

ELEVATOR REPAIR REPORT

October 25, 2024

As you may recall, during a routine elevator inspection last September, Otis Elevator discovered that our elevator hydraulic system had a leak. Troubleshooting revealed that the leak was from the elevator jack (the 30 foot long hydraulic cylinder beneath the car). We suspended use of the elevator on September 24, 2023. Our Property Team immediately sprung into action. Bids were solicited from Otis and two other elevator repair companies. MEI Elevator was chosen based on experience, knowledge, and cost.

This past January, MEI received the new elevator jack. They removed the old jack and installed the new one. The new jack is enclosed in a plastic pipe to protect it from the ground to keep it dry and prevent corrosion. Large stones were discovered near the bottom of the hole, possibly from an old stream bed, preventing the tube from being installed. This could have been an expensive problem if the hole needed to be redrilled. The vacuum truck company that was removing water and debris from the hole came to our rescue. The next day they returned with an industrial high pressure water jet that they used to slice pieces off the rocks to enlarge the hole at a fraction of the cost of drilling!

Concurrently, when the old jack was removed, there were areas that showed melting and burning. This was consistent with electrical arcing from lightning. Our insurance company was contacted, and the damage was documented by one of their engineers. With the mechanical repairs completed, MEI then proceeded to test the elevator and found control panel issues that prevented the elevator from stopping at the correct floor. After unsuccessfully trying to make the repair, they recommended that we call Otis.

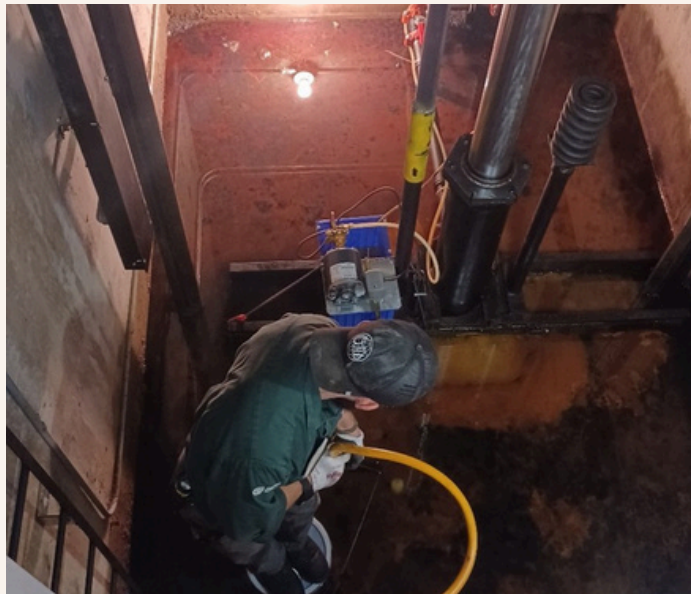
In February, Otis troubleshooted and removed two circuit boards, one needing repair and the other to be replaced. Otis then lost the circuit board that was to be repaired.

In April, the lost circuit board was found and repaired, and the other was received from the manufacturer. Otis returned to install the boards. Additional testing was performed, and further problems were found.

The Property Team requested a new quote from Otis for the repairs, which took a while. During this time, our insurance company was contacted about paying out part of the claim to cover the cost of the repairs. However, the insurance company requires completion of the work, and payment by our church, to the elevator company before issuing an insurance check to us.

Church Council Executive Team began the loan application process in July. It has been a very slow process. Each time the forms were completed and submitted; new information was requested. The loan was approved in September and the closing should occur on or before November 10, which will allow for payments so the repair process can resume.

Signed,
Gary Tackes, Property Team Member



Cleaning the elevator pit during the jack leak diagnosis stage



New jack parts awaiting installation



Vacuuming debris from the jack hole



Attempting to install the plastic pipe jack liner



Rock and stones discovered at the bottom, block the new liner from being positioned fully at the bottom (within three feet of jack hole)



The blue 'Super Sucker' vacuum truck (in background) and the high-pressure water jet diesel pump trailer (in foreground)