

ELEVATOR AUDITS SAVE OPERATING COSTS

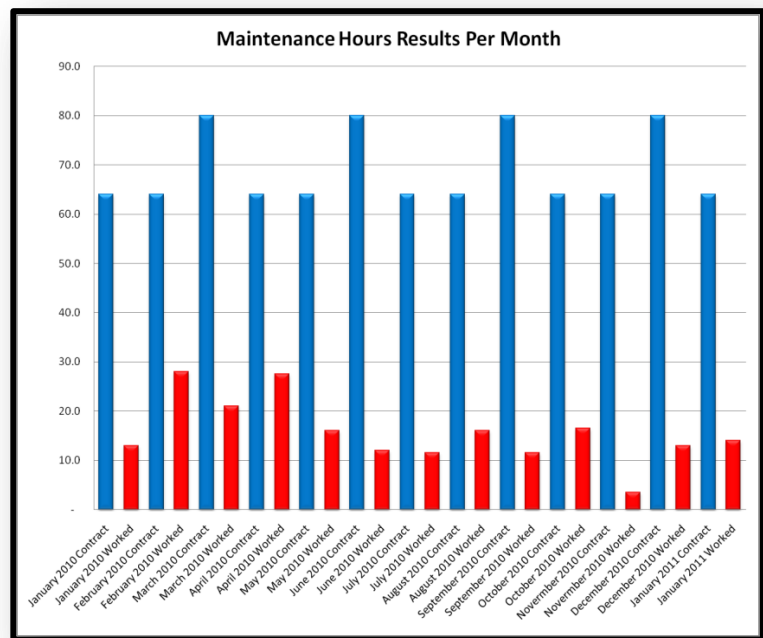
TheElevatorConsultants.com

Audits: *Benchmark Medical Office Building 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 immediately decrease elevator monthly operating costs – **every time**.
- ✓ In-house industry operations and management experts with extensive elevator company engineering, mechanics, 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*
- ✓ Reduce *costs* month over month
- ✓ Improve *quality* of elevator service
- ✓ Increase elevator *efficiency*
- ✓ Reduce elevator *operating costs*
- ✓ Check real operational *performance*
- ✓ Decrease amount of *time* spent correcting elevator issues

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Expertise in Action

Elevator Audit

Challenge

The Medical Office Building Portfolio Manager inherited several different buildings with several different elevator maintenance contracts, each consisting of different elevator service providers. The different locations with different elevators being maintained by the different elevator companies was cumbersome and an operational nightmare. The Portfolio Manager would receive multiple invoices from the various elevator companies for items that were not approved, which were difficult to pinpoint and rectify. Having experience working with multiple elevator companies, the Portfolio Manager realized that the time and cost being spent managing elevators was beyond the norm. He asked all the elevator companies to provide elevator industry best practices of service and maintenance. The Portfolio Manager received best practices from all his elevator service providers which were all very different and included a wide scope with different parameters.

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 50%
- Improved building safety by applying elevator industry best practices across elevator portfolio
- Decreased the amount of time the Portfolio Manager spent resolving elevator issues
- Uncovered maintenance improvement opportunities
- Aligned all elevator companies level of service across entire portfolio
- Co-terminated all contracts for ease of billing and future bidding
- Negotiated competitive elevator industry pricing and terms and conditions
- Ensured that elevators met current safety codes

"The elevator audit provided me with significant cost savings, reduced headaches and showed improvements that are measureable. This foresight and innovation received is critical to managing my portfolio. Hiring Andy was imperative."

- Portfolio Manager – Colliers International