

2 May 2017

Our ref.: 10562-18

**The Owners Corporation of Strata Plan 47991  
C/- Bright & Duggan  
Level 1, 37-43 Alexander Street  
CROWS NEST, NSW 2150**

**Attention: Mr Bart Jaworski**

**PACIFIC PARK – 41 ROCKLANDS ROAD, WOLLSTONECRAFT  
LIFT SERVICES**

---

We refer to your request for information as detailed in your letter dated April 11, 2017.

In particular, this was to provide advice on the existing lift systems at 41 Rocklands Road, Wollstonecraft in order for the Owners to make an informed decision on the upgrade or replacement of the lifts.

Our responses have been compiled in the same order as detailed in your letter for ease of reference and we now expand as follows.

**REQUESTED REPORT RESPONSES**

---

**Question 1**

**What are the components of the existing lifts that are expected to be difficult or impossible to replace in the future?**

The lifts were installed in about 1993 by Otis Elevator Company Pty Ltd and are now about 24 years of age.

The lift controls are an early Otis Elevator Company design microprocessor based system with variable frequency AC drive control.

The lift control and drive system, car and landing buttons, car and landing indication have been out of manufacture for approximately 10 years.

Spare parts for the car power door operator and landing door locks are still available, however this door system is no longer installed and considered is redundant.

The majority of the lift equipment installed is considered obsolete and spare parts are no longer manufactured resulting in difficulties in sourcing the required spare parts.

The components deemed critical to this type of lift system are the control and drive systems. As the controls are an Otis Elevator Serial based system, if the controls were to fail this would also require the replacement of the drive system, car and landing buttons interface and the car and landing indication at each level served.

**Question 2**

**If the lifts are to be replaced or refurbished or modernised, what are the likely time frames for:**

- a) **Obtaining quotes by tender?**
- b) **Ordering?**
- c) **Delivery?**
- d) **Installation?**

Timeframes for the tender period, assessment, delivery and installation is as follow:

Preparation of Tender Documents	-	4 weeks
Tender Period (including site walk through)	-	5 weeks
Tender Assessment Report	-	3 weeks
Client Review and Order Placement	-	2 weeks
Material Procurement	-	24 to 26 weeks
Installation (All Lifts, one at a time)	-	60 to 72 weeks
Total Timeframe	-	98 to 112 weeks

We have based the installation time frames on completing all six (6) lifts one lift at a time.

We also advise that with a project of this size the cash flow would be negotiable and a typical cash flow would be:

Placement of Order	-	30%
Bill of Lading	-	35%
Completion of Lift No.1	-	5%
Completion of Lift No.2	-	5%
Completion of Lift No.3	-	5%
Completion of Lift No.4	-	5%
Completion of Lift No.5	-	5%
Completion of Lift No.6	-	5%
Total Payment	-	100%

### **Question 3**

#### **If the lifts are to be replaced or refurbished or modernised, what type of lifts would be best suited to Pacific Park?**

The lifts that are currently installed are of a geared basement drive traction arrangement which utilises numerous sheaves with the lift shaft to deflect the hoisting ropes.

If the lifts were to be modernised the lift shaft sheave arrangement would be retained.

The replacement lift option would result in the sheave arrangement being removed and replaced with new machine-room-less lift technology.

Both the current basement drive arrangement and machine-room-less lift option would be capable of providing a suitable lift service to this building.

The machine-room-less lift option is merely available due to advancements in technology within the lift industry however would also likely provide a power consumption saving due to the direct drive nature of the design and gearless hoist machine technology.

### **Question 4**

#### **If the lifts are to be replaced or refurbished or modernised, what are the advantages and disadvantages of replacing:**

- a) **One lift per year**
- b) **Two lifts per year**
- c) **All lifts in sequence or in pairs**

With an upgrade or replacement project of this magnitude, breaking the project into multiple stages results in the total cost being far in excess of the works when completed as a single project.

An example of this is the site re-establishment costs as the lift contractor would need to allocate labour and establish site multiple times compared to once if the works were completed as a one major project.

Also, if one lift is upgraded by the current lift contractor and the Owners experience issues with their servicing levels, the Owners may be locked in with that lift contractor to perform the remaining upgrade or replacement works.

If the Owners did however decide to change lift contractors this will likely lock the Owners into utilising the new lift contractor to conduct the remaining upgrade or replacement works and there could be no guarantees that the equipment installed would be common across the lifts. i.e differing technology.

This in itself may pose another issue as varying technologies across the premises may result in difficulties of certain lift contractors being capable of maintaining certain types of equipment and technologies.

The advantages of completing the upgrade or replacement works as one project would be:

- More cost effective.
- Common product type and technology across all lifts.
- One Lift Contractor.
- During the tendering of the upgrade or replacement works, the Owners could also tender an ongoing maintenance agreement to be commence at the expiry of the Defect Liability Period.

**Question 5**

**What advantages and disadvantages would there be in relation to the maintenance of the modernised lifts? Please deal with the different types of lifts discussed in answer to Question 3.**

Upon the lifts being upgraded or replaced it is likely that the ongoing maintenance pricing would be more competitive than what the Owners are currently paying.

With regards to lift types, a replacement lift would likely incur a lower annual fee than that of upgraded lifts as the lift contractors would require allowances for the ongoing maintenance and repairs of the sheave arrangements located within the lift shafts.

**Question 6**

**What role could JCA play in:**

- a) **Running a tender and making recommendation for replacement or refurbishment?**
- b) **Supervising any successful tenderer?**
- c) **What would be the costs of JCA's involvement?**

We have submitted a proposal separate to this letter for the Owners consideration. This proposal has been based on our previous services however we have applied a discounted rate to utilise the previous tender documentation.

**JCA LIFT CONSULTANTS**



**Colin Boswarva**  
**Director**