



## NO COST NO OBLIGATION CONTRACT REVIEW OFFER

Elevators and escalators are among the most visible and utilized assets in a building. Excellent performance is essential for the perception of tenants and visitors regarding the quality of the building.

Facility managers entrust the care and maintenance of their vertical transportation equipment to their maintenance provider. But what happens when reliability, responsiveness, or performance are not acceptable? What are the contract terms? What are the services owed? What are the Owner's responsibilities or obligations?

For a limited time Lerch Bates is offering a no cost, no obligation review of existing maintenance contracts. We can assist in determining the following:

- Equipment of services not covered by the agreement
- Minimum performance requirements
- Minimum callback response times, if any
- Hours of service, including holidays
- Code and testing requirements
- Terms and conditions, including cancellation requirements

Maintenance contracts are the mainstay of the elevator industry. The elevator company's maintenance contract is written to be most advantageous to them. Even if the agreement has corporate terms and conditions, it often does not include terminology to ensure maximum life and performance of the vertical transportation equipment.

A comprehensive and well-managed maintenance contract can provide the following benefits:

- Extend equipment life
- Require minimum performance standards
- Minimize costs for services not included in the agreement
- Minimize time units are out of service by reducing callback response time
- Allow flexibility to change contractors when necessary

**Let Lerch Bates assist in understanding the details of the maintenance contract and ensure you get the most out of the building's vertical transportation equipment.**

### CONTACT US

6160 Stoneridge Mall Road  
Suite 250 Pleasanton, California 94588  
United States  
sanfrancisco@lerchbates.com  
PH: 925.600.0771  
FX: 925.600.0731  
[www.lerchbates.com](http://www.lerchbates.com)



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