



Elevator Consultants

126 North Salina Street Suite 305 ~ Syracuse NY ~ 13202
Phone 315 425 0428 ~ Fax 315 425 1232
www.cnyelevatorconsultants.com

April 26, 2011

Labella Associates, PC
ATTN: Richard Morrelle
300 State Street
Suite 201
Rochester, NY 14614

Re: Elevator Condition Assessment
88 Elm Street Rochester, NY – Project No. 210261.03

Dear Richard:

At your request we are pleased to provide the following preliminary condition assessment for three elevators located at 88 Elm Street Rochester, NY. This assessment is not intended as a substitute for professional engineered design or certified elevator inspection of existing, or proposed new, material and methods.

CNY Elevator Consultants provided an on-site inventory of the existing conditions of three existing elevators on April 12, 2011. Currently the building is not occupied. It appears that the elevators at some point were placed into a temporary short-term "out of service" condition, with the possible intention of permanently decommissioning them. Currently the elevators have not been placed in an "Out of Service" status that conforms to the requirements of the Building Code of New York State's reference standard, A17.1-2007 edition of the Safety Code for Elevators and Escalators part 8.11.1.4 "Installation Placed Out of Service." (See also Rochester City Code regulation 50-29A-C for additional requirements.)

The existing elevator cabs were located at the top of their respective hoistways and were temporarily suspended using an unidentified rigging method. This method does not conform to the industry standards means for suspension of an elevator car and does not conform to currently acceptable practice for elevators placed "Out of Service," per ASME. It is recommended that the elevators be properly decommissioned if they are not to be returned to service in the very near term.

The elevators were originally installed in 1968 and manufactured by the Haughton Elevator Company, Toledo, Ohio. Haughton was subsequently purchased by Schindler Elevator Company, Switzerland, in 1979. There did not appear to be any appreciable upgrades to the original equipment since its initial installation. The existing Haughton

Overhead gearless 500 FPM hoistmachines were very good equipment and were likely properly sized for the building's vertical traffic pattern, however their current condition is so degraded that retaining them is not recommended. If the elevators are to be retained, they would likely require replacement.

The existing elevator controllers are long past their expected life span and should not be retained. New non-proprietary microprocessor type controllers are recommended if the elevators are returned to service.

The existing elevator cabs could not be inventoried. It is likely that the existing platforms, safety planks, and slings could be retained; however a more thorough investigation of the existing conditions would be required before recommendations could be made.

The existing elevator pits have a significant accumulation of water, therefore it can be assumed that all of the existing pit equipment including buffers, guide rails, supports and governor tail sheaves will require replacement. Guide rails and supports located above the pit level could likely be retained.

The existing hoist ropes, governor ropes, and shackles should be discarded and replaced.

The remaining existing "drive train components" including traveling cables, door operators, call fixtures, and hoistway wiring would likely be discarded.

If the elevators are to be left out of service for an additional period, completion of the decommissioning is required sooner than later. The existing "out of service" condition of the elevators is not acceptable per elevator code and requires significant investment in material and labor to properly complete the decommissioning. If the elevators are to be returned to service in the near term, a more complete inventory of the existing conditions will be required to better assess the scope of work required.

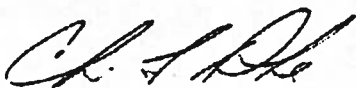
The following Opinions of Probable Elevator Construction Only Costs are based on our preliminary inventory and intended as budget estimates only.

Replace three existing elevators in their Entirety: \$650,000

Replace three existing elevators but retain the cabs: \$550,000

Decommission three existing elevators: \$50,000

Best regards,



Mr. Christopher Duke
CNY Elevator Consultants