

CAPITAL PLAN

February 2025



Chateau Comox
1272 Comox Street
Vancouver, BC

Prepared for:
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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.

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

EQUIPMENT ASSESSMENT & RECOMMENDATION

ASSESSMENT TABLE

Elective Upgrade (N)	Unknown (U)	Condition	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					
MACHINE ROOM			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
	HOISTWAY EQUIPMENT					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			
	DOOR EQUIPMENT					Per elevator
	Door Operator			\$30,000	1-5 years	
	Hall Door Retainers					
	Door Protection			\$3,000	1-5 years	
	PUSHBUTTONS & FIXTURES					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,

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