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VERTICAL TRANSPORTATION
MOD EVALUATION REPORT

December 22, 2025

OCALA CITY HALL
110 SOUTHEAST WATULA AVENUE
OCALA, FL

VDA No. 79528

Prepared for:

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Per our agreement, VDA, Inc. ("VDA") performed the elevator evaluation of the single basement traction passenger elevator located at the Ocala City Hall, 110 Southeast Watula Avenue, Ocala, FL on November 12, 2025.

The itemized Maintenance Deficiency List and Recorded Operating Performance sections should be forwarded, by the owner, to your maintenance company, Elevated Facility Services Group, with a directive to remedy conditions covered under the service agreement immediately.

INTENT

VDA's audit evaluates the maintained condition of the vertical transportation systems and related building equipment. Our report and recommendations are based on our physical examination of the equipment's individual components and/or recording of the operating performance levels applicable to this consultation service.

VDA conducted a review of the vertical transportation equipment (single elevator) audit to verify that Elevated Facilities Services Group ("Elevator Contractor") is performing the necessary maintenance program tasks necessary to maintain the vertical transportation equipment at a level commensurate to industry and City of Ocala standards. The collected data presents an overview of major component areas and individually evaluated functions. The itemized deficiencies identify conditions for issuance to and resolution by the responsible parties.

VDA's review consists of an overall analysis of the vertical transportation equipment relative to key performance metrics, including, but not limited to, door operation, full speed operation and leveling accuracy. VDA's performance guidelines are widely recognized and accepted as industry standards.

The Owner may be required to adhere to current and/or retroactive code compliance upgrades.

NOTE: Based on our review of this elevator, the City of Ocala has already met impending code changes that will not be required until 2008.

Also, remedial improvements to the existing equipment may be suggested by VDA for consideration over and above normal maintenance servicing.

EXECUTIVE RECAP

VDA reviewed the following vertical transportation unit:

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US

GROUP NAME: Elevator #1

Device ID	Device Type	Speed (FPM)	Capacity (lbs)	Controller Manufacturer	Control Type	Install Date	MOD Date
Elevator #1	Traction Elevator	100	2500	MCE	IMC-AC	1967	2008

Vertical transportation for the Ocala City Hall building located at 110 Southeast Watula Avenue, Ocala, FL 34471 US is provided by one (1) basement traction elevator. Otis Elevator originally installed this elevator in approximately 1967. The elevator was subsequently modernized in 2008 with a Motion Control Engineering (MCE) controller.

Elevated Facilities Services Group is the incumbent elevator maintenance provider for this facility.

This elevator has an operating speed of 100 feet per minute and serves four (4) landing of the building's. All opening are front landings and are designated as B, 1, 2 & 3. This elevator utilizes a Motion Control Engineering (MCE) type “IMC-AC” motion/signal controller with a newer “F5” AC motor drive. The elevator is equipped with the original Otis Geared Basement machine. This elevator has a 2500-pound rated load capacity and the car doors are powered by a GAL “MOVFR” door operator.

This elevator has undergone extensive upgrades including replacing the obsolete AC drive and adding a rope gripper. Also, the owner has secured a substantial quantity of spare parts (boards) for the controller system.

Additionally, in an eventual elevator modernization, certain components of the elevator will need to be brought up to the current code which is presently ASME A17.1 – 2019. This current code has requirements for phone monitoring that are complicated and are only recently being accommodated by the elevator industry.

Given the extensive amount of proactive work performed on this elevator and the potential for code required component modification covered under the alteration code, this elevator can provide acceptable operation for the next 5 years. The elevator maintenance needs to improve, and additional spare parts secured when possible.

In our opinion, if the current preventative maintenance program is improved to a fully "Satisfactory" level (which is achievable), and the deficiencies noted in this report are appropriately addressed, this elevator is capable of acceptable vertical transportation for the next 5 years without the need for any significant modernization/upgrade expenditures.

In 5 years, this elevator should be fully modernized with a new controller, new machine, new door operator and new signal fixtures (button assemblies).

OBSOLESCENCE CONCERNS

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US DATE: 11/12/2025

During our recent evaluation of your equipment, VDA discovered one or more components identified from the Original Equipment Manufacturer (OEM) as obsolete on the following units:

- *Many of the controller boards for the MCE "IMC-AC" controller.*

Components defined as obsolete by the OEM may be obtained from a third-party vendor or rebuilt to OEM specifications without affecting equipment reliability or performance. VDA can help you determine the availability of the component and whether your service contract covers obsolete parts from a third-party vendor.

We encourage you to contact us for assistance in determining the availability of the component(s) and to clarify whether your service contract covers obsolete parts sourced from a third-party vendor to avoid lengthy equipment downtime and delays. Please contact us to review your service contract and discuss available options.

MAINTAINED CONDITION

VDA's review and reporting of the Elevator Contractor's Preventative Maintenance Program is based on a sliding scale of one (1) to five (5). The highest possible score of five (5) indicates an exceptional Elevator Contractor level of service. The lowest score of one (1) shows the Elevator Contractor is providing an unacceptable level of service and not performing their contractual obligations professionally. In VDA's opinion, any Elevator Contractor receiving a score of two (2) or below should be placed on notice for failure to perform their contractual duties.

VDA rates the Elevator Contractor with a total preventative maintenance average score of two point three (2.3) out of five (5). VDA believes significant improvements can and should be made in the Machine Room and Hoistway Maintenance sections of the Elevator Contractor's Preventive Maintenance Program.

A summary of VDA's ratings for the Elevator Contractor's Maintenance Program is as follows:

Rating Scale: 1 (Poor), 2 (Unsatisfactory), 3 (Acceptable), 4 (Good), 5 (Excellent)

Overall Preventative Maintenance Rating:	**2.3**
Machine Room / Control Space Overall Rating:	2
Car Top Overall Rating:	2
Hoistway Overall Rating:	2
Pit Overall Rating:	3

Additionally, during our examination, there are maintenance deficiency items noted that will require the attention of your elevator contractor. A complete and detailed list of all such items has been compiled and can be found in this report. Please refer to the "Deficiency List" section for complete details.

SAFETY CODE STATUS

LOCATION NAME: Ocala City Hall, 110 Southeast Watula Avenue, Ocala, FL 34471 US

GROUP NAME: Elevator #1

Device ID	City/ State ID	Periodic Inspection Date Performed	Category 1 Date Performed	Category 5 Date Performed
Elevator #1	7515	5/27/2025	5/27/2025	6/24/2021

* Indicates the test is overdue

- Category 1 Testing is due annually
- Category 5 Testing is due within sixty (60) months of the last Category 5 Test

IMMEDIATE RECOMMENDATIONS (WITHIN 12 MONTHS)

- Correct the noted maintenance deficiencies on this elevator.

SHORT-TERM RECOMMENDATIONS (1-4 YEARS)

N/A

LONG-TERM IMPROVEMENTS (5-10 YEARS)

- Fully modernize this elevator in 5 years.

CAPITAL PLANNING CONSIDERATIONS

Ocala City Hall

The existing elevator equipment was originally manufactured and installed by Otis Elevator around 1967. The elevator was partially modernized in 2008 with a new controller, new AC drive, new door operator and new signal fixtures. Subsequent upgrades have occurred on the elevator including replacing the obsolete AC drive, adding a rope gripper and acquisition of spare boards for the controller.

VDA recommends that the elevator modernization be delayed for 5 years. This WILL require enhanced elevator maintenance and securing spare parts when they become available. Also, if components fail, they should be quickly shipped out for repair as most can be repaired.

The total estimated cost of the recommended **eventual** elevator modernization project is as follows:

Estimated Cost:	Elevator #1
Elevator Contractor Cost:	$350,000
"Work by Others" (Standby Power Generator, Machine Room HVAC, Electrical, Fire & Life Safety & Access Control):	$65,000
Elevator Cab Allowance:	Owner Decision
VDA – Recommended Owner Contingency:	$25,000
VDA Budgetary – Consulting Fees:	$25,000
VDA – Estimated Travel Expenses:	$5,000
Total Estimated Cost of Modernization Project (Based on 2026 costs):	$470,000

The estimated probable costs are also contingent on market conditions at the time of bidding, in addition to the final scope of work and specific selections, including, but not limited to, cab interiors, materials and finishes. Probable cost is also contingent on code-required related building work, known as "Work by Others," which can cause the pricing to vary significantly.

All cost estimates are based on the work being performed in 2026. These costs should be inflated to accommodate for when the work is actually performed.

Please note that the above opinions of probable costs are based on competitive bidding of a VDA specification to qualified contractors in the Ocala metropolitan area.

LIFE CYCLE ANALYSIS – GEARED TRACTION

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US

GROUP NAME: Elevator #1 DATE: 11/12/2025

Component/System	Projected Design Life (Years)	Present Age (Years)	Remaining Useful Life (Years)	Condition Comments
MACHINE ROOM				
1. Hoisting Machinery, Sheaves & Bearing	30–40	58	5	Fair
2. Motion Controls	20–25	17	5	Fair
HOISTWAY AND PIT				
1. Hoistway Door Equipment	20–25	58	5	Fair
2. Entrance Frames / Supports	Varies	58	10+	Good
3. Wiring / Traveling Cables	20–25	17	5	Fair
CAR EQUIPMENT				
1. Car Door Equipment	20–25	58	5	Good
2. Cab Interior	Varies	-	Owner	Fair
OPERATING/SIGNAL EQUIPMENT				
1. Fixtures	15–25	17	5	Fair

THE AMERICANS WITH DISABILITIES ACT (ADA)

The "ADA" is a civil rights act passed by the United States Congress and enforced by the Department of Justice. It prohibits discrimination against people with disabilities in employment, state and local government services, public transportation, public accommodations, and telecommunications.

ADA is a federal "compliance" law whereby an individual may file a lawsuit if they believe grounds for discrimination exist or are about to occur due to a lack of action. The ADA is not a local or state building Code. Enforcement is triggered by inspection following a civil action filed by an offended party rather than a local or sub-Code official's inspection of conditions in a building.

This survey/evaluation intends to provide technical assistance in vertical transportation systems requirements for existing, altered, and new buildings subject to the applicability of the guidelines (ADAAG).

The ADA and its implementing regulations place numerous obligations on property owners, employers, local and state governments, retail establishments, places of public accommodation and commercial facilities. Determining the scope of these obligations is a legal judgment that must be made by individuals responsible in consultation with their qualified legal advisers. Our evaluation is limited to observed conditions, operations, and signaling as compared to the published standards for ADAAG Part 4.

The following survey information and associated data should not be construed as a recommendation of VDA or its employees. The decision to implement all, some, or none of the technical changes applicable remains with our clients and the responsible entities they represent. The purpose of the audit is to provide a yardstick for others to measure the impact that compliance may have on existing systems.

CODE/ADA COMPLIANCE SURVEY

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US
GROUP NAME: Main Elevator DATE: 11/12/2025

COMPLIANCE ITEM/CATEGORY	CONDITION	COMMENTS
ASME A17.1 Safety Code	Satisfactory	
Cab Enclosure (layout, door size, illumination and flooring)	Satisfactory	
Car Operating Panel(s) (design, location and function)	Satisfactory	
Car Signals and Communications (indicators and communications)	Satisfactory	
Car and Corridor Entrances (size, signage and Re-opening device)	Satisfactory	
Corridor Fixtures (operation, signals and location)	Satisfactory	
Operational Functions (automatic leveling and door timing)	Satisfactory	
Additional Notes and Evaluation Clarifications **None**		

MAINTENANCE RATING

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US

GROUP NAME: Elevator #1 DATE: 11/12/2025

Rating Scale: 1 (Poor), 2 (Unsatisfactory), 3 (Acceptable), 4 (Good), 5 (Excellent)

PREVENTATIVE MAINTENANCE RATING:	**2.3**
Machine Room / Control Space Overall Rating:	2
Car Top Overall Rating:	2
Hoistway Overall Rating:	2
Pit Overall Rating:	3

MAINTENANCE DEFICIENCIES

ELEVATOR CONTRACTOR INTRODUCTION

This report aims to assist City of Ocala and Elevated Facilities Services Group in achieving a level of vertical transportation service that would exceed ordinary expectations and ensure that Elevated meets or exceeds the service contract. To attain this level of service, Elevated will need to demonstrate its commitment to improving preventative maintenance procedures and fulfilling its responsibilities by completing the enclosed Deficiency List. Completing the Deficiency List will bring the Ocala City Hall closer to meeting the specifications outlined in an acceptable maintenance program, thereby ensuring the expectations of the property's tenants and staff are exceeded.

Any Preventive Maintenance Program is an ongoing, cyclical process. VDA's current report should be considered a "snapshot" of this ongoing process. Elevated Elevator's Preventative Maintenance Program rating of two point three (2.3) out of five (5) represents most aspects of their current program. VDA believes there remains room for improvements in Elevated overall Preventive Maintenance Program. We believe that more attention to detail and in-depth maintenance in the Machine Room and Hoistway Maintenance sections of the current Preventive Maintenance Program could and should raise the current rating of two point three (2.3) out of five (5) closer to the desired level of five (5). Elevated should take the "next step" and provide the Ocala City Hall with an even higher level of service.

VDA recommends that Elevated provide City of Ocala with a written response notifying facility management and VDA of an estimated completion schedule and subsequent notification when all items identified on the Deficiency List and Performance Charts are completed.

VDA believes that when corrective actions have been comprehensively administered to the deficiencies listed in the Deficiency List and Performance Charts included in this report, Elevated Elevator will undoubtedly increase operating efficiency at the Ocala City Hall.

Based on our evaluation conducted on November 12, 2025 at the Ocala City Hall located at 110 Southeast Watula Avenue, Ocala, FL.

ITEMS REQUIRING CONTINUED MONITORING

The following items require ongoing monitoring for repair, replacement and/or adjustments necessary to maintain proper operating clearances, acceptable equipment conditions and/or optimum operating performance characteristics.

Note: Please refer to VDA Standard Performance Times.

DEVICE-SPECIFIC DEFICIENCIES

Elevator #1

1. **The wiring in the newly installed AC drive is unacceptable. Properly wire up the new drive.**
2. Replace the worn cab steadying plate rubber grommets.

3. Adjust the car roller guides to prevent excessive movement “side-to-side” movement of the cab.
4. Thoroughly clean the car and all hoistway sills of all debris.
5. Lubricate the dry hoist ropes.
6. Clean up and organize the spare parts (boards) in the elevator machine room.

RECORDED OPERATING PERFORMANCE

LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US

GROUP NAME: Elevator #1 DATE: 11/12/2025

VDA No. 79528	Device ID Elevator #1	ACCEPTABLE STANDARDS FOR THIS EQUIPMENT
A. SPEED - UP DIRECTION (FPM)	100	90/110
B. SPEED - DOWN DIRECTION (FPM)	100	90/110
C. STOPPING ACCURACY (INCHES)	> ± 1/2	± 1/2

Note: If stopping accuracy exceeds the acceptable standards, correction is required in a timely fashion. Recorded operating performance is based on industry-set standards. Performance times should be reviewed based on the age and condition of the equipment, along with passenger and client feedback.

PERFORMANCE DEFINITIONS

A&B. **Speed** is the rate at which the measured unit travels. The speed was measured during a complete run of the unit and was taken as the highest sustained value recorded using a handheld tachometer.

C. **Stopping Accuracy** is the distance between the car and hoistway sills when the car is stopped at a floor and is measured as the vertical distance (in inches) between the horizontal planes of the car and hoistway sills when the car is stopped at a floor.

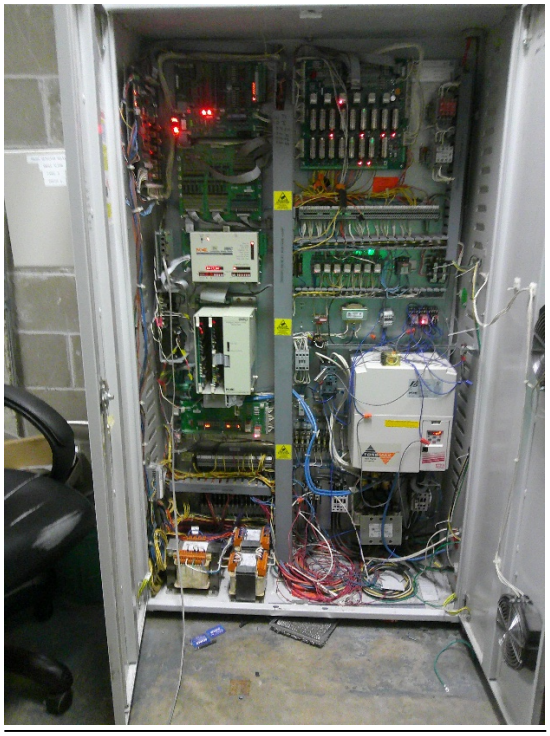
EQUIPMENT PROFILE

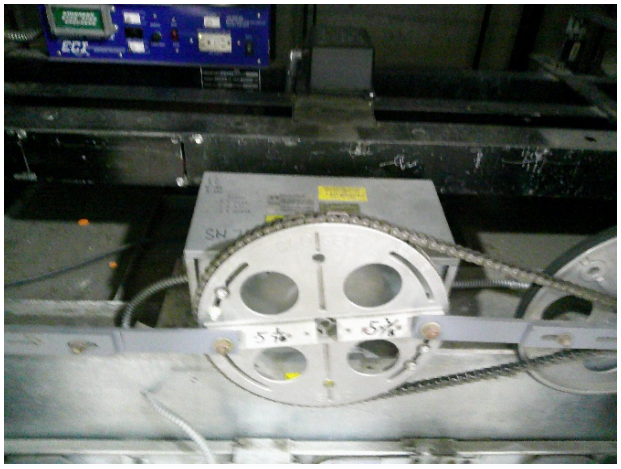
LOCATION NAME: Ocala City Hall 110 Southeast Watula Avenue, Ocala, FL 34471 US

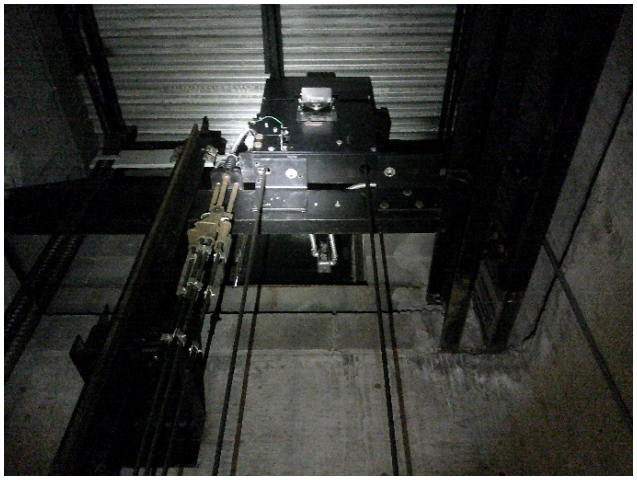
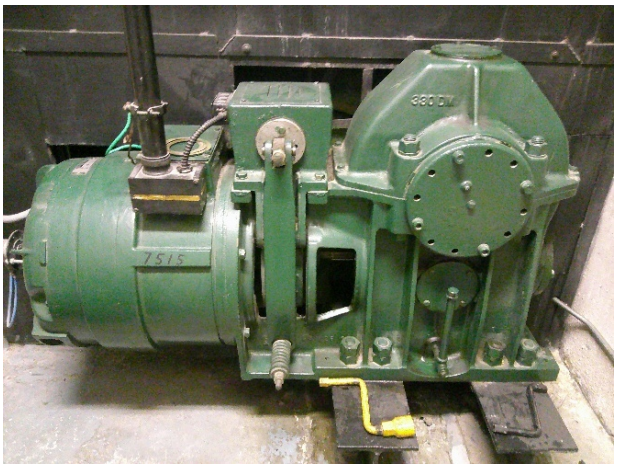
GROUP NAME: Elevator #1 DATE: 11/12/2025

Location:	Ocala City Hall, 110 Southeast Watula Avenue, Ocala, FL 34471			Device ID.	**Elevator #1**
Building Type:	Government			Group Name:	Main Elevator
Capacity (lbs.):	2500	Speed (fpm):	100	Loading:	Passenger
Power Supply:	240V-3-60		Drive Type:	F5	
Device Type:	Geared		Control Space Location:	Basement	
Machine Manufacturer / Model:	Otis / 330 DM		Operation:	Simplex	
No. of Floors Served Front:	4		Front Designations:	B, 1, 2 & 3	
No. of Floors Served Side:	0		Side Designations:	N/A	
No. of Floors Served Rear:	0		Rear Designations:	N/A	
Front Door Config.:	SSCO		Front Door Size:	42" x 84"	
Side Door Config.:			Side Door Size:	N/A	
Rear Door Config.:			Rear Door Size:	N/A	
Two-Way Communication:	Present but Not Tested		Emergency Alarm:	Present and Working	
Fire Recall Phase I:	Y		Phase II:	Y	
O.E.M.:	Otis		Install Date:	1967	
Modernization Contractor:	Unknown		Mod. Date:	2008	
Controller Manufacturer / Model:	MCE / IMC-AC		Door Operator / Model:	Mechanical Linkage w/Chain / MOVFR	
Car and Cwt. Buffer Type:	Spring		Service Contractor:	Elevated (Oracle)	
NOTATIONS: **With more proactive maintenance, this elevator can provide acceptable operation for 5 more years.**					

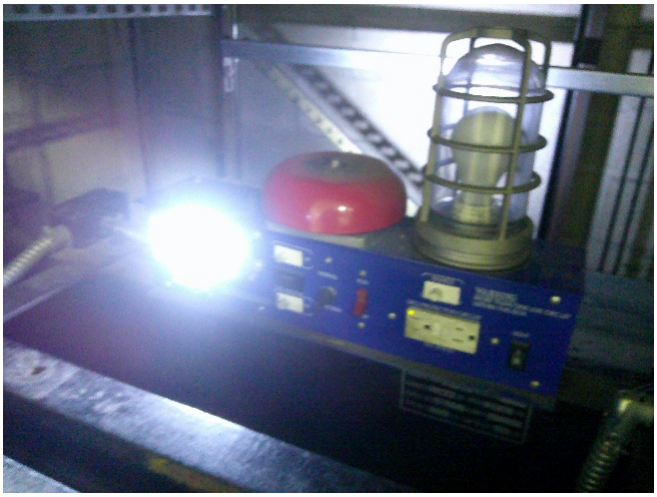
SUPPORTING PHOTOGRAPHS

	
Elevator Controller installed in 2008	Replaced AC drive wiring that needs to be cleaned up and professional installed. This wiring is NOT acceptable.

	
Typical hoistway sill that needs to be cleaned of debris if reliable operation is to be expected.	GAL “MOVFR” door operator that is capable of reliable operation for another 5 years.

	
Dover governor installed on this elevator at some point in the past.	Original Otis machine that can me maintained to work for another 5 years.

	
Added rope gripper on this elevator that is not required to be installed until summer of 2028.	Stored spare boards for this elevator controller.

	
Elevator pit.	Elevator car top.

END OF REPORT