



**FORT BEND COUNTY SHERIFF'S OFFICE**

**1410 WILLIAMS WAY BLVD.**

**RICHMOND, TEXAS 77469**

To: Gilbert Jalomo

From: Allen Kucera

*A.R. D.Q.*

Date: March 17, 2010

Re: Services Provided by A & F Elevator Company

The services provided by A & F Elevator Company have not been satisfactory nor have the services been completed in a timely and efficient manner.

I spoke with Essie Mianabi, the vice president of A & F Elevator Company, about the condition of the elevator machine rooms several months ago. The room needs to be cleaned due to residue from the elevators. This issue has not been resolved as of today.

There have been times when an A & F technician has come to the Sheriff's Office for a service call and the technician did not have the parts to make the necessary repairs. After waiting several days, I would call the company for a status update; only to find the parts had not been ordered. Elevator #4 had been down for several weeks. When I asked Essie Mianabi when the part would be available; he offered to have the part expedited if the Sheriff's Office would pay the \$1,200.00 fee.

A & F technicians have also not completed service calls at the Sheriff's Office ; when I asked the technician why he did not finish the call I was advised it was because his employer had dispatched him to another location for a service call.

The weekend of March 7, 2010 the elevators were down again. The A & F technicians wanted to perform a "quick fix" on the elevators because they didn't have the proper tools for the job. A & F technicians worked on the elevators for thirteen (13) hours and did not fix the problem. Thyssenkrupp was called out per Essie Mianabi's request. Thyssenkrupp technicians were able to fix the problem within one (1) hour.

I have attached service call tickets, email correspondences, pictures of the elevator room and several incidents I have documented to this memo.

**August 31<sup>st</sup> – September 4<sup>th</sup>, 2009**

Advised A & F Elevator of elevator #3 not working.

**September 8, 2009**

Advised A & F Elevator again of elevator #3 not working.

**September 21, 2009**

Advised A & F of elevator #3 on 6<sup>th</sup> floor not running.

**September 22, 2009**

Advised A & F of elevator #3 on 6<sup>th</sup> floor not running.

**December 8, 2009**

Talked to Essie, the owner of A & F Elevator Company. Advised him I need a technician here on December 9, 2009.

**Unknown Date**

Adam with A & F Elevator was here for a service call. Adam did not have the correct parts. Half of the parts Adam had were the wrong parts and Adam did not thoroughly clean up after himself as he should have.

**March 12, 2010**

Adam had stated the previous day he would be here tomorrow (3-12-10) to work on elevator #5. Adam did not come to the Sheriff's Office on 3-12-10.

**March 17, 2010**

Called Nancy with A & F Elevator to check status on the sheave for elevator #4. Nancy advised the sheave was shipping this week but she didn't know where it was shipping from. Nancy advised she would track the product once she received a tracking number.

Cc: Lt. Quam



TERMS: NET CASH upon completion of work

**TERMS:** NET CASH upon completion of work







TERMS: NET CASH upon completion of work





# A & F Elevator Company

Phone: (972) 272-8636  
Fax: (972) 272-5928

620 Easy Street  
Garland, Texas 75042

DATE 3-8-10

NAME Fort Bend County Sheriff's Office 7168

ADDRESS 1402 Ransom Rd.  
Richardson Tx.

PHONE \_\_\_\_\_ MODEL \_\_\_\_\_ SER \_\_\_\_\_

AUTHORIZED BY \_\_\_\_\_

SUBJECT TO THE PROVISIONS ON THE REVERSE SIDE HEREOF

WORK DONE If we (A & F) are unallowed to

obtain another parties truck & collect  
repair contract for parts  
liability on the affected vehicle.

Repairs to be made on Group Controller  
affecting 3,4,5

ESSIE TOLD ME ALLEN KUCERA  
IF I COULD HAVE THYSEN KRUPP  
COME OUT AND WORK ON ELEVATOR  
PARTS USED

3,4+5 TO DO ~~SO~~ AND THAT

HE WOULD COVER COST.

ESSIE WAS UNABLE TO DO

~~SO~~ WAS ABLE TO DO IT.

TOTAL

SIGNATURE BELOW CONSTITUTES ACCEPTANCE OF ABOVE SERVICE PERFORMED AS  
BEING SATISFACTORY AND THAT EQUIPMENT HAS BEEN LEFT IN GOOD CONDITION.

Customer's Signature Allen Kucera

TERMS: NET CASH upon completion of work



# A & F Elevator Company

Phone: (972) 272-8636  
Fax: (972) 272-5928

620 Easy Street  
Garland, Texas 75042

DATE 12-09-08

NAME Fort Bend County Jail No 6222

ADDRESS

PHONE \_\_\_\_\_ MODEL \_\_\_\_\_ SER \_\_\_\_\_

AUTHORIZED BY \_\_\_\_\_

SUBJECT TO THE PROVISIONS ON THE REVERSE SIDE HEREOF

WORK DONE Monthly Service

1 checked top door joints, seals, mesh rack  
20 checked all rollers & rollers  
3 checked oil levels  
4 checked all push buttons

5 tested safety edges

Thank you Elevator #3-4  
Chlor doors need adjusted  
breakdown

PARTS USED

Monthly Service

Dec

TOTAL

SIGNATURE BELOW CONSTITUTES ACCEPTANCE OF ABOVE SERVICE PERFORMED AS  
BEING SATISFACTORY AND THAT EQUIPMENT HAS BEEN LEFT IN GOOD CONDITION.

Customer's Signature Allen Kucera

TERMS: NET CASH upon completion of work



# A & F Elevator Company

Phone: (972) 272-8636  
Fax: (972) 272-5928

620 Easy Street  
Garland, Texas 75042

DATE 3-11-10

NAME

Font Brand Co. Elevator Service Co.

7169

ADDRESS

1407 W. Illinois Way Blvd.  
Edgewood, TX

PHONE

MODEL

SER.

AUTHORIZED BY

SUBJECT TO THE PROVISIONS ON THE REVERSE SIDE HEREOF

WORK DONE

Elevator #5 "Boulding" on 5th  
landings -

Interlock Drive Rollers Clipping on

Clutch

(2) Adjust Rollers & Test OK.

No travel & 2 hrs. Min. labor.

PARTS USED

N/A.

TOTAL

Chargeable.

SIGNATURE BELOW CONSTITUTES ACCEPTANCE OF ABOVE SERVICE PERFORMED AS  
BEING SATISFACTORY AND THAT EQUIPMENT HAS BEEN LEFT IN GOOD CONDITION.  
Customer's Signature Allen Kneere

TERMS: NET CASH upon completion of work



## Allen Kucera

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**From:** Daniel Quam [quamdani@co.fort-bend.tx.us]  
**Sent:** Sunday, March 07, 2010 8:46 AM  
**To:** Gilbert Jalomo; Debbie Kaminski  
**Cc:** Allen Kucera; Pressler Chris; Geoffrey Jackson; James Leach; Angel Rader  
**Subject:** Fw: Elevators down again

Gilbert and Debbie,

Please see the report below from Lieutenant Pressler. We have continued to have problems with our elevators since A&F took over the maintenance and it never seems like they are working perfectly after just a few days from the repair. If A&F are having to call out Thyssen Krump for help, I consider that a very clear sign of inexperience.

Your help in correcting these matters is greatly appreciated.

If you have any questions, please contact me.

-----Original Message-----

**From:** Pressler Chris  
**To:** Geoffrey Jackson  
**To:** James Leach  
**To:** Daniel Quam  
**Subject:** Elevators down again  
**Sent:** Mar 7, 2010 8:34 AM

Lt. Quam this is the second weekend we have had problems with the elevators being down. Last time we only had one elevator on the West tower working and this weekend we started with only one elevator that would not open on the first floor. Alleen came out Saturday morning after he and Lt. Boehnemann tried to get them going the night before. Allen called A and F Elevators our current low bid company and they worked on the elevators for 12 hours but did not know how to fix them so they are going to call Thyssen Krump (our former elevator repair company) on Monday so they can tell A and F how to fix the elevators. The elevator problems are becoming an almost daily problem with this new company, since they do not know how to repair them. Each time they come out they just replace another part and in a few days they are back broken down again. If they keep replacing parts, I guess we'll have all new elevators soon. Is there any way we can get Thyssen Krump or another company that knows what they are doing back in here to work on these elevators. I know this is a county bid but I'm afraid this company doesn't have the expertise to repair these elevators and it's only a matter of time before someone gets hurt either by the elevator itself or our not being able to respond quickly to an emergency because the elevators are broken. Example this weekend we had to put someone in the elevator to run it because we could not pull up and elevator from the first floor. Someone had to push the button inside the elevator and bring it down to the first floor and open the doors. I tried to respond to a fight on the 6th floor from the second floor and it took several minutes to get an elevator. I ended up being one of the first to respond because everyone else was having to wait as well. I know in the past that if we were unhappy with a vendor we could lodge a complaint and they would remove them from the vendor list. Can we start this process with A and F? If you need anything from me as far as documentation just let me know. I am sure Allen would also assist since he seems to be fed up with A and F also.

Thanks  
Lieutenant C. Pressler



**Allen Kucera**

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**From:** Essie Mianabi [afelevator@yahoo.com]  
**Sent:** Wednesday, February 03, 2010 10:34 AM  
**To:** kucerall@co.fort-bend.tx.us  
**Subject:** A&F Elevator Company, Inc. Notification

Dear Mr. Kucera,

I would like to inform you that there will be a \$1,200.00 charge to expedite the sheave for a faster 2-3 weeks.

If there are any questions or concerns, please feel free to contact us at 972-272-8636 or via email.

Essie Mianabi  
Vice President, A&F Elevator Co.  
Office: 972.272.8636  
Cell: 214.882.7274  
Email: AFElevator@yahoo.com





















