

11 Madison Avenue

Challenge

BOCA Group was selected as the preferred vertical transportation consultant for 11 Madison Avenue for several reasons including, our ability to perform an adequate energy-consumption analysis. The 30-story commercial building located in Manhattan's Midtown South neighborhood required the modernization of forty-six elevators, as well as the installation of three new elevators and eight new escalators. A major tenant in the building was undergoing a massive shift in how it occupied the building, and how each floor would be occupied. In addition, the building's elevator equipment was getting older and had been experiencing high service call rates. In addition to the initial scope of the work, the property was sold half-way through the project. With the challenges of a new property owner and a building that was heavily occupied with high-profile tenants, there were high expectations that BOCA Group was determined to exceed.

Scope of Work

BOCA Group's project management team led the modernization and installation from start to finish. Our team utilized their expertise to attend site visits, perform traffic simulations, facilitate the contractor bidding process and construction administration, and conclude the project with final testing. In order to determine the rise of service calls, BOCA Group worked closely with the contractor and was ultimately able to provide resolutions for each of the devices.

Due to the building's high volume of occupancy, and simultaneous changes to how the building was occupied on a floor-by-floor basis, it was imperative to oversee traffic management by using traffic studies and simulations to identify the optimal way to redistribute elevator service throughout the building to accommodate the changes in occupancy. BOCA Group also used these simulations to determine the maximum number of cars that could be taken out of service during the modernization, speeding up the project while keeping the tenants satisfied. This allowed for multiple crews to strategically work on several banks and cars at the same time during the majority of the project. BOCA Group was able to accelerate the project while minimizing interruptions to the tenants.

The building was sold mid-project. In order to make this transition as smooth as possible, BOCA Group effectively managed and communicated with both parties involved in the sale of the building, assuring the needs of both clients were satisfied.

BOCA Group was determined to provide sufficient upgrades while contributing to the overall energy-efficiency goals of the project. As an ENERGY STAR rated and LEED GOLD-certified building, it was critical for the client to uphold the building's requirements and qualifications. In partnership with the contractor, BOCA Group was able to ensure that the upgrades met each requirement while securing significant, yearly energy savings on the modernized elevators. Our team performed an estimated energy simulation using BOCA's proprietary software that was strategically developed by using actual energy measurements of over 100 elevators. Upon completion of the simulation, an application and analysis were both submitted to ConEd Energy. ConEd originally provided the client with inaccurate energy consumption measurements because

of the elevator's regeneration. On behalf of the client, our team was able to facilitate a meeting with ConEd to review and correct the inaccurate measurements.

Results

Through proficient project management skills and productive articulation, both parties were very pleased with the new devices. The modernized devices have increased traffic flow, added visible value, and increased energy efficiency, thus saving the client over \$60,000 in energy rebates. As a result of BOCA Group's involvement in the modernization, the building's service call rates have dropped dramatically. BOCA Group was honored to have been awarded the 2019 BOMA Pinnacle Award for Operating Building Over 1M Sq.ft and the 2019 BOMA Grand Pinnacle Award upon completion of the project. Our team continues to provide test witnessing and maintenance evaluation services to the client.