

ENERGY-EFFICIENT KONE SOLUTION SOLVES HYDRAULIC ELEVATOR CHALLENGE IN EXISTING BUILDINGS

Overlooking Stamford Harbor and surrounded by water on three sides, the upscale Shippan Landing office complex in Stamford, Connecticut, offers stunning views, premier office space – and, until recently, buildings served by aging hydraulic elevators.

Most vendors recommended a traditional hydraulic modernization program. In that scenario, cylinders in 11 of the 16 units targeted would be replaced as part of the modernization. Conservative estimates suggested that at least six of those would require re-drilling, a costly and time-consuming undertaking.

KONE, however, took a different tack. Previously involved in similar projects at Shippan Landing, KONE knew the site presented unique challenges – the kind of challenges that could be negated with an innovative solution.

FULL REPLACEMENT SOLUTION FOR EXISTING BUILDINGS

Existing structures at Shippan Landing had been built on fill and were located near corrosive salt water and significant underground issues. The hydraulic elevators' underground cylinders were subject to failure, particularly during replacement. Re-drilling for new cylinders could add months to the schedule, and hundreds of thousands of dollars to project cost.

KONE designed an approach that effectively took hydraulic elevators out of the equation by fully replacing them with KONE gearless traction elevators.

At Shippan Landing, the KONE solution fits into existing hoistways and seamlessly interfaces with existing hoistway dimensions. It also offered the option of retaining existing entrances, minimizing disruption during installation. For the tenant, it delivers a smoother, quieter ride; for the owner, energy efficiency; and for everyone, it is an environmentally friendly solution.

ENERGY-EFFICIENT AND ENVIRONMENTALLY FRIENDLY

KONE EcoDisc® technology is an exceptionally good fit for a customer interested in energy efficiency. At Shippan Landing, where other parts of the infrastructure were being converted to energy-efficient systems, sustainability was a priority – and KONE rose to the challenge.



THE CHALLENGE:

- Hydraulic elevators' underground cylinders posed risk of failure at coastal location
- Cylinder failure during hydraulic modernization could spur significant change orders and schedule upheaval
- Transition from hydraulic to traction equipment could necessitate replacement of existing entrances, a highly disruptive process

KONE SOLUTION:

- 16 complete KONE gearless traction elevators fit in existing hydraulic hoistways
- Environmental risk associated with hydraulic solution is eliminated
- The KONE solution allows retention of existing entrances, avoiding disruption
- Energy-efficient KONE gearless traction elevators deliver improved ride quality with faster floor-to-floor travel
- Turnkey project, including all general contractor work

FAST FACTS:

SHIPPAN LANDING, STAMFORD, CONNECTICUT

- Property: Four Class A office buildings
- Owner: Rubenstein Partners

“We’ve made energy efficiency a high priority and key operational strategy at Shippan Landing,” says Andrew Sufian, Senior Property Manager, Rubenstein Partners/Shippan Landing. “This KONE solution has become a meaningful component of our strategy to reduce energy at this premier waterfront commercial campus, and is part of our goal to have a positive environmental impact for the Stamford community.”

Energy savings have a direct impact on the bottom line. “We worked with Eversource Energy, their local utility, to help Shippan Landing get a rebate incentive,” says Art Byram, Senior Modernization Sales Executive at KONE. “And they won’t ever have to worry about hydraulic oil again.”

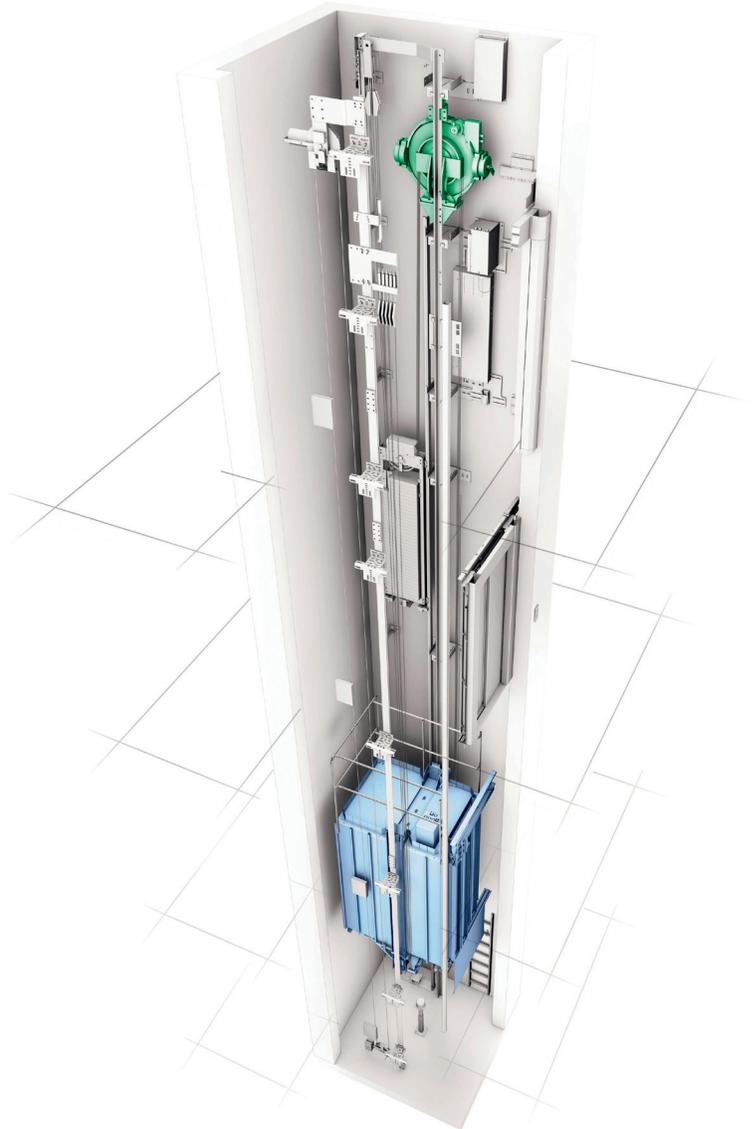
With the new elevators, Shippan Landing also gained improved ride quality, a feature tenants appreciate. “Compared to hydraulic elevators, these gearless traction elevators have faster floor-to-floor speeds,” Art says, “and the ride is a lot smoother.”

COMPREHENSIVE PROJECT MANAGEMENT

The project consists of four buildings, each with five- to six-stop elevators. KONE assigned four teams to the project, with all working at once. Constant communication with building ownership ensured minimal disruption to tenant operations.

“KONE has been a great partner throughout this large project,” Andrew says. “The Project Manager has been very accommodating and able to work through and around the needs of an occupied campus without disrupting our tenants. The elevators have been very well received by our tenants and offer a smoother, faster and quiet ride.”

Through careful project management and an innovative product, the Shippan Landing property was rejuvenated with new technology, aesthetics and safety devices – and without costly, disruptive modifications to the building structure. “The customer recognized the value of the product, felt comfortable with the KONE team and gained a sustainable, environmentally sound solution,” Art says.



ABOUT KONE

At KONE, our mission is to improve the flow of urban life. As a global leader in the elevator and escalator industry, KONE provides elevators, escalators and automatic building doors, as well as solutions for maintenance and modernization to add value to buildings throughout their life cycle. Through more effective People Flow®, we make people’s journeys safe, convenient and reliable, in taller, smarter buildings. In 2019, KONE had annual sales of EUR 10 billion, and at the end of the year approximately 60,000 employees. KONE class B shares are listed on the Nasdaq Helsinki Ltd. in Finland.