



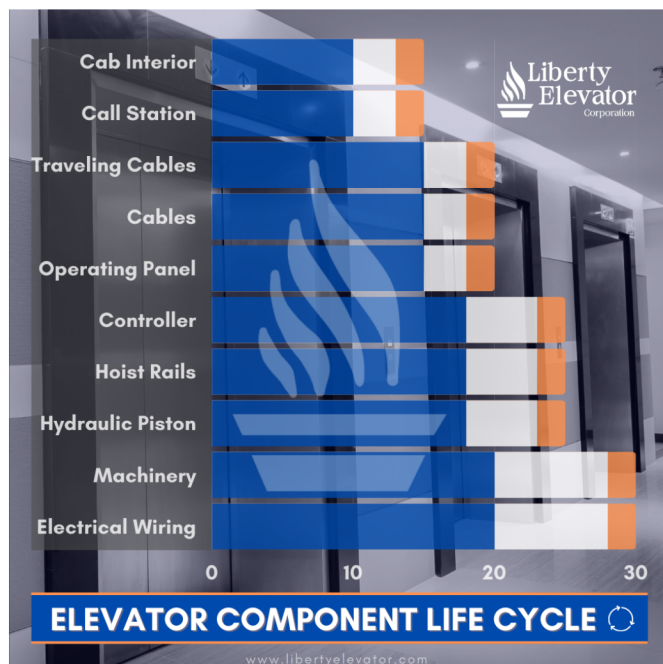
ELEVATOR LIFECYCLE CAPITAL PLANNING SCHEDULE

ELEVATOR LIFECYCLE

One way to put elevator modernization into perspective is to compare its lifecycle to that of an automobile.

For the first 5 years, you should only need to change the oil, replace the break pads and change your tires as they wear out. All of these maintenance costs can be scheduled based on the environment and how many miles you drive. After the initial 5 years, your car most likely will need more substantial repairs as the miles start to add up. If you look around, there aren't very many cars on the road that are over 10 years old. Why? Because the reliability and value of the vehicle is overshadowed by its repair and maintenance costs.

Your elevator is very similar, but extended over a 20-25 year projected life span. Based on usage and the environment your elevator is exposed to, you may see variance in the equation of repair vs replace, but the considerations are the same..



STAGES OF MODERNIZATION

Although there are countless variables that can impact the efficiency & longevity of your elevator equipment, modernizing your unit can often fall into the following timeline or stages.

Stage 1 Modernization

After 10 years in service, your elevator may begin to show signs of premature wear. In an attempt to keep your investment minimal and to extend the lifetime of your elevator, you may want to consider modernizing your Cabs' Interior, Hall Call Stations and Traveling Cables.

Stage 2 Modernization

From 10 - 15 Years, if you have properly maintained your equipment you may want to perform a Stage 1 Modernization with the addition of replacing the Operating Panel and Controllers for your elevator.

Stage 3 Modernization

As your elevator equipment nears 20 years in service, its time to review your current performance vs. repair costs. If you are not experiencing frequent service calls, you may be able to extend the life cycle of your elevator by proactively investing in new machinery before issues arise.

Stage 4 Modernization

Based on the ride quality, appearance, frequency of breakdowns and mounting repair costs, you may determine that it's time to replace your entire elevator system.

You may find that you need to upgrade pieces of your elevator system in accordance to upgrades to other systems within your building. So it's important to consider your property holistically when making Capital Improvements.

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