

Alliance Elevator Consultants, Inc.

Elevator Modernization Information Packet

What is an Elevator Consultant and why do I need one?

An Elevator Consultant is someone who specializes in the design, testing, and maintenance inspection of elevators, escalators, moving walks, and many other conveyances that move people. When a building owner decides to perform an elevator modernization by adding new technology to their existing equipment, an Elevator Consultant will:

- Survey the equipment to ascertain which components should be replaced
- Develop specifications based upon the initial survey
- Contact several elevator companies and submit those specifications for review
- Collect bid proposals and make recommendations to the building owner(s)
- Oversee all facets of the modernization and regularly report to the owner(s)
- Ensure all work is performed within the scope of all applicable elevator codes
- Advise contractors of all new code requirements
- Help coordinate work by other trades involved in the modernization
- Make recommendations based on experience in dealing with other trades
- Be available to the owner(s) and contractor(s) to answer any and all questions
- Perform routine follow-up site inspections
- Ensure all work is performed in alignment with industry standards
- Schedule inspections with a third party elevator inspector
- Develop a punch-list and see to it that it is completed
- Walk through the project with the building owner(s) and familiarize them with the new equipment
- Review all contractor's billing prior to payment to ensure that the work being billed by the contractor has indeed been completed in accordance with the specifications
- Aid in the development of a full-service maintenance contract
- Negotiate on your behalf whenever necessary

Most importantly, an elevator consultant will work tirelessly on your behalf to make certain your financial investment is protected. Because the Consultant works for you, the building owner(s), as opposed to the elevator contractor, the savings can be substantial. We will act as your representative in all matters pertaining to the elevator modernization, thus drastically reducing the stress that may accompany an otherwise unfamiliar project.

How do I decide which Elevator Consultant to employ?

First of all, an Elevator Consultant should be very well versed in all applicable elevator codes. At Alliance Elevator Consultants, Inc., we have a full library of elevator code books detailing all code requirements for new, existing, and newly renovated elevators. While it is often believed there is only one elevator code, the fact remains there are several different organizational bodies involved in the specifications of elevator safety and maintenance.

For example:

- ASME A17.1 2005 Elevator and Escalator Safety Code
- ASME A17.3 1996 Elevator and Escalator Safety Code
- National Fire Alarm Code (NFPA 72)
- Florida Fire Prevention Code (NFPA1 and NFPA 101)
- Florida Building Code (Section 30)
- National Electric Code (Section 620)
- 61C-5 Florida Administrative Code
- Chapter 399 – Florida Elevator Safety Statutes
- ADAAG – American Disability Act Accessibility Guidelines (Federal Code)

Secondly, an Elevator Consultant should have experience in three distinct facets of the elevator trade; including:

- Elevator construction and maintenance
- Elevator inspections
- Elevator consulting

At Alliance Elevator Consultants, Inc., our consultants have hands-on field experience in installing, adjusting, maintaining, repairing and trouble-shooting a wide range of vertical transportation equipment from relay-logic to microprocessor programmable logic. Additionally, we have prior experience in supervising and assisting the work of other field technicians, particularly in the area of trouble-shooting difficult field problems, as well as supervising modernization crews.

With regard to inspections, our consultants have been performing inspections as required by the State of Florida as independent private elevator inspectors from the moment Florida adopted changes to Senate bill 399.061 during the 2002 Session. These changes became effective June 5, 2002 and require all elevator inspections to be performed by a Certified Elevator Inspector annually. As the Elevator Safety Code changes, our consultants attend all required continuing education courses to keep abreast of said code changes as well as keeping current all CC, QEI and CEI licenses.

In the area of consulting, Alliance Elevator Consultants, Inc. has incorporated all of the aforementioned experience and merged them to provide cost-effective recommendations and the attention to detail you would expect from any international firm with the availability you would expect from a local company.

Okay, but what does Alliance Elevator Consultants, Inc. bring to the table?

Unlike a snake-oil peddler with dubious credentials, Alliance Elevator Consultants, Inc. has the experience and expertise you demand from an Elevator Consultant and the track-record to back it up. Our consultants have been involved in many different modernization projects from high-rise, multi-car installations to low-rise hydraulic modernizations. We have been involved in litigation support, contract negotiations, proposal restructuring and maintenance review reporting.

Some recent clients include:

- Pebworth Properties | Jupiter, Florida
- Martinique Condominium | Singer Island, Florida
- The Cove Condominium | South Palm Beach, Florida
- Seawinds Condominium (South Tower) | Singer Island, Florida
- Continental Fidelity Corp | Miami Beach, Florida
- CSI Property Management | Fisher Island, Florida

We have additional references and contact information available upon request.

In the area of consulting, Alliance Elevator Consultants, Inc. has a working relationship with all reputable elevator service companies including their management, employees, field mechanics and supervisors. We are often used as their main source for code clarification and modernization specification requirements and are always available to provide answers.

Should you choose to employ our services, the entire spectrum of our expertise, knowledge and experience will be at your disposal, providing you with the very best of representation in all matters related to elevators.

If you require any additional information or would like to set up a personal consultation to discuss your options, feel free to contact us at any time during normal business hours and we will be happy to assist you.

Sincerely,



Paul Komie, President
Alliance Elevator Consultants, Inc.
Direct Line: 561.723.4396
<http://www.allianceelevatorconsultants.com>