COMMERCIAL PROPERTY MANAGEMENT CASE STUDY

SEPT 2026

Repair Analysis:

Verifying a Replacement Recommendation

When a building owner is told that a major elevator component cannot be repaired, it can be difficult to independently verify the recommendation. Before this owner committed to replacement, TEC investigated whether another viable option existed.



$90,000+ savings and weeks in downtime avoided

THE CHALLENGE

A four-elevator high-rise had a hoisting machine that required significant work and needed to be removed from the building. The owner was told that the machine could not be repaired and would need to be replaced. Before committing to the replacement, the owner brought in TEC to independently evaluate the recommendation.

WHAT TEC DID

TEC investigated whether rebuilding the existing machine was a viable alternative to replacement. We contacted the rebuild and repair resources that would actually perform the work and independently verified whether the machine could be rebuilt. TEC then compared the available repair path with replacement so the owner could understand the available options before making a capital decision.

WHAT WE FOUND

The existing hoisting machine could be rebuilt. A complete replacement was not the only viable option. TEC documented the repair path and provided the owner with the information needed to move forward.

THE RESULT

The owner was able to rebuild the existing hoisting machine rather than replace it, resulting in more than $90,000 in avoided replacement costs. The repair path also avoided the longer out-of-service period associated with a full replacement and allowed the owner to extend the useful life of the existing equipment.

AT A GLANCE

Property:	Commercial high-rise
Elevators:	4
Issue:	Hoisting machine replacement recommendation
TEC Service:	Repair analysis and independent verification
Finding:	Existing machine could be rebuilt
Savings:	$90,000+ and weeks of downtime

WHY TEC WAS BROUGHT IN

Independent perspective
TEC does not sell elevator equipment or parts, so our recommendations are based on what the building needs

Industry experience
Our team brings engineering, mechanical and operational experience to evaluating repair and replacement options.

Owner-focused recommendations
We evaluate the practical options available and give the owner the information needed to make an informed decision.

WHY IT MATTERS

A recommendation to replace major elevator equipment does not necessarily mean replacement is the only viable option. Independent verification can help building owners understand what alternatives are available before committing to a major capital expense.

TEC The Elevator Consultants
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CONTROLLING COST AND MITIGATING RISK

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