

Bellair Security Gates

Over the years the drive-in security gates have been an increasing maintenance problem. They are extremely heavy. The rollers and mechanism wear out quickly and they do not stay on track. They have been driven into and knocked off the track and bent on multiple occasions.

The south gate has now been driven into and bent badly enough that repair may not be the best, nor cost effective solution to this problem. It has been recommended by the gate maintenance company to make a new concrete channel for the gate roller to travel in since asphalt is not a solid surface for the track mount, and its flexibility adds to the operational problems. The gate roller only 'floats' on the track and does not support the gates extreme weight as it extends itself to its closing position, therefore the gates do not stay level and pressure and wear on the rollers is extreme. The north and south pedestrian gates were originally installed to help reduce the operational load on the larger gates, yet the problems remain. The driveway swags deeply under the gates to allow water runoff into the sewer system and a rigid roller to support the gate would not accommodate the terrain.

It was originally thought that replacing the broken rollers on the bottom of the south gate would resolve the current issue and get it working again. But, when they were installed, it became apparent that the gate needed a complete overhaul to straighten it and keep it on track. The company would not guarantee that simply building a new bottom railing would be all that was needed since more of the gate structure is bent. They recommended replacing the gate entirely and also having the track replaced with a channel in a concrete base.

If a new south gate is necessary, plus money spent to build a new channel, it is my recommendation that we obtain prices for a new swing type gate and consider replacing the current rolling gate system altogether, at least on the south side for now. With a swing type gate the track will be removed and many of our re-occurring issues will be resolved.

The new swing-type, drive-in gate would be narrowed to a 14 foot opening and swing inwards towards the stairs and away from the garage doors. Narrowing the opening will make the gate shorter and not as heavy. It will also be necessary then, to make all garage traffic one-way only around the building, coming in the south gate and exiting the north gate. The north gate will not have remote access from the street, so cars will not be able to enter that gate. Both pedestrian gates, north and south will remain unaffected and work as they currently do. The electric eye on the inside will open the large gate as vehicles approach, just as it currently does, but exit only. The ground will be marked to show the swing radius. Half of the west end parking spaces will need to be realigned to accommodate the traffic pattern. If funds permit, changing both gates will be considered.

At this time, we are collecting estimates and also ideas to see if this transition is feasible. Your input is welcomed as this is your home. Please leave any comments or solution based ideas with the manager.