget and a schedule.

In preparation for this report, for **Chateau Comox (1272 Comox Street)** we verified the current equipment and site conditions. This data in combination with the original and new current code requirements, was reviewed with the Supervisor and is detailed within this report to use as your guide for future budgeting.

**The recommendations outlined in this report will allow you to:**

- Improve the equipment operation and reliability on a proactive basis
- Increase the longevity of the equipment
- Reduce potential equipment downtime
- Improve user experience and building reputation
- Protect the owner’s investment
- Address code requirements and incorporate new technology

# EQUIPMENT SUMMARY

The elevator located at **Chateau Comox (1272 Comox Street)** was initially installed by TKE Northern Elevator in 1990.

<b>OEM Manufacturer</b>	TKE Northern Elevator
<b>Unit ID#</b>	12938
<b>Type</b>	Traction
<b>Number of Units</b>	1
<b>Installation Date</b>	1990
<b>Capacity</b>	2000
<b>Speed</b>	350
<b>Floors Served</b>	9
<b>Controller</b>	TKE Northern M100 Relay Microprocessor
<b>Drive</b>	DC Motor Generator
<b>Motor (HP)</b>	30
<b>Machine (Geared/Gearless)</b>	Geared
<b>Machine Orientation (MRL, etc.)</b>	Overhead
<b>Auxiliary Brake/Overspeed Protection</b>	N/A
<b>Hoist Ropes</b>	5 – 51/2"
<b>Governor/Rope</b>	1/2"
<b>Door Type</b>	Single Slide
<b>Door Operator</b>	ECI895
<b>Door Protection</b>	Mechanical Edge
<b>Car / Hall Fixture</b>	NEL Original
<b>Position Indicator</b>	In Car
<b>Voice Communication</b>	Yes
<b>Security</b>	N/A
<b>Fire Service</b>	N/A
<b>Cab Interior</b>	2007

# EQUIPMENT ASSESSMENT & RECOMMENDATION

## ASSESSMENT TABLE

Elective Upgrade (N)	Unknown Condition (U)	Critical (C)	Requires Attention (R)	Meets Standards (M)
-	-	0-12 months	1-3 years	3+ years

The following assessment and recommendations are based on the following KPI's:

1. Equipment condition and performance: (physical signs of wear or deterioration, spare parts availability, potential down times, repair vs. upgrade)
2. Safety and Code requirements: (Provincial Elevating Code, directives, new code upgrades and compliance)
3. Recorded call backs (frequency and re-occurring calls on specific equipment and components)
4. Maintenance service (Maintenance program – OEM, and contract coverage)
5. Building Feedback (traffic patterns, special requirements, long term plans, passenger concerns, type of use, extended shutdowns)

EQUIPMENT ASSESSMENT & EVALUATION		RECOMMENDATION	BUDGET	TIMELINE
<b>MACHINE ROOM</b>				Per elevator
Controller	Good	Support and used parts should be available for the next 1- 5 years.	\$275,000	1-5 years
Machine	160 Machine is in good shape.	Support and used parts should be available for the next 1- 5 years.		1-5 years
Motor	Imperial Motor is in good shape.	Support and used parts should be available for the next 1- 5 years.		1-5 years
Auxiliary Up Direction Brake "Rope Gripper"	Rope Grippers			1-5 years

EQUIPMENT		ASSESSMENT & EVALUATION	RECOMMENDATION	BUDGET	TIMELINE
<b>HOISTWAY EQUIPMENT</b>		Per elevator			
Car Top Inspection	Current Car Top Inspection will be replaced during modernization, Grandfathered to original install code.	New Car Top	Included in modernization	1-5 years	
Car Top Railing	New car top railing	Will be added during modernization.			
Travelling Cable	Good condition	Will be replaced during modernization			
Hoist Ropes	Good	Will be replaced during modernization			
<b>DOOR EQUIPMENT</b>		Per elevator			
Door Operator			\$30,000	1-5 years	
Hall Door Retainers					
Door Protection			\$3,000	1-5 years	
<b>PUSHBUTTONS &amp; FIXTURES</b>		Per elevator			
Car Operating Panel (COP) Hall Stations/Lobby Fixtures		Should be upgraded with Vandal Resistant push buttons compliant with handicap "barrier-free access" requirements.	\$30,000		
Emergency Communication			Included		
Fire Service					
Position Indicator			Included		
Security					
Cab Interior			\$20 - \$30,000		

\*\*\*This is 2025 pricing, add inflation depending on the year, i.e. 5% per year\*\*\*

# SITE IMAGES



**Controller** - The controller at **Chateau Comox (1272 Comox Street)** is a TKE Northern Elevator M100 Relay Microprocessor. Original relay based 1990 Northern Controller, mechanical relay, microprocessor consisting of moving parts and contacts subject to wear and failure. The controller is responsible for processing all the car and hall calls as well as levelling and dispatching.



**Machine/Motor** - The hoist machine including the motor will be replaced during the modernization. The original DC motor would be replaced with a new AC VVVF drive and motor, and together with the control upgrade provide better performance and energy efficiency. The elevator will gradually speed-up at takeoff, and slowdown before it comes to a complete stop. The ride will be smooth and steady.



**Door Operation** – The most utilized elevator component, the door operator cycles 400% more often than the elevator does – (consider that the doors open, doors close, car moves, doors open, doors close with each destination). The existing door operator installed at **Chateau Comox** is an ECI895. This operator is a “light” duty component and is obsolete, it is classified as a “open loop” design that does not communicate with the controller. It is currently operating in fair condition. As the equipment ages, it will be important to monitor the door operation and budget to upgrade in next few years.

## SITE IMAGES



**Pushbutton Fixtures** – New pushbutton fixtures will conform to current Safety Code for Elevators (CAN/CSA-B44) and the requirements for the disabled [barrier free access] to be installed at lower height in both the cab and the hallway. New designs provide illuminated push buttons that are more energy efficient, and will comply with current handicap requirements. The recommended new “in car” fixtures (car operating panel) would include a digital floor position indicator, emergency light and hands free emergency phone.

# REPORT SUMMARY & CONCLUSIONS

The current equipment is in fair/good condition. With TKE providing its' OEM preventative maintenance, the life expectancy typically is 25 years of reliable service. The elevator is 10 years past normal life expectancy which is excellent. A review of the callbacks and maintenance tickets for a building will help indicate problematic areas of the elevator. This assists the maintenance provider to focus more attention to these areas. An examination of the past twenty four (24) months shows the overall call back rate (0.5) calls per year, well below the industry bench mark of 4-6 calls per year.

In saying that residential elevators are receiving tremendous amount of use compared to just one generation ago and 95% of residential buildings are under elevated due to this increase. (i.e. people working from home, food delivery's, Amazon, more people living in the suite then designed, small dogs, move in and out's every month etc.) a lot of these things did not exist when the building was designed and built in the 1990's.

On behalf of TK Elevator, thank you for your business and the opportunity to provide this technical assessment on your vertical transportation. Elevators are often the most forgotten capital asset in a building, and it is our professional obligation to all of our service customers to advise you on the status of your equipment and the options available to you in the years to come.

We trust this information will prove to be indispensable in the future for your elevator planning. However, the information herein has only been provided as an overview and should be discussed in person with our elevator experts, so that the information is communicated as clearly as possible.

In the meantime, should you require any further information, or if you have any questions, please do not hesitate to contact me directly.

Kind Regards,

*David Andres*

David Andres  
Sr. Account Manager  
**TK Elevator (Canada) Limited**

2303 Douglas Road  
Burnaby, BC V5C 5A9  
778-956-8598  
[david.andres@tkelevator.com](mailto:david.andres@tkelevator.com)