

SUSTAINABLE SOLUTION IS A PERFECT FIT FOR SUPPORTIVE HOUSING RESIDENTS



CHALLENGES

- Residents in four-story supportive housing facility (including many unable to use stairs or move independently) depend on reliable elevators.
- Aging hydraulic elevator poses potential environmental risk in changing the in-ground cylinder.
- Hydraulic elevator's machine room consumed needed space and created a loud, odorous work environment for the site operations staff.

SOLUTIONS

- The full replacement solution improves ride quality and enhances safety.
- KONE EcoDisc® technology reduces energy costs, and the environmentally friendly solution is oil-free.
- The machine room-less KONE MonoSpace® Flex solution returns square footage to the property owner for more profitable use.

FAST FACTS

- With 130 residential units in two wings, Résidence Despins offers both independent living and supportive housing.
- Located by the Red River in Winnipeg, Manitoba Canada in St. Boniface, which is the largest French Canadian community in Western Canada.
- First-floor common areas available to all residents include dining, family, crafts and games rooms; chapel, salon, spa and internet lounge.
- Trusted, long-standing partnership that has developed and expanded over the years.

KONE SOLUTIONS

KONE MonoSpace® Flex elevator KONE 24/7 Connected Services

Faced with the need to modernize a hydraulic elevator serving an assisted living facility's four-floor supportive housing wing, management at Winnipeg's Résidence Despins struggled with a vexing problem. *How can we shut down an elevator serving people who need 24-hour care – including some unable to navigate stairs – for a period of weeks?*

Working closely with KONE, management opted to move in a different direction. Instead of dealing with the hydraulic elevator immediately, the decision was made to first add a second elevator to the property, one that would serve as the primary unit during subsequent modernization of the existing hydraulic elevator. This second elevator alleviated any facility disruption for the residents in that wing of the facility, which consisted of memory care and those with mental challenges, while modernization was taking place.

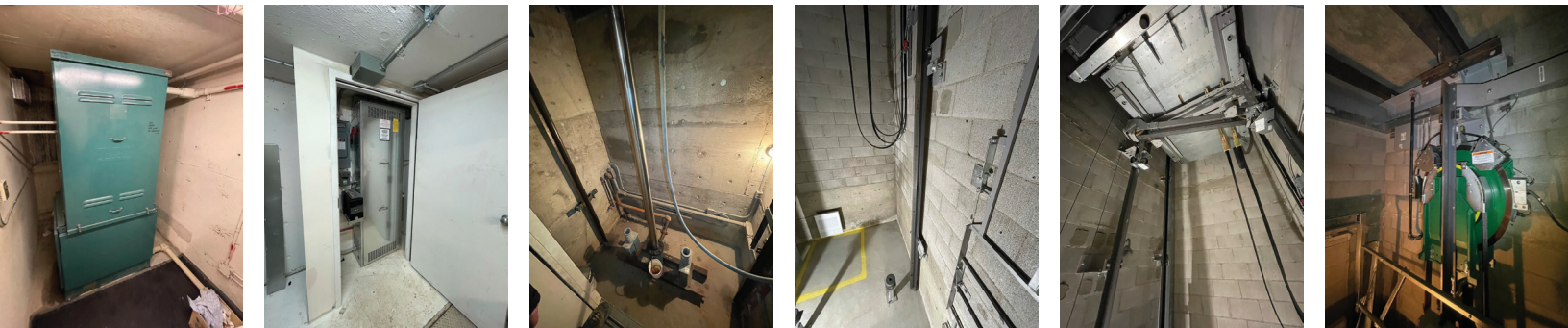
But after completing that project, management pivoted a second time. "We knew we could modernize the hydraulic elevator," says Aurèle Foidart, Résidence Despins Executive Director, "but there could be complications with that approach. Instead, we could spend a little more – and get a new elevator."

Additionally, the facility management decided to connect the equipment with KONE 24/7 Connected Services. It monitors the elevators around the clock so proactive action can be taken to prevent potential problems from causing a breakdown. This technology will help increase the equipment uptime.



ENERGY EFFICIENT ELEVATOR CUTS OPERATING COSTS

Using the KONE full replacement solution to replace the 50-year-old hydraulic unit, Résidence Despins gained an entirely new five-stop elevator. The KONE MonoSpace® Flex also offers enhanced safety and improved ride quality. And the elevator’s energy efficiency translates into reduced operating costs.



Because it requires no machine room, the elevator returns space to the property for new purposes. Residence Despins is utilizing this reclaimed space for extra storage, but more importantly, by removing the previous machine room it also eliminated the strong odor and loud noise. This has greatly improved the work space for the on-site staff. The full replacement solution features innovative KONE technology that eliminates the need for a machine or control room by attaching the hoisting machine to the elevator’s guide rail and placing all control and logic components within the confines of the hoistway.

In KONE’s full replacement solution, equipment is fitted into the existing hoistway. Because fewer structural modifications are needed, disruption during installation is minimized.

AN ENVIRONMENTALLY FRIENDLY SOLUTION

Although initial discussions focused on modernization of the existing hydraulic elevator, the conversation soon shifted to full replacement. “We decided to spend a little more and be environmentally friendly,” Foidart says.

In the process, countless concerns were eliminated. The property’s hydraulic elevator represented a significant risk. Buried deep below ground near the Red River, the elevator’s cylinder is vulnerable to threats from ground water. Cylinder

failure could cause a significant environmental impact, and the void resulting from cylinder removal – if not handled properly – has its own risks.

Through in-depth conversations with KONE, the customer gained an extensive understanding of options, benefits and risks. “We encouraged them to look at the project as a long-term investment,” says Philip Jenkinson, Business Development

Manager, KONE Canada West. “This solution is sustainable and energy-efficient. They know they’ve made the right choice. They don’t have to worry about hydraulics or that cylinder anymore.”

A TRUSTED BUSINESS PARTNER

Looking ahead, Foidart is already planning his next project with KONE. “When we modernize the main elevator, we’ll definitely go with KONE full replacement,” he says. “We don’t want to keep the hydraulic unit.”

He appreciates the energy efficiency and space-saving aspects of KONE’s full replacement solution – and the improved ride quality. “You can barely tell the elevator is moving!” he says. He’s also grateful for the relationship with a trusted business partner.

“I’m glad we took all of the KONE recommendations,” Foidart adds. “It’s always good when you get to know the people you’re dealing with by name. KONE had the same team here all through the project, and there was plenty of good communication. We definitely recommend KONE.”

Scan or tap this code to learn more about KONE full replacement solutions.

