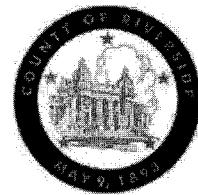


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
3.13  
(ID # 4686)

**MEETING DATE:**

Tuesday, January 23, 2018

**FROM :** ECONOMIC DEVELOPMENT AGENCY (EDA):

**SUBJECT:** ECONOMIC DEVELOPMENT AGENCY (EDA): Ratification and approval of Fourth Amendment to Lease - Department of Public Social Services, Temecula, Lease Extension, CEQA Exempt, District 3, [\$1,194,810] Federal 39.60%; State 1.82%; County 0.18%; Realignment 58.40% (Clerk to file Notice of Exemption)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities exemption and Section 15061(b)(3) "Common Sense" exemption;
2. Ratify and approve the attached Fourth Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five working days of approval by the Board.

**ACTION:** Policy, CIP

Robert Field, Assistant County Executive Officer/EDA

12/19/2017

Susan Von Zabern, Director of Public Social Services

12/19/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley  
Nays: None  
Absent: None  
Date: January 23, 2018  
xc: EDA, Recorder

Kecia Harper-Ihem  
Clerk of the Board

By: 

Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$235,541	\$235,541	\$1,194,810	\$ 0
<b>NET COUNTY COST</b>	\$424	\$424	\$2,151	\$ 0
<b>SOURCE OF FUNDS:</b> Federal 39.60%; State 1.82%; County 0.18%; Realignment 58.40%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	
			2017/18 – 2021/22	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The County of Riverside has been under lease at 27464 Commerce Center Drive, Temecula, since 1999. The facility, occupied by the Department of Public Social Services (DPSS), continues to meet the needs of the Children's Services Division. The attached Fourth Amendment to Lease extends the lease five years with improvements by Lessor and is a ratification request due to lease negotiations which commenced prior to the lease expiration date and were prolonged with ongoing dialogue between Lessor and County in reaching agreeable terms.

Pursuant to the California Environmental Act (CEQA), the Fourth Amendment was reviewed and determined to be categorically exempt from CEQA under Guidelines Section 15301, class 1-existing facilities exemption and Section 15601 (b)(3) "Common Sense" exemption. The proposed project is the extension of letting of property involving existing facilities.

County Counsel has approved the Fourth Amendment as to form.

A summary is as follows:

Location: 27464 Commerce Center Drive  
Temecula, CA 92591

Lessor: Temecula Legacy Properties, LLC  
c/o Land Trek Property Management  
901 Hacienda Drive  
Vista, CA 92083

Size: 10,311 square feet.

Term: Five years commencing July 1, 2017, and terminating June 30, 2022.

Rent: Current New

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

\$ 1.65 per sq. ft.	\$ 1.70 per sq. ft.
\$ 17,013.15 per month	\$ 17,528.70 per month
\$204,157.80 per year	\$210,344.40 per year

Rent Adjustment: 3% at the 30th month of the term, December 1, 2019.

Option to Terminate: For reduced funding with ninety-day notice.

Utilities: County pays electric. Lessor pays all others.

Custodial: Included in rent.

Interior/Exterior  
Maintenance: Included in rent.

Tenant  
Improvements: Lessor shall provide at Lessor's sole expense modifications to the parking lot to increase parking stalls, and retrofit the main entrance with an automatic sliding door per DPSS specifications for enhanced security.

**Impact on Residents and Businesses**

DPSS will continue to provide program services that will benefit the residents of this community. Residents and businesses will also benefit from the jobs and economic impact that is generated through occupancy of a facility by the County.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

See attached Exhibits A, B & C

DPSS will budget these costs in FY2017/18 through FY2021/22 and will reimburse EDA for all associated lease costs.

**Contract History and Price Reasonableness**

The lease rate is aligned with the current real estate market.


Attachments:

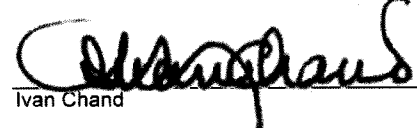
- Exhibits A, B & C
- Fourth Amendment to Lease
- Notice of Exemption
- Aerial Map


RF:HM:VC:VY:HR:ra TM019 19.101 13622

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

MinuteTraq # 4686

  
Rahmi Dasika, Principal Management Analyst 1/16/2018

  
Ivan Chand 1/16/2018

  
Gregory J. Priamos, Director County Counsel 1/8/2018



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

1/24/18  
Date

kb  
Initial

## NOTICE OF EXEMPTION

June 27, 2017

**Project Name:** Fourth Amendment to Lease, Department of Public Social Services Childrens Services Division, Commerce Center Drive, Temecula

**Project Number:** FM042670001900

**Project Location:** 2764 Commerce Center Drive, west of Jefferson Avenue, Temecula, California 92590; Assessor's Parcel Number (APN) 921-480-053 (See attached exhibits)

**Description of Project:** The County of Riverside (County) proposes to amend and extend the term of the lease with the Temecula Legacy Properties, LLC (Lessor), commencing on July 1, 2017 and ending June 30, 2022. The Department of Public Social Services (DPSS) Childrens Services Division (CSD) has occupied the office space since March, 1999. The office and location continues to meet the needs of DPSS and this Fourth Amendment to the Lease Agreement extends the lease for an additional five years. The extension of the lease is identified as the proposed project under California Environmental Quality Act (CEQA). The leased facility consists of approximately 10,311 square feet and the project is the letting of property involving existing facilities; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for the DPSS CSD and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

**Name of Public Agency Approving Project:** County of Riverside, Economic Development Agency

**Name of Person or Agency Carrying Out Project:** County of Riverside, Economic Development Agency, Temecula Legacy Properties, LLC

**Exempt Status:** State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

**Reasons Why Project is Exempt:** The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Fourth Amendment to the Lease.

JAN 23 2018 3.13

P.O. Box 1180 • Riverside, California • 92502 • T: 951.955.8914 • F: 951.955.6686

org

Administration  
Aviation  
Business Intelligence  
Cultural Services  
Community Services  
Custodial

Housing  
Housing Authority  
Information Technology  
Maintenance  
Marketing

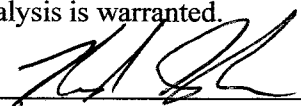
Economic Development  
Edward-Dean Museum  
Environmental Planning  
Fair & National Date Festival  
Foreign Trade  
Graffiti Abatement

Parking  
Project Management  
Purchasing Group  
Real Property  
Redevelopment Agency  
Workforce Development

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an amendment to a lease, will not increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid.* This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Fourth Amendment to the Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

6/27/17

Mike Sullivan, Senior Environmental Planner  
County of Riverside, Economic Development Agency

**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

**Project Name: DPPS CSD Fourth Amendment to Lease, Commerce Center Drive,  
Temecula**

**Accounting String: 524830-47220-7200400000 - FM042670001900**

DATE: June 27, 2017

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic  
Development Agency

Signature: 

PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development  
Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: June 27, 2017

To: Mary Ann Meyer, Office of the County Clerk

From: Mike Sullivan, Senior Environmental Planner, Project Management Office

Subject: **County of Riverside Economic Development Agency Project #FM042670001900**  
DPPS CSD Fourth Amendment to Lease Commerce Center Drive, Temecula

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

**After posting, please return the document to:**

**Mail Stop #1330**

**Attention: Mike Sullivan, Senior Environmental Planner,**

**Economic Development Agency,**

**3403 10<sup>th</sup> Street, Suite 400, Riverside, CA 92501**

**If you have any questions, please contact Mike Sullivan at 955-8009.**

Attachment

cc: file



1 **FOURTH AMENDMENT TO LEASE**

2 **27464 Commerce Center Drive**

3 **Temecula, California**

4  
5 This **FOURTH AMENDMENT TO LEASE** ("Fourth Amendment") dated as of  
6 January 23, 2018 is entered by and between **TEMECULA LEGACY**  
7 **PROPERTIES, LLC**, a California limited liability company ("Lessor"), and the **COUNTY**  
8 **OF RIVERSIDE**, a political subdivision of the State of California ("County"), sometimes  
9 collectively referred to as the "Parties".

10 **RECITALS**

11 a. Kenneth Oda, Harry S. Brown and Michelle E. Brown,  
12 predecessor-in-interest to Temecula Legacy Properties, LLC, as lessor, and County  
13 entered into that certain Lease dated March 2, 1999, ("Original Lease") whereby  
14 Lessor has agreed to lease to County and County has agreed to lease from Lessor that  
15 certain building located at 27464 Commerce Center Drive, Temecula, California ("the  
16 Building"), as more particularly described in the Lease ("the Original Premises").

17 b. The Original Lease has been amended by:

18 That certain First Amendment to Lease dated August 15, 2006, by and between  
19 Kenneth Oda, Harry S. Brown and Michelle E. Brown and the County of Riverside ("the  
20 First Amendment"), whereby the Parties amended the Original Lease to extend the  
21 term and modify the rent.

22 That certain Second Amendment to Lease dated June 30, 2009, by and  
23 between Temecula Legacy Properties, LLC, and the County of Riverside ("Second  
24 Amendment"), whereby the Parties amended the Original Lease to extend the term and  
25 modify the premises.

26 That certain Third Amendment to Lease dated October 16, 2012, by and  
27 between Temecula Legacy Properties, LLC, and the County of Riverside ("Third  
28



1 Amendment”), whereby the Parties amended the Original Lease to extend the term and  
2 upgrade the premises.

3 c. The Original Lease, together with the First, Second, and Third  
4 Amendments, shall hereafter be referred to as the “Lease”.

5 d. County and Lessor desire to further amend the Lease by extending  
6 the term of the Lease, setting forth the monthly rent during the Extension Term (as  
7 defined herein), and completing improvements.

8 NOW THEREFORE, for good and valuable consideration the receipt and  
9 adequacy of which is hereby acknowledged, the Parties agree as follows:

10 1. **Term.** Section 3(a) of the Lease is amended by the following: The term  
11 of the Lease shall be extended for a period of five (5) years commencing July 1, 2017,  
12 and expiring June 30, 2022 (the “Extension Term”).

13 2. **Rent.** Section 5 of the Lease is amended by the following:

14 a. Commencing July 1, 2017, County shall pay the sum of  
15 \$17,528.70 per month to Lessor as rent for the Leased Premises, payable in advance,  
16 on the first day of the month or as soon thereafter as a warrant can be issued in the  
17 normal course of County’s business.

18 b. Rent during the Extension Term shall be increased by three  
19 percent on the 30<sup>th</sup> month of the Extension Term, December 1, 2019.

20 3. **Notice.** Section 13 of the Lease shall be amended as follows:

21 <b>County’s Notification Address:</b>	21 <b>Lessor’s Notification Address:</b>
22 County of Riverside	22 Temecula Legacy Properties, LLC
23 Economic Development Agency	23 c/o Land Trek Property Management
24 3403 Tenth Street, Suite 400	24 901 Hacienda Drive
25 Riverside, CA 92501	25 Vista, CA 92081
26 Attn: Deputy Director of Real Estate	26 Attn: Tommy Reilly
27 Telephone: (951) 955-4876	27 Telephone: (760) 639-1019

1           **4. Tenant Improvements/Repairs.** Upon full execution of the Fourth  
2 Amendment, Lessor shall, at Lessor's sole expense, complete the following  
3 improvements on or before April 30, 2018:

- 4           a. Remove secured parking gates as shown on attached Exhibit "A".  
5           b. Remove the curb and planter adjacent to the secured parking gate  
6           to create approximately 6 additional parking stalls for County  
7           vehicles.  
8           c. Remove and replace lobby doors with an automatic sliding door  
9           per the specifications attached hereto as Exhibit "F".

10           Lessor to coordinate and provide a work schedule acceptable to the County for  
11 the above described improvements including after hours and weekends if needed.

12           **5. Capitalized Terms. FOURTH AMENDMENT TO PREVAIL.** Unless  
13 defined herein or the context requires otherwise, all capitalized terms herein shall have  
14 the meaning defined in the Lease, as heretofore amended. The provisions of this  
15 Fourth Amendment shall prevail over any inconsistency or conflicting provisions of the  
16 Lease, as heretofore amended, and shall supplement the remaining provisions thereof.

17           **6. Miscellaneous.** Except as amended or modified herein, all the terms of  
18 the Lease shall remain in full force and effect and shall apply with the same force and  
19 effect. If any provisions of this Fourth Amendment or the Lease shall be determined to  
20 be illegal or unenforceable, such determination shall not affect any other provision of  
21 the Lease and all such other provisions shall remain in full force and effect. The  
22 language in all parts of the Lease shall be construed according to its normal and usual  
23 meaning and not strictly for or against either Lessor or Lessee. Neither this Fourth  
24 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms  
25 hereof, shall be recorded by Lessee.

26           **7. Effective Date.** This Fourth Amendment shall not be binding or  
27 consummated until its approval by the Riverside County Board of Supervisors and fully  
28 executed by the Parties.

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In Witness Whereof, the Parties have executed this Fourth Amendment as of the date first written above.

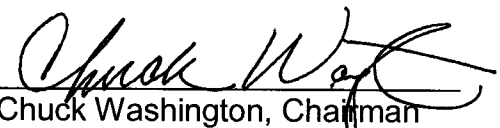
Dated: JAN 23 2018

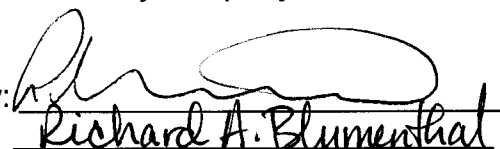
COUNTY:

LESSOR:

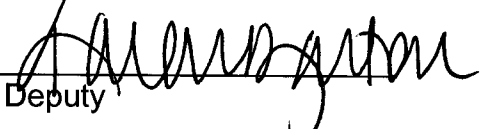
County of Riverside, a political subdivision of the State of California

Temecula Legacy Properties, a California limited liability company


By:   
Chuck Washington, Chairman  
Board of Supervisors

By:   
Richard A. Blumenthal  
(Print)  
Its: Managing member

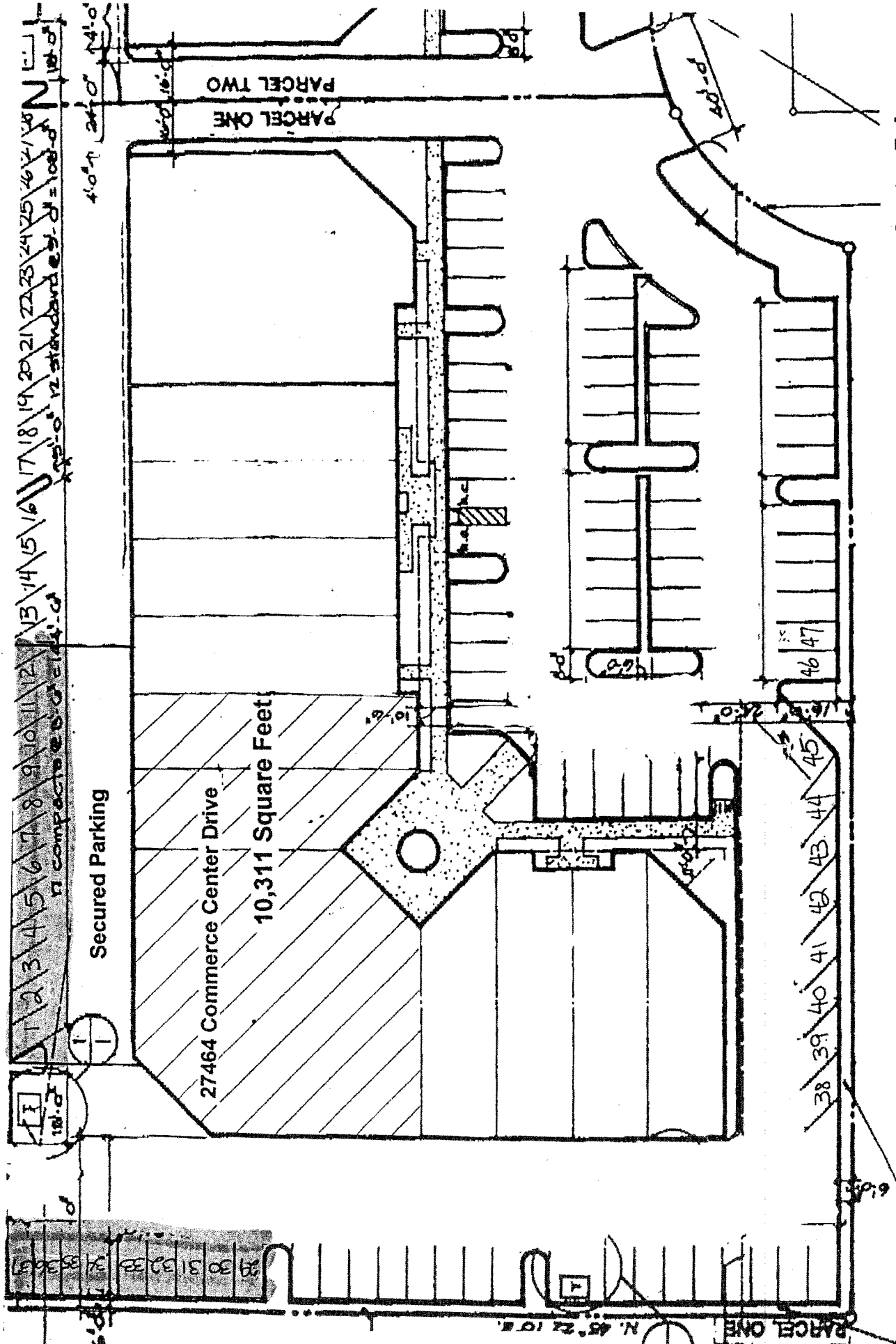
ATTEST:  
Kecia Harper-Ihem  
Clerk of the Board

By:   
Deputy

APPROVED AS TO FORM:  
Gregory P. Priamos, County Counsel

By:   
Thomas Oh  
Deputy County Counsel

HR:ra/122017/TM019/19.097



Secured Parking

27464 Commerce Center Drive

10,311 Square Feet

PARCEL ONE  
PARCEL TWO

Commerce Center Drive

EXHIBIT "A"

**SITE PLAN**

1-47-03

## EXHIBIT "F"

### General Notes - Automatic Sliding Door with Automatic Controller

1. Automatic sliding door packages to be **Record Model 5100 Single Sliding (One (1) SXS0 Right Hand Slide or One (1) So-SX Left Hand Slide)** (See attached Architectural Drawings and Product Brochure)

2. Total number of units **one (1)**.

3. The Finish will be the manufacturer's **clear anodized aluminum finish**.

The door panels will be supplied with narrow stile doors, bottom door sweeps and 10" bottom rails. **The door and sidelite panel will also have a center muntin bars as shown on the attached architectural drawings.**

4. The controls for the automatic door will be

a. **Optex** overhead motion/presence sensor systems mounted directly above the center of the door opening at each side as required to comply with ANSI A156.10 requirements. **See attached Product Brochure; and by**

b. **Automatic Sliding Door controller** to be installed/located on the wall inside secure Receptionist area (See attached Photo)

5. The glass provided on these units will be  $\frac{1}{4}$ " clear tempered glass.

6. Electric power to be 110 volt 15 amp (by others).

7. Each sliding door package will be **8' 0" wide by 91" tall**. The sliding door panels will slide from the right to the left at one unit or from the left to the right (as viewed from the exterior side and as shown on the elevation drawings).

8. The finished rough opening for these units will need to be **8' 0 1/2" wide by 91 1/4" tall**. (By the storefront contractor)

9. The surrounding storefront will be by others

10. Each automatic sliding door package will be supplied with a mid-rail panic exit devise and a fail secure electric lock assembly. Each unit will come with an exterior jamb mounted key switch (for first man in activation) (**as detailed on the attached architectural drawing.**)

11. This door package is in full compliance with ANSI A156.10, **BHMA1601**, and UL standards

12. The warranty will be for a period of one (1) year parts and labor from the day of installation.

**ARCHITECTURAL SPECIFICATIONS - record-usa SERIES 5100 AUTOMATIC SLIDING DOOR SYSTEMS**

**PART 1 GENERAL**

**1.01 SUMMARY**

- A. **WORK INCLUDED:** Furnish and install automatic aluminum door system(s), factory fabricated. Door packages shall be complete and without damage or defect.
- B. **RELATED WORK:**
  - 1. Section 07900 - Joint Sealers
  - 2. Section 08400 - Entrances and Storefronts
  - 3. Section 08700 - Hardware
  - 4. Section 08800 - Glazing
  - 5. Section 16000 - Electrical

**1.02 RELATED WORK**

The following exclusions are covered in Section(s) \_\_\_\_\_

- 1. Preparation of the plumb and square masonry opening
- 2. Floor preparation
- 3. Electrical supply and connection (dedicated 120 VAC, 15 amp circuit to each operator/header)

**1.03 SUBMITTALS**

- A. **PRODUCT DATA:** Provide complete product and installation documentation as provided by the manufacturer.
- B. **SHOP DRAWINGS:** Provide details of door construction including profiles, dimensioned layout, and assembly including finish, glazing, electrical, and anchoring requirements.
- C. Provide manufacturer's Warranty documentation and Owner's Manual.

**1.04 QUALITY ASSURANCE**

- A. Manufacturer must have a minimum of five (5) years experience in the fabrication of aluminum-and-glass door assembly similar to those specified. Door packages shall be warranted against defect in material and workmanship for a period of one year from the date of installation. Installation shall be approved by an AAADM certified technician. B. The record USA 5100 series shall be self certified to meet performance design criteria of the following standards.
  - 1. ANSI/BHMA 156.10
  - 2. NFPA 101
  - 3. IBC
  - 4. ICBO



- F. Closing force of no more than 30 lbf (133 N) required preventing the door from closing at all time.

#### 1.07 ON SITE FIELD CONDITIONS REQUIRED PRIOR TO INSTALLATION

- A. Approved Shop drawings must be referenced and confirmed by the General Contractor before fabrication
- B. Opening must be verified to be plumb, straight and secure
- C. It is the duty of the General Contractor to make door installer aware of any non-conforming conditions or equipment as indicated on the shop drawings.
- D. General Contractor is required to coordinate the layout and installation of the automatic door equipment connection to power supplies.

#### 1.08 WARRANTY

Door packages shall be warranted against defect in material and workmanship for a period of two years from the date of installation.

#### PART 2: PRODUCT 2.01 MANUFACTURER record- USA

Monroe, North Carolina, USA  
(800) 438-1937

#### 2.02 AUTOMATIC SLIDING DOOR DESIGN

- A. Sliding door Package: The manufacturer's sliding door package shall consist of the following materials in order to make a complete package installation: framing, flush mounted header (mounted between jambs), sliding door panel(s), stationary panel(s), operators (belt drive only-linear rod not accepted), activation and safety devices, carrier assemblies, noise isolating roller track, threshold, and guide tracks (*to match threshold dimensions on full breakout units*). Traffic patterns to be determined by owner and set by installer using record-usa exclusive S.M.A.R.T. panel per application or desire.

#### B. Definitions

1. SO panel: stationary sidelite that has the capabilities to swing away in case of emergency egress
2. SX panel: sliding panel that has the capabilities to swing away in case of emergency egress
3. Single slide: package will have one (1) stationary panel and one (1) sliding panel sliding over the stationary panel to create the clear door opening width





C. Configurations

1. Full Break-out Sliding and stationary sidelite panel(s) All swing clear for means of emergency egress
  - a. configurations are as follows (using definition above):
  - b. Single slide SO SX and SX-SO

Other configurations available please consult manufacturer

D. Materials:

1. Framing, header, and door panels made of extruded aluminum by US supplier.
2. Mohair pile weather stripping at all vertical surfaces on door panels

2.03 ALUMINUM DOORS AND FRAMES

- A. Aluminum: Alloy and temper recommended by manufacturer for type of use and specified finish.
1. Header, frames, stiles and rails: 6063-T5
  2. Extruded bars, rods, profiles and tubes: ASTM B221
  3. Sheet and plate: ASTM B209
- B. Framing Members: Shall be manufacturer's standard extruded aluminum
1. 1-3/4" x 4-1/2" (44mm x 114mm),
  2. Framing Option: Transom of size and type as indicated on drawings
- C. Doors and Sidelites: Shall be 1-3/4" (44mm) thick extruded aluminum stiles and rails. Stiles and rails shall be mechanically fastened with mortise and tenon blocks.
1. Stile Design: Narrow stile, 2" (51mm), Overlapping stiles shall be provided with interlocks to prevent separation of panels. Interlocks to be adjusted to maintain security when door is in the closed and locked position. Notching of interlocking stiles not acceptable.
  2. Horizontal Rail Design (Muntin Bar),
    - a. 5" (127mm) f. [6" (152mm)]
  3. Bottom Rail Design: 3-1/2" (89mm), optional designs include
    - a. [10" (254mm)]
- D. Glazing Material: ANSI Z97.1
1. Doors and Sidelites: Doors and sidelites shall be capable of accepting the same thickness of glass for fixed sidelite and full break-out units.
  2. Exterior Glass Stop Extrusion: Doors and sidelites shall be provided with non-removable security glass stops.
  3. Glazing Prep: Standard glazing prep to be for 1/4" (6.4mm) glass, optional glazing prep includes:
    - a. 1" (25.4mm) glazing prep



5. BOCA

C. Door shall be obtained solely through an authorized trained and factory certified automatic door provider. Consult record USA (800) 438-1937 for the current listing

1.05 REFERENCES

- A. UNDERWRITERS LABORATORIES (UL).
  - 1. UL 325 – Standard for Door, Drapery, Gate, Louver, and Window Operators and Systems.
- B. American National Standards Institute (ANSI) / Builders' Hardware Manufacturers Association (BHMA): 1. ANSI/BHMA A156.10. Standard for Power Operated Pedestrian Doors
- C. American Society for Testing and Materials (ASTM):
  - 1. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes
- D. American Association of Automatic Door Manufacturers (AAADM)
- E. National Fire Protection Association (NFPA):
  - 1. NFPA 101 – Life Safety Code. 2. NFPA 70 – National Electric Code.
- F. Building Officials and Code Administrators International (BOCA), 1999:
- G. International Building Code 2012
- H. National Association of Architectural Metal Manufacturers (NAAMM): 1. Metal Finishes Manual for Architectural and Metal Products.
- I. American Architectural Manufacturers Association (AAMA): 1. AAMA 609 and 610-02- Clear Anodic Finishes for Architectural Aluminum.

1.06 PERFORMANCE REQUIREMENTS

- A. Temperature change suitable.
  - 1. minus 30 degree Fahrenheit (minus 34 degree Celsius) to 2. 130 degree Fahrenheit (54 degree Celsius)
- B. Breakaway door requirements of not more than 50 lbf (222 N) provided power fails and no more than 15 lbf (67 N) to open door to specified minimum required width.



- F Break-out Panels: Panels can swing out 90 degrees at any point in the slide movement to provide instant egress per NFPA 101. Required force shall to "break-out" panels shall not exceed 50lbf (222N) applied to the lock stile
1. Break-out door panels and break-out sidelites shall utilize a spring load adjustable ball detent. Additional option for break-out panel
    - a. Concealed Hydraulic Closer: Standard for fixed side-lite door packages, optional for full break-out
- F Header: Shall be 4 1/2" wide x 7" tall (114mm X 178mm). Fabricated from extruded aluminum and extending the full width of sliding door unit between jambs. Headers shall have removable access panel for service of door operator and control.
1. Mounting: Header mounts flush with 4-1/2" (114mm) framing
  2. Capacity: Capable of supporting doors up to 220lbs (100kg) per leaf spanning up to 16'-0" (4.9m) without intermediate supports
- G Overhead Roller Track: Shall be continuous anodized aluminum. Track shall be replaceable
1. Composition: Anodized aluminum, lined with rubber compound
  2. *Mounting*: Captured within extruded channel in header
  3. *Isolation*: Neoprene isolation member to reduce noise and vibration
  4. Warranty: Lifetime

#### 2.04 MOTOR GEARBOX ASSEMBLY

A. Door movement: Shall be driven by a sealed, low voltage class II, 1/8 horsepower 30v DC motor and gearbox and nylon reinforced drive belt. The motor current shall be limited to a maximum of 3 amps. The sealed motor gearbox assembly shall be capable of driving door leaves of up to 220 lbs. (100kg) A second motor gearbox can be utilized on the same application giving a capability of moving door panels weighing up to 450 lbs. The motor gearbox assembly shall be mounted directly to the header extrusion by means of three (3) each M5 x 1/4" threaded standoff bolts.

#### 2.05 DOOR CARRIER ASSEMBLY AND TRACK

A. Each moving door leaf shall be supported by two door carrier assemblies, each carrier having a minimum of two supporting rollers and one adjustable "anti-riser" roller. Each supporting roller shall be 1 1/4" (44mm) in diameter. Each supporting roller shall be high performance rollers with sealed bearings. The carrier assemblies shall move along a two part, replaceable track assembly. A convex aluminum extruded track allowing the door panels to travel along a horizontal plane shall be mounted on the roller track damper, which will be made of rubber. The primary purpose of the damper is to reduce the amount of mechanical noise generated. Track shall be warranted for the lifetime of the door.

#### 2.06 MASTER CONTROL

The master control shall be capable of being programmed by either the S.M.A.R.T. panel installed as standard on all 5100 series sliding doors or by a hand held programmer. Both the S.M.A.R.T. panel and the hand held programmer will be capable of programming all swinging, sliding and folding



doors within the record product offering. The master control shall have only digitally adjustable parameters (for repeatability purposes, potentiometers as a method of setting parameters shall not be allowed)

The master control shall be a microprocessor capable of being programming, but not limited to control settings

1. Opening and Closing speeds
2. Acceleration
3. Door open time delay
4. Remote door open time delay
5. Partial opening size
6. Reverse adjust sensitivity
7. Fire alarm signals
8. Directional traffic flow
9. Locking

The microprocessor shall also have the capability of, but not limited to:

Detect faults and deal with them according to method of programming including sending data to the S.M.A.R.T. panel, indicating that there is a fault, what the fault is from one of the 90+ stored error screens, it will also provide a user programmed telephone contact on the display. Updates to the software can be uploaded and updated, using the hand held programmer

## 2.07 MOTION AND PRESENCE SENSORS

A. The record 5100 sliding door system shall include the following:

1. Combined Activation and Safety Sensor System: Shall be 24 VDC, class II circuit; and shall be adjusted and installed in accordance with ANSI/BHMA A156.10. The installation shall be performed by an AAADM Certified Technician with a minimum of one (1) year in the service related field.

1. Hold-Open Beams: Two infrared photoelectric beams to be mounted in vertical rails of the sidelite or in the vertical jamb, with the photoelectric beams wired directly to the record 5100 micro processor. The photo eye beams are mounted at 24" and 48" respectively above finished floor. Breaking either beam will cause a closing door to re-open and remain open until the path between the emitters and receivers is cleared. Once cleared, the signal is reinstated and the door will close and be fully functional.

In the full closed position, the beams will not open the door.

## 2.08 HARDWARE

- A. Provide units in sizes and types recommended by automatic entrance door and hardware manufacturers for entrances and applications indicated.
- B. Flush Panic Exit Device, recessed in 3 1/2" muntin bar

- C. S M A R T Panel (Self Monitoring Accurate Reporting Technology) Provide manufacturer's standard jamb mounted control panel for complete control and reporting of the automatic sliding door. Control panel capabilities include, but are not limited to the following:
1. Powered Operation On/Off
  2. Full Open/Partial Open
  3. Automatic Operation/Exit Only/Open
  4. Manual and Locked Modes
  5. Daily Safety Check Reminder
  6. Diagnostic Reporting
  7. Door Cycle Count
  8. Planned Maintenance Reminders
- D. Weather Stripping to be along the perimeter all door panels and side-lites to reduce energy loss. Standard weather stripping includes the following: 1. Adjustable nylon sweep in the bottom of sliding door(s) 2. Double pile weather stripping on:
- a. Lock/Strike stile of sliding door(s)
  - b. Pivot stile of breakout sidelite(s)
3. Single pile weather stripping on:
- a. Between the carriage assembly and header
  - b. Lead stile of sidelite(s) with concealed fabric seal
  - c. Pivot stile of sliding door(s) with concealed fabric seal

## 2.09 ELECTRICAL REQUIREMENTS

- A. The Automatic sliding door shall consume no more than 100W of electricity at full load power.
- B. Section 16 Contractor to provide 120V, 1 phase, 5 amp dedicated circuit per automatic sliding entrance
- C. 120V service to be roughed into header of sliding door package.
- D. Electrical rough in to be finished at time of installation

## 2.10 FABRICATION

Factory builds, fabricates, and assembles automatic door components by design. To comply with all building codes applicable to design standards.

Door miscellaneous hardware: Factory assembled to design specific projects

Door Closers: Integrated support for hydraulic closers in both SX (slide) panels and SO (sidelite) breakout panels. Concealed within the top rail, door closers are available when

specified to ensure the door closes and remains operable after emergency breakout egress.

#### 2.11 ALUMINUM FINISHES (FOR ALL EXPOSED FINISHES)

- A. Comply with NAAMM Metal Finish Manual for Architectural and Metal Products for applying and designing finishes. Finish designations beginning with AA comply with a system established by Aluminum Associations for designing finishes. Finishes shall be one of the following:
1. Clear: Architectural Class II Clear Anodized Coating (AA-M12C22A31)
  2. Dark Bronze: Architectural Class I Anodized Coating (AA-M12C22A44)
- Optional Finishes Include the Following:
3. Clear: Architectural Class I Clear Anodized
  4. Black: Architectural Class I Anodized Coating
  5. Medium Bronze: Architectural Class I Anodized Coating
  6. Light Bronze: Architectural Class I Anodized Coating
  7. Champagne: Architectural Class I Anodized Coating
  8. Paint Coating, Kynar or Powder Coat to match Kynar Colors, standard or custom colors
  9. Clad with stainless steel or brass alloy, brushed or polished finish

### PART 3. EXECUTION

#### 3.01 INSPECTION

Inspect frame opening for correct size, plumb and square and level floor for safe and reliable performance. Provide written notification to the appropriate personnel of conditions not acceptable to the installer and/or manufacturer. Proceed with installation only after necessary corrections are made by the general contractor to insure a suitable opening.

#### 3.02 INSTALLATION

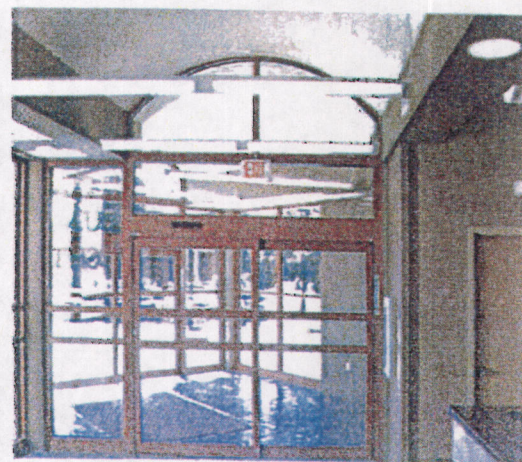
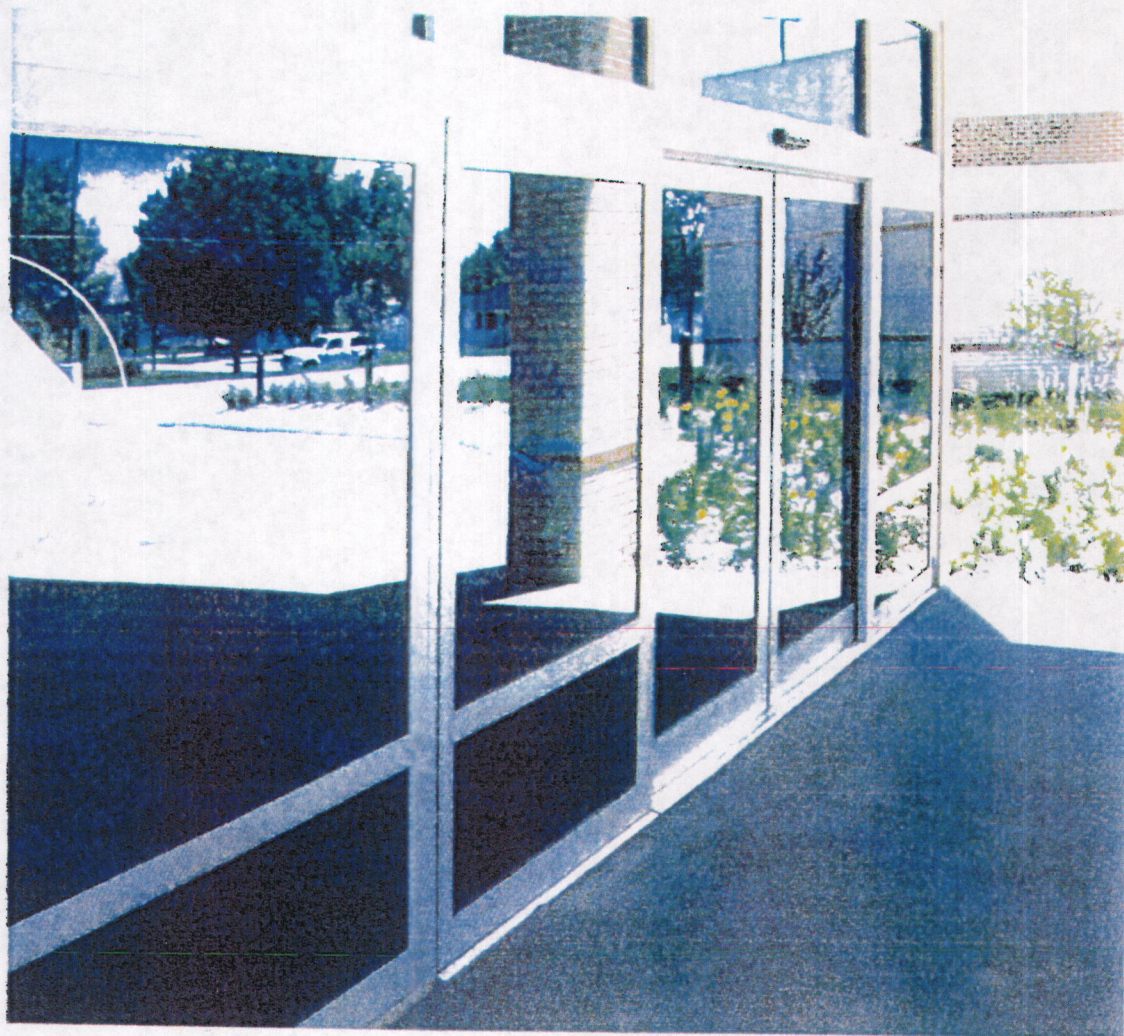
Install sliding door unit plumb, square, and level in properly prepared and supported opening, using specified fasteners, as required by installation instructions and as detailed on the shop drawings.

#### 3.03 INSTRUCTION

Following the installation and final adjustments, the installer shall fully instruct the facility manager as to correct operating procedure and safety requirements of the sliding door package.

#### 3.04 FINAL CLEANUP

After installation and adjustment for smooth, reliable operation, clean the door package and remove all surplus material, equipment, and debris incidental to this work.



## 5100 Series A Better Sliding Door

Automatic door technology as you've never seen it before!



*Record*

**Why we are better!**

## 5100 Series Sliding Doors

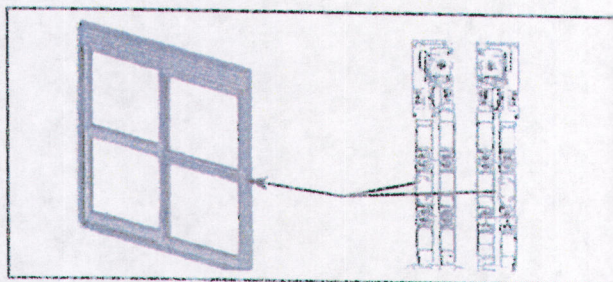
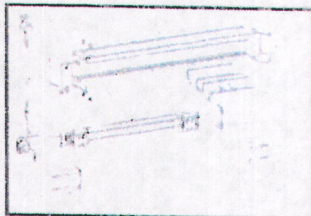
All record-usa Series 5100 automatic sliding entrances allow the sliding door to break away and swing in the direction of egress when force is applied (similar to a swing door). The doors can be pushed to swing at any point in the door opening or closing cycle (except for Reverse Breakout units), and the force required to break the doors away is mechanically adjustable. On units with exit or swing-out sidelites, breaking the doors away will also cause the sidelites to swing in the same direction as the sliding doors. These units also incorporate mechanical interlocks that lock the sliding doors and sidelites together when the doors are fully closed. record-usa utilizes 1 1/2" x 4 1/2" framing for the side jambs and transom members on all sliding entrances. Where applications require, optional 1" x 4 1/2" or 4 1/2" x 4 1/2" framing may be substituted. On telescope, full pocket, and surface mount units, 1 1/2" x 6 1/2" framing is standard with optional 1" x 6 1/2" framing also available. On surface mounted units, 1 1/2" x 2 1/2" (narrow stile) or 1 1/2" x 4 1/2" (medium stile) filler tubes are mounted against the wall or storefront in place of sidelites to provide a weather seal and members to mount the safety beams.

**Special Size Extrusions:** The Series 5100 narrow stile packages are available with 3" top rails, 3 1/2" bottom rails, 2" stiles, and 1 1/2" muntin bars. Standard medium stile packages are available with 3" top rails, 6" bottom rails, 3 1/2" stiles, and 1 1/2" muntin bars. The sight line dimensions include 1/8" allowance for glass stop on the daylight side of all members (i.e. 1 1/2" muntins are dimensioned as 3"). Optional special size extrusions are available to allow flexibility in the sight line design to match a certain store-front appearance as required. These extrusions include: RAILS: 5 1/2", 6 1/2", 9 1/2", 10 1/2" and MUNTINS: 4", 5", 5 1/2", 6", 7 1/2". (NOTE: All the dimensions given above are sight line dimensions including glass stop.)

Also, glass stop configurations are available to accommodate 1/2", 3/4", 1", 1 1/4", 1 1/2", and 1" glass in doors, sidelites and transoms. Certain size restrictions apply to sliding doors with special size glass, so please contact record-usa for assistance in designing an entrance to fit your needs.

### 5100 Series Recessed Exit:

- The new record-usa recessed exit device complies with current egress requirements for size and actuation, extending more than one-half the width of the door and requiring only 1/4" of travel.
- Complies with the BOCA requirement for the exit device to have a "projection" from the face of the door.
- Available on full break out (SO-SX) and fixed panel (CO-SX) door systems.
- Integrated into the door with a 3 1/2" tall profile, a matching horizontal is available for sidelites.
- Standard actuation bar color is clear anodized.
- Available now as an alternate to paddle exit devices which may not meet code requirements and surface mount devices that may restrict the travel of a door leaf while at the same time limit design parameters.



### Options:

The record-usa Series 5100 sliding entrance offers a wide variety of options to provide an entrance which functions exactly as the designer requires. These options include:

- **Electric Locking:** Concealed electric locks are available in both fail safe (unlock on loss of power) and fail secure (lock on loss of power) operation. The electric locks are mounted in the header and operate as a carriage lock that automatically locks the door against slide after each open/close cycle, or can be unlocked for daytime use and locked at night.



- **Battery Pack:** A constant charge battery pack is available for use with building alarm and security systems to ensure that entrances are secured in an emergency. The battery pack can be provided to open or close the door upon loss of incoming electrical power or when signaled from the security system. An UPS (uninterruptible power supply) that provides 300 door opening cycles is also available.



- **Partial Open Feature:** A selectable partial opening feature is available for applications that require a full width opening during pleasant weather conditions but a partial opening during harsh weather. The microprocessor-based operator control offers an infinite number of partial opening settings. The partial opening can be constant or automatic depending on traffic volume. In the automatic mode during high traffic conditions, the control will override the reduced opening setting and open the door to the full opening available. Once traffic decreases, the control will return to the reduced opening.

- **Assembly:** Proven composite carrier roller material. Sealed ball bearing construction with an effective anti-derail/anti-rise system. Lifetime roller track system and engineered noise reduction barrier composed of neoprene between track and header.

- **Door Closers:** Door closers can be specified on either SX or SO panels that can be concealed in the top rail of door panels. During break out conditions the doors leaves are protected from damage. Doors are assured to close meeting code requirements after break away.

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## Why we are better!

### S.M.A.R.T. Panel

- The 5100 introduces a new control panel with an intuitive interface and visual feedback of door status. Selecting the operational mode of the door is a single button press, and the built-in display will provide confirmation.
- The control panel can be manually locked, preventing unauthorized alteration by those who do not have permission to adjust the door.
- Two control panels can be installed on the same door, one at the unit and one remote.
- The control panel will automatically provide an alert message if an abnormal condition occurs.
- Provides user with the phone number of the authorized service agent.
- Reminds you of your commitment in performing a daily safety check.
- Provides information regarding objects in track that may negatively impact the operation of the door.
- Displays current door setting in regard to traffic selection and egress.
- Indicates when a door has been accidentally broken out.
- Identifies if a safety beam has failed or been damaged.
- Notifies user of which part needs replacement due to failure or abuse.

### FPC Service and Flash Programmer:

- Highly sophisticated programming and service tool for your certified installer/technician.
- Identically program and configure multiple sliding door systems throughout your building.
- Update software in the slider control to ensure the very latest technology is always available to you.
- Allows certified technician to maintain complete service and repair data over the life of the door.

### Basic Functions

#### Different Operating Modes:

- Automatic mode with full opening width.
- Automatic mode with reduced opening width.
- Automatic mode in oneway (exit only) for traffic control.
- Adjustable reduced opening mode.
- Continuously open, door opens and remains in open position, either full open or reduced opening width.
- Off mode door can be easily moved by hand.

#### Safety Functions

- Safety sensors (self-monitoring holding beams) in the clear opening of the door prevent the door from shutting if persons or objects are in the detection zone.
- Safety automatic reversing mechanism if the door leaves are inhibited when closing, they are immediately re-opened. If the door leaves are hindered when opening, they are immediately stopped.
- The position of the obstacle is stored and will be slowly approached during the next door movement.
- Even in the case of power failure the emergency fail close or the emergency opening is assured by the optional emergency power options.
- Sidelite Protection – Optional additional sensors located above the opening path of the door will slow the opening if a person or object will inhibit the door opening.

#### Failure Indication

- Any irregularity or fault is indicated on the control panel display.

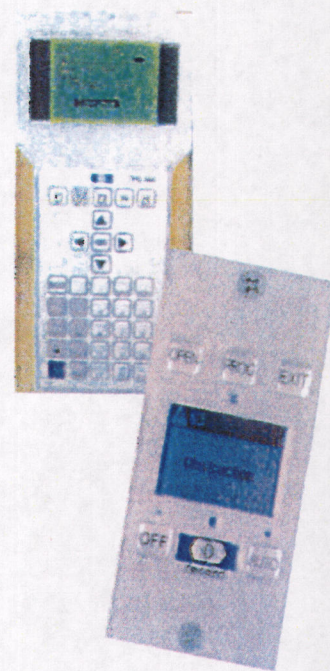
### Customer-Specific Settings

#### Programmable Values

- Independent door speeds for opening and closing.
- Independent time delays according to actuation (automatic mode or key-operated impulse).
- Independent adjustable opening width at the reduced opening.
- Adjustable acceleration.

#### Additional Functions

- Automatic cancellation of the reduced opening width when traffic is heavy.
- Emergency close with or without automatic locking (option to re-open the door after actuation of the emergency close and close again automatically).



# 5100 Series



## 5100 Series Sliding Doors

record-usa's new 5100 series sliding door offers the very latest in automatic door technology to assure the quietest, smoothest performance in a sleek and elegant design. Offering a variable breadth of configurations and functions, the 5100 series assures the architect and building owner a wide array of capabilities in ensuring the most safe, secure and attractive entrance way available by choosing from the following options:

### 5200 series All Glass

- Clear line of sight unobstructed by vertical stiles
- Single slide or bi-part packages available
- For use with 1/2" tempered glass

### 5300 series Heavy Duty

- Virtually silent operation incorporating dual motor operation
- Available for door panels glazed with 1/2" glass up to 10 feet tall, 3/4" and 1" up to 9' tall
- Each door panel may weigh up to 375 pounds

### 5400 series Impact Rated Hurricane

- Steel reinforced doors and panels
- No lock required on SO panels
- Complies with Dade County NOA 09-0720.12
- Incorporates 1/2" Old Castle Glazing
- LMI series (Large Missile Impact)

### 5500 Series Non Impact Rated Hurricane

- Steel reinforced doors and panels
- No lock required on SO panels
- Complies with Dade County NOA 09-0720.13
- Incorporates Glazing from 1/2" to 1" (in 1/4" increments)
- Wind load Series

### 5600 Series

- Choose the 5600 series when desiring to automate wood, hollow metal or other door types and still get the reliability, durability and silence of the 5100 series

### Other Options:

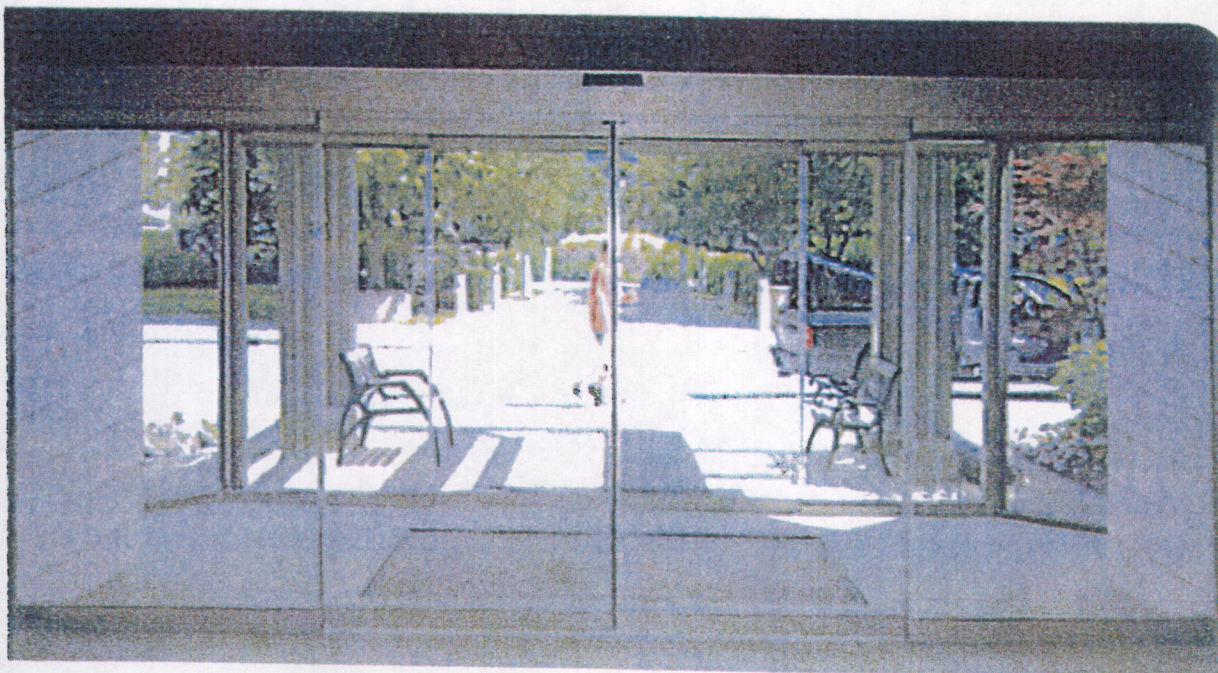
#### Bullet Resistant Doors:

- Utilizes 1" thick glass laminate UL 753 level II rated
- Utilizes 3/8" Amortex Composite UL 752 level III rated (concealed in aluminum extrusions)


All record sliding door series comply with ANSI 156.10; IBC2003; UL325; CUL and NFPA101

### Go Green with record Doors

- Lower wattage consumption than competitive products
- Recycled cardboard as opposed to Styrofoam packaging
- By automatically changing the opening and closing width based on pedestrian traffic flow record reduces air loss out of the building



5100 Series



# Record 5100 Series Slider Door

## Schematics

*PKS*



record-usa  
4570 STARCHEST DR  
MONROE, LA 70110  
(704) 289-8212

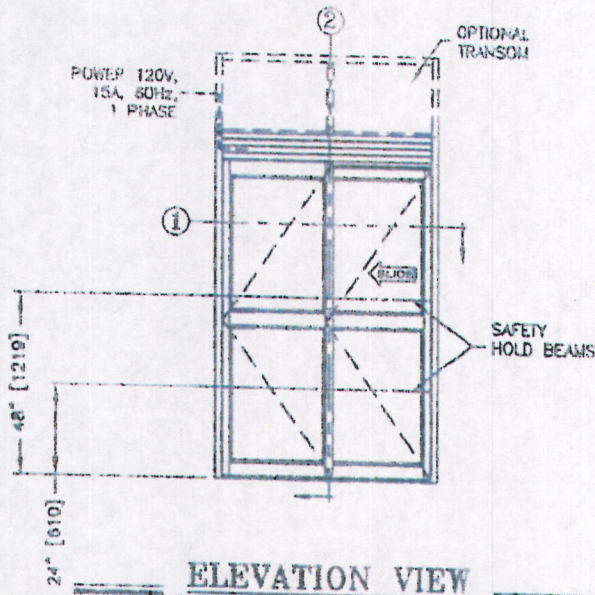
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LOCATION: \_\_\_\_\_

SERIES 5100 AUTOMATIC SLIDING DOORS

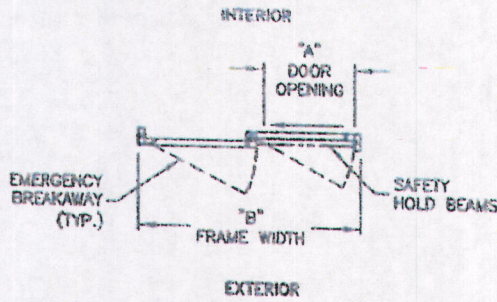
TYPE: 5104, 30-SX, L.H. SINGLE  
WITH SECURITY PACKAGE

PAGE 51-2.30



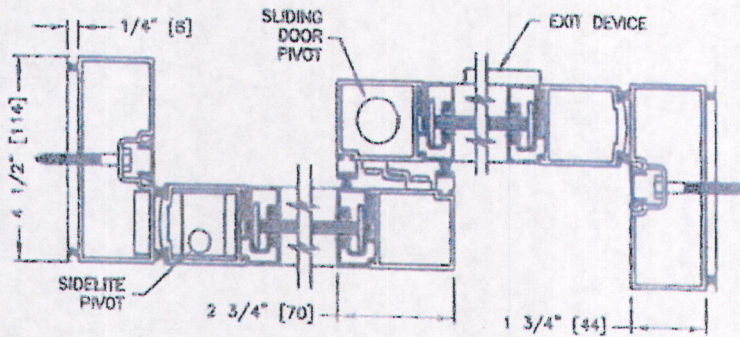
**ELEVATION VIEW**

SCALE: 1/4" = 1'0"



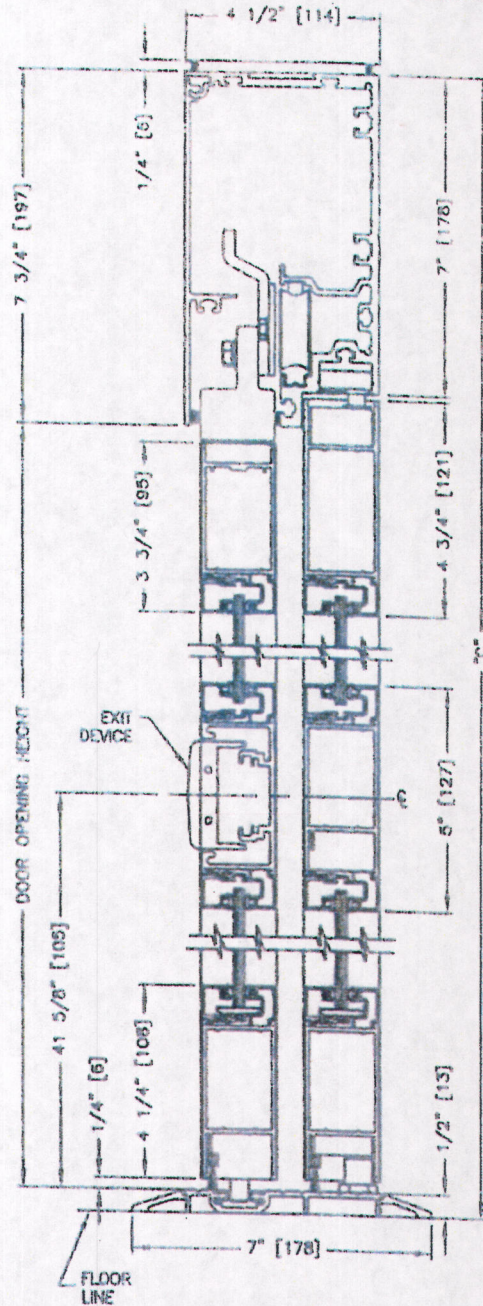
**PLAN VIEW**

SCALE: 1/4" = 1'0"



**SECTION: 1**

SCALE: 1/4" SIZE



**SECTION: 2**

SCALE: 1/4" SIZE

**NOTES:**

1. Security Package includes concealed vertical rod exit device on the sliding door and full secure electric lock in the header.
2. See sheets 51-2.86 thru 51-2.91 for optional muntine, bottom rolls, transoms, glazing variations, bottom guides & thresholds.
3. See sheet 51-2.04 for package size details.
4. See sheet 51-2.92 for additional details of recessed pin guide.

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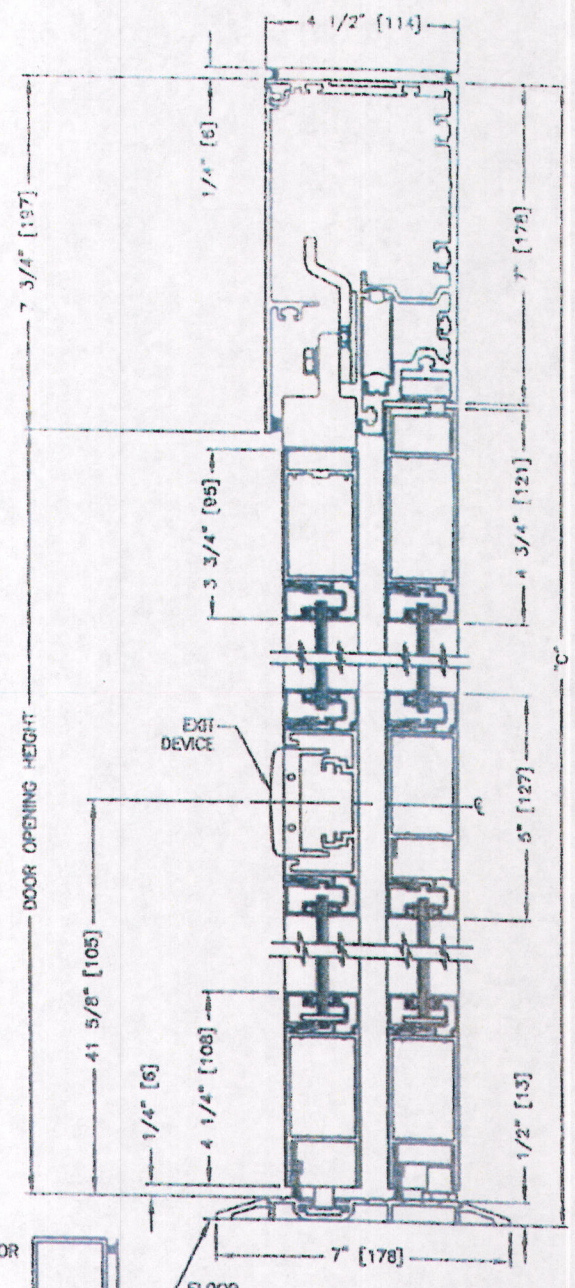
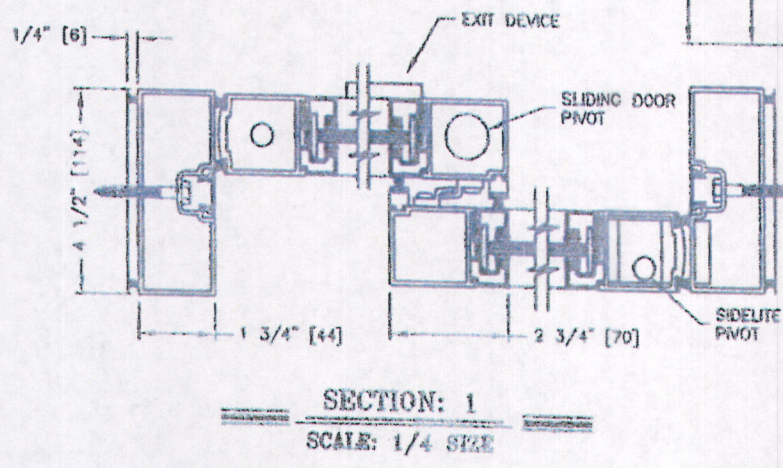
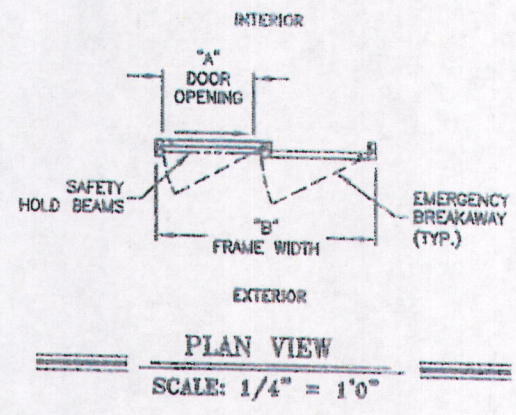
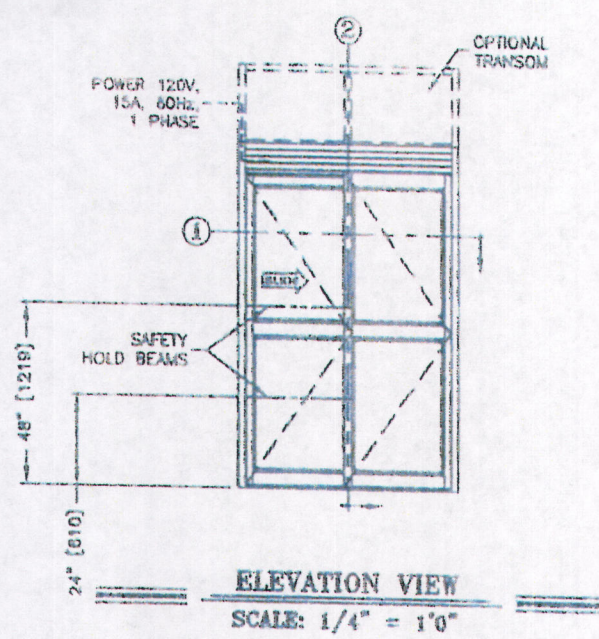


**record-usa**  
4910 STARCREST DR.  
MONROE, NC 28110  
(704) 289-9212

JOB NAME \_\_\_\_\_  
LOCATION \_\_\_\_\_

**SERIES 5100 AUTOMATIC SLIDING DOORS**

TYPE: 5105-1, SX-SO, R.H. SINGLE  
WITH SECURITY PACKAGE PAGE 51-2.31



- NOTES:**
1. Security Package includes concealed vertical rod exit device on the sliding door and fail secure electric lock in the header.
  2. See sheets 51-2.86 thru 51-2.91 for optional muntins, bottom rails, transoms, glazing variations, bottom guides & thresholds.
  3. See sheet 51-2.05 for package size details.
  4. See sheet 51-2.92 for additional details of recessed pin guide.

### SAFETY INFORMATION

#### Automatic Sliding Doors

These minimum safety checks, in addition to those in the Owner's Manual, should be made each day and after any loss of electrical power:

1. Walk toward the door at a normal pace. The door should open when you are about 4 feet from the door.
2. Stand motionless on threshold for at least 10 seconds. The door should not close.
3. Move clear of the area. The door should remain open for at least 1.5 seconds and should close slowly and smoothly.
4. Repeat steps 1 through 3 from other direction if door is used for two way traffic.
5. Inspect the floor area. It should be clean with no loose parts that might cause user to trip or fall. Keep traffic path clear.
6. Inspect door's overall condition. The appropriate signage should be present.
7. Have door inspected by an AAADM certified inspector at least annually.

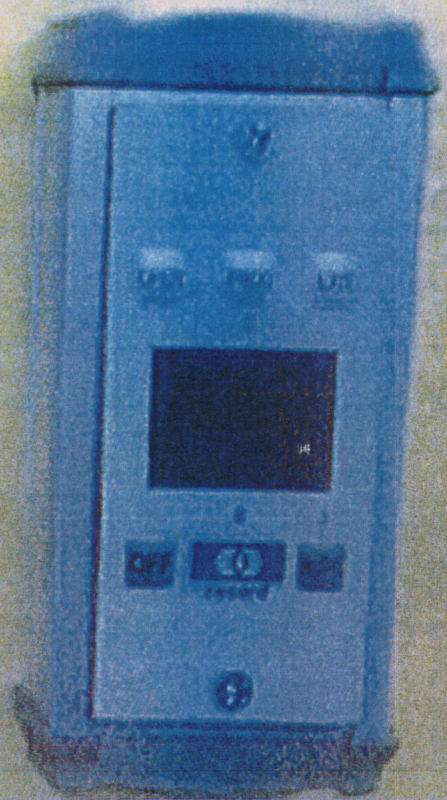
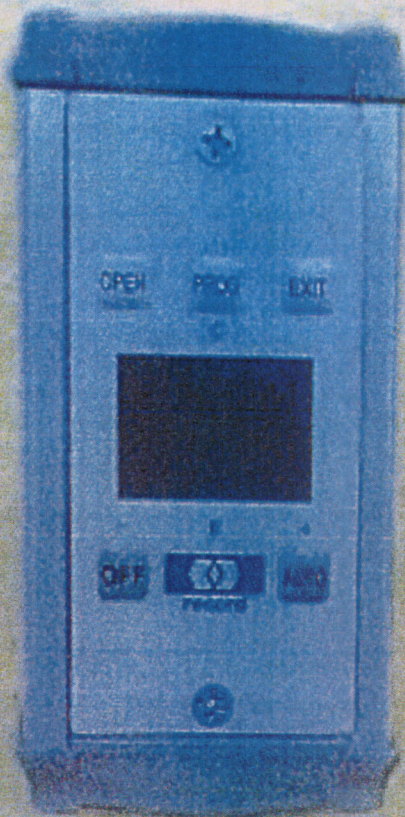
**DO NOT USE DOOR** if a sign any of these safety checks or if it malfunctions in any way. Call a qualified automatic door service company to have door repaired or replaced.

See Owner's Manual or instructions for details on each of these and other safety items. If you need a copy of the manual, contact the manufacturer.

#### AAADM

Association of Automatic Door Manufacturers  
Your Opportunity

PLEASE COMPLETE ANNUAL COMPLIANCE INSPECTION LABEL HERE



*[Handwritten signature]*