

# ELEVATOR AUDITS SAVE OPERATING COSTS

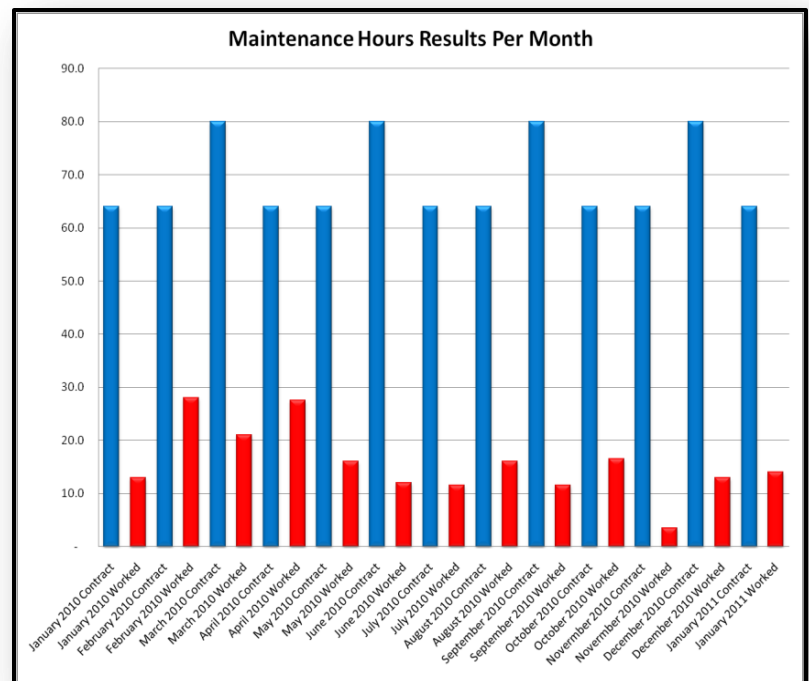
TheElevatorConsultants.com

## Audits: *Benchmark Elevator Services*

**The Elevator Consultants'** elevator service maintenance audit documents how your elevator capital expenditure is being serviced and maintained. The full elevator equipment and service audit review thoroughly surveys your current elevator maintenance plan, existing service contracts, and elevator equipment at your building. Performing this audit consistently results in performance and service improvements by highlighting potential areas of enhancement in both the service and performance of mechanicals.

### How We Stand Out . . .

- ✓ Leading global provider of elevator consulting services with 25 years of delivery experience.
- ✓ Audits guaranteed to immediately decrease elevator monthly operating costs – *every time*.
- ✓ In-house industry operations and management experts with extensive elevator company engineering, mechanical, and operations experience. Multiple QEIs on staff.
- ✓ Pioneering methodology for increasing elevator life.



### What We Can Deliver To You . . .

- Audit reports highlighting cost saving measures
- Comparison of actual vs. contracted service maintenance
- Assessment of elevator equipment performance
- Overall view of your elevator and escalator service contracted maintenance agreement
- Benchmark comparison of industry and current market

### How You Will Benefit . . .

- ✓ Improve *safety*
- ✓ Increase *life of elevators*
- ✓ Improve *quality* of elevator service
- ✓ Increase elevator *efficiency*
- ✓ Reduce elevator *operating costs*
- ✓ Check real operational *performance*
- ✓ Decrease amount of *time* spent correcting elevator issues

**The Elevator Consultants**

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## Expertise in Action

### Elevator Audit

#### Challenge

The General Manager was experiencing elevator problems. The commercial building was having several elevator service callbacks. The callbacks were usually overtime which resulted in significant unnecessary and unwanted expenses. After the elevators were “fixed” from the overtime callback, the problems kept persisting, resulting in more fees. Simultaneously, the elevators were entrapping people, resulting in lost time, money and, most importantly, safety. The General Manager’s hands were tied thus not providing quality service to his tenants. Tenants and guests were becoming impatient and complaints were frequent. In this highly competitive market, a building’s elevators should never be an issue. The General Manager was tasked to figure out if the elevator equipment was the problem or if the elevator maintenance service was the problem.

Elevator 12		
ELEVATOR SUB-SYSTEM	TYPE	CONDITION
Controller Assembly	1989 CEC, Swift 5000 installed 1994	Fair
Machine Assembly	Westinghouse Gearless machine 205 F	Good
Cable Systems	6 - 1/2"	Fair
Car Assembly/Guide System	Westinghouse Non Springloaded	Poor
Buffer System	Westinghouse Oil Buffers	Good
Door Operation System	Westinghouse BB II	Fair
Door Protection System	TL Jones	Good
Door Restrictor	Adams Hatch Latch	Fair
Hoistway Entrance Assemblies	Westinghouse 42"X84" - CO	Good
Cab Assembly	Unknown Upgrade	Good
Signal Assemblies	1993-95	Fair
Capacity	3500 Pounds	
Floors Served	B, 1-14 Total of 15	
Speed	800 FPM	
Flight Times	Up 7.6 seconds - Down 7.7 seconds	
Door Times	FRONT: Open 1.6 seconds - Close 2.2 seconds REAR: Open 1.8 seconds - Close 2.2 seconds	
Hall/Car Call Time	FRONT: Hall 2.4 seconds - Car 2 seconds REAR: Hall 10 seconds - Car 10 seconds	
Nudging Time	FRONT: Buzzer working REAR: Buzzer working	
Door Pressure	FRONT: 20 pounds REAR:15 pounds	
Annual/ 5 Year Test	September-09	

#### Results

- Reduced monthly elevator operating costs by 25%
- Improved building safety by applying elevator industry best practices across elevator portfolio
- Decreased the amount of time the General Manager spent resolving elevator issues
- Discovered critical maintenance improvements
- Uncovered elevator service company was not fulfilling the elevator service contract
- Researched and analyzed elevator service invoices to reveal unethical billing practices
- Negotiated competitive elevator industry pricing and terms and conditions
- Helped building hire new elevator company to get elevators back to industry standards
- Ensured that elevators met current safety codes, were properly tested, and passed inspections

*“Best money I have ever spent.”*

- Greg Prather, Senior Vice President – Jones Lang