



**Project Highlights**

**Ascent** Service & Technology, L.L.C.

PROPERTY/CLIENT	ASSIGNMENT	RESULTS
82-story Class-A Office Tower in the Midwest (Owner) <i>&gt;2-million square feet</i>	Conducted building transportation systems diagnostic of sixty elevators and escalators Instituted and led a preventive maintenance program for the building transportation systems Developed performance-based specification and negotiated renewal of annual preventive maintenance contract worth annually over \$1-million dollars  Designed and provided bid, contract, and project management services for the modernization of 47 electric traction elevators which includes 40 double-deck elevators, the replacement of electrical feeders, and modifications to machine room H.V.A.C.	Reduced service calls by 25% per year over a 22-month period.  Reduced annual spend by over 15% and locked contractor into performance-based contract with pecuniary penalties for failing to meet standards  Negotiated a turnkey project with the elevator contractor to provide all HVAC and electrical work in addition to elevator work. Designed bid process that resulted in: <ul style="list-style-type: none"> <li>• Vendor innovations to reduce project time by upwards of 50%</li> <li>• Estimated savings of upwards of \$2- to \$3-million dollars</li> </ul> Performed elevator traffic simulations to validate traffic handling requirements for both current and maximum building populations and to specify HVAC requirements in machine rooms Negotiated fixed pricing for 10-year service contract which provides the owner with the irrevocable right to cancel the contract at will without penalty
Nine Class-A Commercial Office Towers in Large East Coast City (Owner-Manager) <i>&gt;10-million square feet</i>	Conducted sourcing engagement to reduce annual spend on elevator and escalator preventive maintenance services worth over \$3-million Conducted building transportation systems diagnostic of 195 elevators and escalators Manage preventive maintenance program of elevators Conduct annual municipal inspections	Consolidated vendor base to one vendor Saved over \$450-thousand annually while maintaining the same contractual services



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41-story Class-A Office Tower in the Northeast (Property Manager) <i>&gt;769,000 square feet</i>	Provided contract and project management services for the modernization of nineteen gearless elevators Selected vendors Designed and implemented bid process Facilitated decision process	Saved owner over \$730,000 without changing scope when compared to previous request for proposal Decreased total cost of ownership without changing scope by over \$650,000 Installed state of the art equipment — year 2000 code-compliant — while facilitating cooperation among owner, contractor, and controls vendor to mitigate risks associated with adoption of innovative products
45-story Class-A Office Tower in the Middle Atlantic States (Single Tenant-Property Manager) <i>760,000 square feet</i>	Prepared maintenance specification and managed the bid and contract negotiation for a \$350,000 annual maintenance contract Developed negotiation strategy	Saved owner over 15% of current annual spend on resident elevator preventive maintenance services Locked contractor into performance-based specification with pecuniary penalties for failing to meet standards Negotiated fixed pricing for 5-year service contract which provides the owner with the irrevocable right to cancel the contract at will without penalty at the end of year 2
36-story Class-A Office Tower in Financial District of Major East Coast City (Property Manager) <i>≈ 700,000 square feet</i>	Conducted comprehensive evaluation of elevator maintenance	Saved client over \$300,000 on conversion of motor-generators to static drives Reduced entrapment rate by 76% over first year of project Provided project oversight to drive improvement in service and eliminate tenant dissatisfaction with elevator service Provided project management of major modernization of motor-generator sets to static drives
38-story Class-A Office Tower in Major East Coast City (Property Manager) <i>≈ 800,000 square feet</i>	Conducted a vertical transportation diagnostic of and re-negotiated a \$1.1-million annual service contract for a fifty-two-story class-A office complex	Saved client over \$200,000 annually on maintenance spend while retaining the same contractual services Established equipment maintenance baseline



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37-story Class-A Office Tower in Financial District of Major East Coast City (Owner-Manager) <i>≈ 700,000 square feet</i>	Performed vertical transportation diagnostic evaluation and renegotiated annual maintenance contract	Saved client \$114,000 annually in maintenance contract spend while maintaining the same contractual services
The World Trade Center New York, New York Buildings 1, 2, 4, and 5 (Bidder) <i>&gt;10,000,000 square feet</i>	Conducted due diligence inspections of elevators and escalators	Identified \$2.4- to \$3.9-million in repairs necessary to return equipment to class-A condition Identified approximately \$2.3-million in annual maintenance savings Identified approximately \$18-million in modernization savings over the remaining four years of the project
48-story Class-A Office Tower in Major East Coast City (Property Manager) <i>≈ 800,000 square feet</i>	Conducted pedestrian traffic study to determine minimum number of elevators required after hours thereby permitting tenants to negotiate lower expenses with landlord	Recommended reducing the number of elevators running during off hours by 50% to 60% per bank
36-story Dual-zoned Tower in Major East Coast City (Property Manager) <i>≈ 500,000 square feet</i>	Conducted comprehensive evaluation of elevator maintenance	Saved client approximately 25% on its annual maintenance spend while retaining the same contractual services
52-story class-A Office Tower in Financial District of Major East Coast City <i>&gt; 1,000,000 square feet</i>	Performed annual inspections of over fifty elevators and escalators in fifty-two story class-A office tower for three consecutive years	Identified critical issues affecting the long-term life of the equipment previously unknown to client Established baseline data for future assessment Identified maintenance management gaps
4-story Data Center for an International Bank in Major East Coast Metropolitan market	Performed a vertical transportation diagnostic of the bank's main data center, a four-story 24 × 7 data center	Identified service providers to replace existing company Developed maintenance specification Assisted in the negotiation of contract



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Metropolitan Museum of Art, New York, New York	Conducted vertical transportation diagnostic of over forty elevators throughout all facilities  Provided design and project management service on multiple elevator modernization projects	Established maintenance baseline Identified capital investment priorities
31-story Class-A Commercial Office Tower in Major East Coast City (Property Manager) <i>≈ 600,000 square feet</i>	Conducted elevator traffic simulations to determine if owner could replace an existing high-rise hoistway in a six-elevator group with a new electrical closet and riser to repair damage caused by fire	Modeled scenarios and identified new 5-elevator configuration that would improve service of existing 6-elevator group
4-story Class-A Commercial Office Campus in Southeastern United States (Owner-Manager) <i>&gt; 300,000 square feet</i>	Conducted elevator traffic simulations to determine configuration of elevators required to provide class-A service to two adjacent buildings being combined into one with elevators in the center of the two buildings	Determined appropriate design while assessing various population scenarios, maintenance down-time, and variable configurations

*Note: These projects are a representative list of projects. Other projects are available upon request.*