

Rearrange Telephone Service for Elevators and Lobby Phone

Recommendation by Allan B. Furtado, Governor

Summary

To eliminate high cost of our AT&T hard telephone line and put it to a much better use, I suggest we transfer the AT&T line assigned to the Lobby announcement phone to the new Elevators. The Lobby phone will be replaced by an internet Voice over IP solution, Magic Jack Plus.

Background

The present phone line used for our Lobby announcement phone is also shared with the elevators. We have been told this is not legal. The Elevator Line must be a dedicated line for Elevator use only.

This line is purchased from AT&T on a monthly basis. Because it is a Business line, each and every call made is charged to that line. One of the reasons for the high phone bills are that UPS uses this phone when they have a delivery. When someone calls a unit requesting entrance, this too is a charge. Each call is charged individually at a pre-determined rate. This explains the variance in the phone bills from month to month. The basic charge for the line is \$75.00 plus all calls.

Plan of Action

I have suggested that we have Comcast provide us with a second Internet connection in the Managers Office to establish a phone line with Magic Jack Plus. This line was to provide connectivity for our elevators emergency phones.

Comcast has agreed to provide this connection and we can purchase the Magic Jack Plus on our own. The only problem with this is that the phones should not fail in the case of a power failure. The Magic Jack will fail unless we provide an emergency power back-up. This could be costly to provide the emergency power for the Magic Jack. Therefore I suggest that we change uses for this new connection.

I suggest that we use this Magic Jack for the Lobby announcement phone and the existing hard AT&T line for the elevators. This will kill two birds with one stone.

First, the Magic Jack should be used on the Lobby phone, we will not be charged for each call. The cost is approximately \$25.00 / year plus the initial equipment outlay of less than \$60.00. If this option is used and there is a power failure, it will not be life threatening. We just will not have a lobby phone during the power outage. In fact I am not sure that the lobby phone works during a power failure at all now.

Second, the AT&T hard line should be transferred to the Elevator emergency phone line. This will provide a non-interrupted basically fail-safe phone line for only \$75.00/month. There will be no usage to that line and the bill will be the same each month. This line will be installed to the call director that is being provided by the elevator company to split the line between all three elevators. Being that the line will not fail during a power outage any emergency call that might arise during a power outage will be connected and handled in a proper manor.

There will be some minor charges to accommodate the installation of the AT&T line to the elevator. We can call AT&T and request them to come to our location and rearrange the connections.

As far as the Magic Jack, Joe has a connection that goes between the office now and the Lobby phone. I suggest that we now swing the service from the Hard Line to the Magic jack when we establish the service.

Summary

The cost savings over a period of one year will be around \$1000 to \$1500. Also the relief in the knowledge that the elevator emergency phone will be available 100% of the time is invaluable.

I suggest that the above be implemented as soon as practicable or at least by the time the first new elevator comes on line.