

# Pacific Elevator Upgrades Kukui Plaza

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Pacific Elevator Corp. has been contracted to modernize the elevator system at the 900-plus unit Kukui Plaza, one of the largest residential condominiums in the state.

One of the largest elevator modernization projects in Hawaii’s history, work involves upgrades to 11 elevators in the twin-tower complex, four in each tower and three in the parking garage.

“The word modernization implies a comprehensive upgrade,” says James Hutchinson, president of Pacific Elevator. The project will be nearly a full replacement, with only some structural components being retained, such as the hoistway guide rails and car frames.

“The biggest expense of any modernization is the new elevator control system” continues Hutchinson, “because the control system is the brain of the elevator. Modernization replaces old electromechanical relay-based controls, found on elevators installed in the ‘60s and ‘70s, with new microprocessor-based controls. We’re basically replacing wires and relays with computer chips and software. The way I explain it to my customers is that the modernization will transform the elevator’s dusty, noisy machine room into a clean, quiet computer room.”

One of the newest technologies to be used in elevator modernizations is Smartrise™ elevator controls. “Smartrise™ Engineering Inc. is an independent manufacturer of non-proprietary elevator controls, whose products represent the latest advances in elevator-control technology,” says Hutchinson. Unlike other elevator controls available today,



Hutchinson explains, “Smartrise™ manufactures ‘open market’ controls, which means they are designed so you don’t have to go back to Smartrise™ for replacement parts. You can go to the open market and purchase replacement parts from third-party suppliers, making their controls truly non-proprietary.”

In addition to the new control system, the modernization also includes new hoist machines, door operators, cab enclosures and signal fixtures.

Besides getting an elevator that will last another 25 to 30 years, the modernization also will significantly help lower Kukui Plaza’s operating costs.

“We (the condominium) are looking at a 12 percent savings on elevator maintenance costs as a result of the project,” says Michael

Lakey, general manager of Kukui Plaza. According to Lakey, the Kukui Plaza initially had the elevator modernization scheduled for 2011, but after reviewing an assessment and cost analysis prepared by Pacific Elevator, the owners of the property felt it made more sense to move the project up and modernize sooner rather than later.

Expected to begin in August 2008, work will be done in phases and will take about a year and a half to complete.

For more information call Pacific Elevator at (808) 395-6695 or visit their website at [www.pacific-elevator.com](http://www.pacific-elevator.com).

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