



The process drives the software; the software doesn't drive the process.

Do you believe in preventative maintenance? VTX specializes in providing consulting services to facility owners and managers to optimize the operations and maintenance function of their vertical transportation systems. Our commitment to excellence provides our clients with a competitive advantage as we partner to find unique facilities-based solutions to their specific business needs.

As discussed in our last issue, our firm's Oculus Network™ is a design process for generic, open-source code remote monitoring and maintenance for elevators, escalators, pumps, fans, and other equipment (new and existing).

The storehouse of the Oculus Network is the computerized maintenance management system (CMMS). Selecting and implementing a CMMS can be a laborious process and can be even more demanding for organizations with multiple buildings, especially if those facilities are spread across the country and have a different CMMS for scheduling and tracking maintenance activities.

CMMS & Alarm Server



Ensuring a CMMS fulfills the needs of everyone affected requires a team effort, involving experts from the field: the consultant, designer, client, and owner, including people who manage and operate the facilities and use the system, plant operations and maintenance staff, and IT department.

The team's goal should be to provide all maintenance employees, both at the local and corporate levels, with a consistent, effective tool to track and schedule preventive maintenance, identify areas for process improvement, and target better ways to spend maintenance dollars.

Saber™ is a CMMS that collects, stores, and reports facilities data. It provides asset

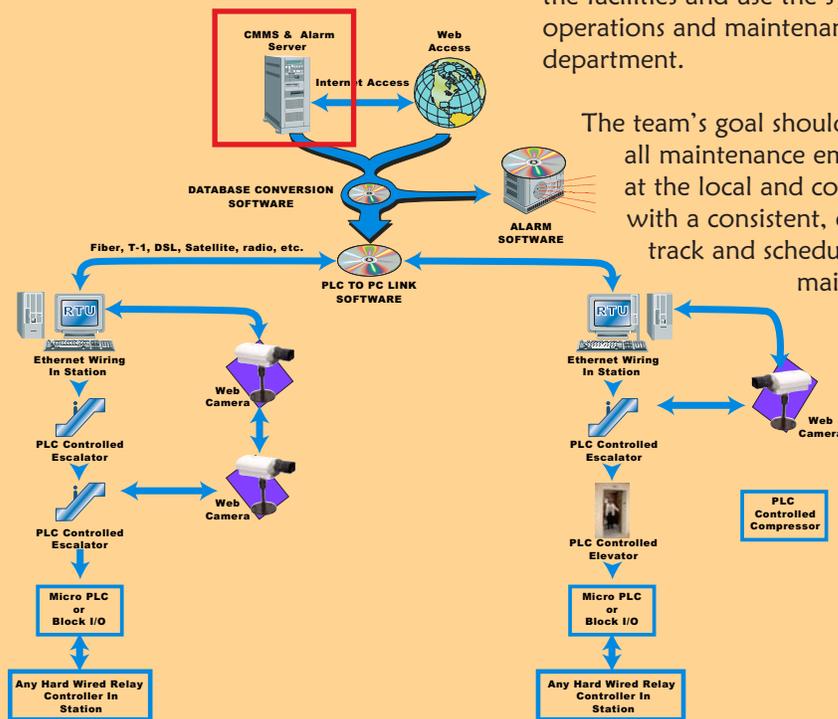


Robert C. Keller, Q.E.I.
Vice President

In our last issue of Momentum, we highlighted our patent-pending design process for remote monitoring and maintenance management, Oculus Network™. In this issue, we'd like to take a closer look into the Oculus Network process and provide a more in-depth look into the repository of the data collected into the computerized maintenance management system (CMMS).

Through our parent company, Gannett Fleming, Inc., we've developed a highly sophisticated and user-friendly CMMS called Saber™. This software is a strong work order system that can be easily customized to almost any situation.

This past year we implemented Saber into four transit operations. Saber will be used to monitor maintenance and repairs for more than 300 elevators and escalators installed in New York City Transit's subway system. The programming of Oculus Network and the implementation of Saber is included in our current participation in the Massachusetts Bay Transportation Authority's 5-Year Master Capital Plan. The other two transit clients are Long Island Rail Road and Southeastern Pennsylvania Transportation Authority.



At VTX, our momentum is taking us to new heights. Our group of industry professionals specialize in the design, modernization, maintenance, and inspection of elevators, escalators, moving walks, and technology consulting. We serve the educational, healthcare, commercial, and transportation markets including aviation, nationwide. We recognize that each project requires a detailed, integrated process that is customized to meet the owner's needs. Our designers, industry experts, and analysts have one focus: to help our clients achieve their goals through practical design and program management.

management, work order management, and materials management to help maximize productivity and extend the life of assets. Saber is flexible to support operations and maintenance and can be set up for multitudes of clients in various facilities:

- Data Centers
- Educational
- Governmental
- Healthcare
- Manufacturing
- Military
- Office Buildings
- Transportation
- Water/Wastewater

This strategic asset management tool tracks maintenance and associated costs, including labor and inventory, to maintain a state of good repair and achieve other objectives such as liability and uptime.

Saber enables our clients to understand and manage the economics of their buildings and related systems; including elevators, escalators, moving walks, pumps, valves, electrical components, HVAC units, fleet vehicles, traffic signs and signals, and equipment warranties.

Benefits

Saber helps you run your operation better by tracking preventive maintenance procedures; maintaining data such as equipment, schedules, and downtime; and producing work orders, effort, materials, documents, and work history.

- Provides single point of interaction with operation applications, process, and people.
- Makes the most of limited resources, optimizing maintenance schedules to assure equipment uptime is maximized.
- Saves money by using existing resources more efficiently. Allows you to allocate labor resources better, streamline workflow, and prioritize work orders.
- Optimizes performance by maximizing uptime.

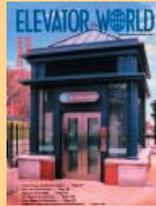
Free Demo

A free, 30-day trial demonstration is available for download at www.gfnet.com/saber.

We look forward to sitting down with you to discuss your needs and understand your business and associated facilities' infrastructure. After we have a thorough understanding of the current environment and assess your needs, we can customize Saber so that it supports the mission of your facility. We are there with you from the beginning to the end, including the installation of the software, installation of the required databases, and training in the use of the software.

VTX Makes the Cover

In the October issue of Elevator World, VTX was highlighted in the project spotlight, which made the cover. The article "Baltimore Metro" gave an overview of Urban Rapid Transit Systems and the work VTX is doing for Maryland Transit Administration's (MTA) Metro in Baltimore. VTX is currently the MTA's elevator and escalator consultant on numerous equipment refurbishment and maintenance management projects. VTX developed a remote monitoring program to enhance the reliability and safety of the MTA's vertical transportation equipment.



The elevator and escalator modernization project calls for the complete refurbishment of 33 elevators and 81 escalators located throughout the Metro system. The elevator modernization includes new controllers, machines and drives, in addition to ADA upgrades.

MTA's Metro is one of the numerous systems on which VTX is consulting. It is representative of how the company approaches its project and implements the service provided to its clients. For a complete copy of the article, visit www.vtexcellence.com/newsroom.



Accessibility and vertical transportation are invariably tied together in many types of facilities. Many model building codes do address various aspects of accessibility in regards to elevator sizes and features. However the Americans with Disabilities Act (ADA) remains separate from the building code and is a civil law. What this means is that while codes and standards are evolving to meet the necessary demands of ADA, it is still a person wearing a black robe who will be the ultimate judge of an owner's accessibility issue.

Now that our own disclaimers are out of the way, there is an option in ASME A17.1 that may address some ADA issues for some owners that do not have to move the general public. For example, many retail clients have only one shopping floor open to the general public, but keep stock or back office space on another floor.

Accessibility for employees needs to be addressed, and many clients end up installing a passenger type elevator to address access. This can cause operational problems when the passenger elevator is then used to move stock, or larger items more suitable for a freight elevator.

The Code prohibits carrying of passengers on freight elevators. Only the operator and those involved in the movement of freight are permitted to ride the elevator. ASME A17.1 requirement 2.16.4 does permit freight elevators to carry passengers if certain design elements are included in the elevator.

Careful application of this rule in design will permit the installation of a freight elevator suitable for moving stock or freight and employees. One of the key fundamental requirements of this rule is that the freight elevator cannot be available to the general public. What this means is that a retail client can install a freight elevator and not worry about damaging a passenger elevator by using it the wrong way and still provide access for employees between floors.

There are a number of other key design requirements in this rule that must be provided to meet the requirements. Careful coordination in applying this aspect of the Code is essential.



Currently you receive our mailing. Like most of us, you probably receive mail you don't want. We respect your time and ask that you please call or e-mail us if you don't wish to receive this newsletter. 800-830-4668 • info@vtexcellence.com

Momentum is published by Vertical Transportation Excellence.
© 2005 Vertical Transportation Excellence. All rights reserved.