

VDA[®] offers a Maintenance Quality Control Evaluation (QCE) Program that provides a professional evaluation of the level of maintenance being performed on your vertical transportation equipment.

Preventive maintenance is important to insure your equipment operates at peak performance for its design life. Without proper preventive maintenance, even newer equipment can rapidly deteriorate and cause unexpected shutdowns that result in tenant complaints and excessive call-backs.

VDA's QCE Program

- ❖ provides periodic on-site review of installed elevator and escalator systems
- ❖ uses the maintenance standards and performance criteria specified in your maintenance agreement
- ❖ verifies your equipment is receiving the level of preventive maintenance for which you are paying
- ❖ includes a written report that documents recorded operating performance levels and itemizes maintenance deficiencies
- ❖ offers recommendations for short- and long-term improvements

Look inside for some cost effective ways to verify the quality of maintenance you are receiving.

VDA, one of the largest elevator consulting firms in the world, offers comprehensive design and engineering services for elevators, escalators, moving walks, dumbwaiters and lift systems in new and existing structures. The firm also performs evaluations of existing equipment, and provides recommendations for feasible modernization opportunities.

The firm's experienced, professional staff hold local licensing and/or BOCA and/or QEI certification to conduct elevator inspections nationwide.

For more detailed information about our full line of consulting services, log on to our website (www.vdassoc.com) or contact us at the address below:

Vertical
Transportation
Systems
Consultants

vda

VDA

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*One in a series of
informational bulletins*

10
ways

**to protect
your elevator
investment with**

**Maintenance
Quality
Control
Evaluations**

You can customize your Quality Control Evaluation by choosing from the following available services:

1. Maximize the cost-effectiveness of your maintenance contract

VDA's QCE Program provides an evaluation of the level of maintenance being performed on your equipment based on the performance criteria and maintenance standards specified in your maintenance agreement.

2. Periodic examination of life safety equipment

As part of our QCE Program, VDA monitors the most recent dates of mandated life safety tests and alerts you to upcoming due dates. In addition, VDA can witness full-load and no-load testing to verify compliance.

3. Verify the need for work not covered by your maintenance agreement

VDA can review proposals for equipment repair to assure such work is not already covered under your maintenance agreement. In addition, we can review existing conditions to verify the work is necessary.

4. Identify liability issues so you can limit your potential exposure

Even without passenger complaints, there may be existing conditions that expose the building owner/manager to potential liability. We can identify these conditions so they can be corrected to minimize liability exposure.

5. Audit the system(s) for compliance with local code requirements

Changes in technology and safety code standards may render particular parts or equipment designs obsolete. Our professionals review existing conditions and document any code-required remedial work that should be performed. We also can alert you to proposed local code updates that may affect your equipment in the future.

6. Verify compliance with Federal ADA Guidelines

If you wish, VDA can perform an ADA Survey as part of the QCE Program to identify all areas of the system(s) that do not comply with ADA Guidelines. Some areas of non-compliance do not need to be corrected until a major upgrade of the entire system is undertaken; we may recommend others be complied with for passenger safety, comfort or convenience.

7. Monitor operational characteristics for peak efficiency

Reduced efficiencies can lead to tenant complaints and excessive call-backs. VDA's professionals record the operating performance of various system functions to verify the equipment is operating within acceptable performance standards.

8. Assure that terms of the maintenance contract are fulfilled

Owners and their representatives often engage the services of professionals to develop full comprehensive maintenance specifications, but the majority of property managers do not have the time or specialty expertise to monitor and/or otherwise enforce the contracts. VDA can assure that the terms of the contract are being fulfilled.

9. Track normal component wear for short- and long-term planning

Even older elevators, with component wear resulting from years of service, can operate efficiently. VDA will review component wear to estimate remaining useful life, and to identify undue wear that may cause extraordinary repairs or replacements.

10. Budget planning for equipment modernization or upgrade

VDA can perform a life cycle analysis to estimate the useful life remaining in various components to assist you in managing the cost and schedule for necessary upgrades against available funding.