



LERCH BATES MAINTENANCE MANAGEMENT

Elevators and escalators are among the most visible and highly utilized assets in a building. Lerch Bates provides maintenance administration that aids in the improvement of elevator service and maximizes benefit to our clients.

Our professional staff provides a variety of outlets for improving vertical transportation equipment maintenance through:

- Developing new technical specifications that include key performance indicators used to measure how well elevator contractors are performing maintenance at each property.
- Preparation of analysis reports that identify elevators exceeding certain performance criteria, such as callbacks and entrapments.
- Performance of fair and impartial maintenance audits on selected equipment to evaluate elevator performance efficiency.
- Review of proposals and invoices to verify that work is needed, priced correctly, and not duplicated under the service agreement.
- Conducting meetings to present our assessment reports and findings. We will discuss all findings with the client and the vendor to develop and implement action plans for correction and improvement of service.

Safety of the riding public is our # 1 priority and we enforce this commitment with each and every elevator and escalator code inspection we complete.

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Tim Isbell
Vice President, Strategic Accounts
Inspection Services
1420 Valwood Parkway, Suite 172
Carrollton Texas 75006
972.832.4843
www.lerchbates.com



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Building Insight