

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



ITEM
3.11
(ID # 8218)

MEETING DATE:

Tuesday, April 2, 2019

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA):

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) and Department of Public Social Services (DPSS): Ratification and Approval the Seventh Amendment to Lease with Alas Company, LLC - Department of Public Social Services, Temecula, Lease Extension, 5 Years, CEQA Exempt, District 3, [\$1,620,128] Federal 65.24%; State 29.50%; County 5.13%; Realignment 0.13% (Clerk of the Board 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 State CEQA Guidelines Section 15301(b)(3), Existing Facilities exemption, and Section 15061(b)(3), "Common Sense" exemption;
2. Ratify and approve the attached Seventh Amendment to Lease with Alas Company, LLC, 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 for filing within five (5) working days of approval by the Board.

ACTION: Policy, CIP


Robert Field, Assistant County Executive Officer/ECD

3/13/2019



Sarah S Mack, Asst. County Executive Officer

3/13/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 2, 2019
xc: EDA, Recorder

Kecia Harper
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$221,790	\$356,559	\$1,620,128	\$0
NET COUNTY COST	\$11,378	\$18,291	\$83,113	\$0
SOURCE OF FUNDS: Federal 65.24%; State 29.50%; County 5.13%; Realignment 0.13%			Budget Adjustment: No	
			For Fiscal Year: 2018/19 – 2023/24	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County of Riverside has been under lease at 43264 Business Park Drive, Temecula, since 1995. The facility, occupied by the Department of Public Social Services (DPSS), continues to meet the needs of the Self Sufficiency Division. The attached Seventh Amendment to Lease extends the term five years and requires the Lessor to complete certain tenant improvements throughout the leased premises.

The Lessor will be required to complete interior painting and flooring replacement throughout the premises at Lessor’s sole cost and expense. In addition, Lessor shall complete the demolition of two offices to enlarge and reconfigure the lobby, install a new motion storefront sliding door with lock down mechanism for enhanced security, install new window coverings throughout the premises, install two new doors with related low voltage electrical wiring for card access, relocate electrical outlets, add and/or modify HVAC ducting, fire sprinklers, corner guards, and door kick plates. The cost of this work shall be reimbursed by County to Lessor.

Pursuant to the California Environmental Quality Act (CEQA), the Lease was reviewed and determined to be categorically exempt from CEQA under State CEQA Guidelines Section 15301 class 1-Existing Facilities exemption and Section 15061(b)(3) “Common Sense” exemption. The proposed project is the letting of property involving existing facilities with minor tenant improvement alterations.

A summary of the Lease is as follows:

Lessor: Alas Company, LLC
 c/o Grupo Glemka Inc.
 3317 W. Beverly Blvd. #105
 Montebello, CA 90640

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

Premises Location: 43264 Business Park Drive, #102
Temecula, CA 92591

Size: 10,142 square feet

Term: Five years commencing January 1, 2019, and terminating
December 31, 2023.

Rent:	<u>Current</u>	<u>New</u>
	\$1.79 per sq. ft.	\$1.86 per sq. ft.
	\$18,114.24 per mo.	\$18,864.12 per mo.
	\$217,370.88 per yr.	\$226,369.44 per yr.

Rent Adjustments: 2.5% annually

Utilities: County pays telephone and electric. Lessor pays all others.

Custodial: Included in rent and provided by Lessor.

Interior/Exterior
Maintenance: Included in rent and provided by Lessor.

Tenant Improvements: Lessor to paint and replace flooring at Lessor's expense.
County to reimburse Lessor for additional renovations not to
exceed \$273,736.00 with 3 payments over 3 fiscal years.

Impact on Residents and Businesses

DPSS at this location will continue to serve the needs of the community with Self Sufficiency program services.

Additional Fiscal Information

See attached Exhibits A, B & C
DPSS will budget these costs in FY2018/19 through FY2023/24 and will reimburse EDA for all associated lease costs.

Contract History and Price Reasonableness

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

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

Attachments:

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

RF:HM:VY:SG:HR:tg TM013 20.445

Minute Traq ID 8218


Rahini Dasika, Principal Management Analyst 3/25/2019



Gregory V. Priamos, Director County Counsel 3/14/2019

Exhibit A

FY 2018/19

DPSS Lease Cost Analysis

43264 Business Park Drive, Temecula, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	10,142 SQFT	
Approximate Cost per SQFT (Jul-Dec)	\$ 1.79	
Approximate Cost per SQFT (Jan-Jun)	\$ 1.86	
Lease Cost per Month (Jul-Dec)		\$ 18,114.24
Lease Cost per Month (Jan-Jun)		\$ 18,864.12
Total Lease Cost (Jul-Dec)		\$ 108,685.44
Total Lease Cost (Jan-Jun)		\$ 113,184.72
Total Estimated Lease Cost for FY 2018/19		\$ 221,870.16

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 1,217.04
Total Estimated Utility Cost (Jul-Dec)		\$ 7,302.24
Total Estimated Utility Cost (Jan-Jun)		\$ 7,302.24
Total Estimated Utility Cost for FY 2018/19		\$ 14,604.48
Tenant Improvement = \$273,736.00 / 3 pmts.		\$ 91,245.33
EDA Lease Management Fee prior to 01/01/2019	4.12%	\$ 4,477.84
EDA Lease Management Fee as of 01/01/2019	4.92%	\$ 10,057.96
TOTAL ESTIMATED COST FOR FY 2018/19		\$ 342,255.77
Amount Previously Approved in Prior Agreement		\$ 120,465.52
Amount in FY 2018/19 for New Amendment		\$ 221,790.25
TOTAL COUNTY COST	5.13%	\$ 11,377.84

Exhibit B

FY 2019/20
DPSS Lease Cost Analysis
43264 Business Park Drive, Temecula, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	10,142 SQFT	
Approximate Cost per SQFT (Jul-Dec)	\$ 1.86	
Approximate Cost per SQFT (Jan-Jun)	\$ 1.91	
Lease Cost per Month (Jul-Dec)		\$ 18,864.12
Lease Cost per Month (Jan-Jun)		\$ 19,335.72
Total Lease Cost (Jul-Dec)		\$ 113,184.72
Total Lease Cost (Jan-Jun)		\$ 116,014.32
Total Estimated Lease Cost for FY 2019/20		\$ 229,199.04

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	
Estimated Utility Costs per Month		\$ 1,217.04
Total Estimated Utility Cost (Jul-Jun)		\$ 14,604.48
Tenant Improvement, plus 6% interest		\$ 96,720.05
EDA Lease Management Fee as of 01/01/2019	4.92%	\$ 16,035.22
TOTAL ESTIMATED COST FOR FY 2019/20		\$ 356,558.79
TOTAL COUNTY COST	5.13%	\$ 18,291.47

Exhibit C

**FY 2020/21 to 2023/24
DPSS Lease Cost Analysis
43264 Business Park Drive, Temecula, California**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 10,142 SQFT

	FY 2020/21	FY 2021/22	FY 2022/23	FY 2023/24
Approximate Cost per SQFT (Jul-Dec)	\$ 1.91	\$ 1.95	\$ 2.00	\$ 2.05
Approximate Cost per SQFT (Jan-Jun)	\$ 1.95	\$ 2.00	\$ 2.05	\$ 2.05
Lease Cost per Month (Jul-Dec)	\$ 19,335.72	\$ 19,819.11	\$ 20,314.59	\$ 20,822.45
Lease Cost per Month (Jan-Jun)	\$ 19,819.11	\$ 20,314.59	\$ 20,822.45	\$ 20,822.45
Total Lease Cost (July - Nov)	\$ 116,014.32	\$ 118,914.66	\$ 121,887.54	\$ 124,934.70
Total Lease Cost (Dec - June)	\$ 118,914.66	\$ 121,887.54	\$ 124,934.70	\$ 124,934.70
Total Estimated Lease Cost for FY 2020/21 to 2023/24	\$ 234,928.98	\$ 240,802.20	\$ 246,822.24	\$ 124,934.70

Estimated Additional Costs:

Utility Cost per SQFT	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 1,217.04	\$ 1,217.04	\$ 1,217.04	\$ 1,217.04
Total Estimated Utility Cost	\$ 14,604.48	\$ 14,604.48	\$ 14,604.48	\$ 7,302.24
Tenant Improvement, plus 6% interest	\$ 96,720.05			
EDA Lease Management Fee as of 01/01/2019 4.92%	\$ 16,317.13	\$ 11,847.47	\$ 12,143.65	\$ 6,146.79
TOTAL ESTIMATED COST FOR FY 2020/21 to 2023/24	\$ 362,570.64	\$ 267,254.15	\$ 273,570.37	\$ 138,383.73

F11 Total Cost	\$ 1,620,127.93
F11 Total County Cost 5.13%	\$ 83,112.56



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

4/4/19 Date [Signature] Initial

NOTICE OF EXEMPTION

October 22, 2018

Project Name: Seventh Amendment to Lease, Department of Public Social Services, Business Park Drive, Temecula

Project Number: FM042670001300

Project Location: 43264 Business Park Drive, north of Rancho California Road, Temecula, California 92590; Assessor's Parcel Number (APN) 921-020-054 (See attached exhibit)

Description of Project: The County of Riverside (County) proposes to amend and extend the term of the lease with Alas Company, LLC, a California limited liability company (Lessor), commencing on January 1, 2019 and ending December 31, 2023. The Department of Public Social Services (DPSS) has occupied the location since 1995 and the lease agreement has been amended six times previously for change in ownership, modifications to the rent, extensions to the term, and minor tenant improvements. The location continues to meet the needs of DPSS and this Seventh Amendment to the Lease Agreement extends the lease five years. Included in the lease renewal are tenant improvements, which include the replacement of flooring and painting. The extension of the lease and tenant improvements is identified as the proposed Project under California Environmental Quality Act (CEQA). The leased premise consists of approximately 10,142 square feet and the proposed Project is the letting of property involving existing facilities with minor tenant improvements to maintain the functionality of the facility; no expansion of an existing use will occur. The operation of the facility will continue to provide public services for DPSS 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, Alas Company, 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 include a reasonable possibility of having a significant effect on the environment due to unusual circumstances. 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 Seventh Amendment to the Lease.

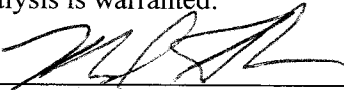
APR 02 2019 3.11

- 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 and is limited to minor tenant improvements, including the replacement of flooring, and painting. The Project 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 Seventh 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. Alterations to the facility are limited to minor tenant improvements to maintain the functionality of the building and no expansion or increase in intensity of use would occur. 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: _____

10/22/18

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

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPPS Seventh Amendment to Lease Temecula

Accounting String: 524830-47220-7200400000 - FM042670001300

DATE: October 22, 2018

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: October 22, 2018

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 # FM042670001300**
DPPS Seventh Amendment to Lease 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 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009 or email at msullivan@rivco.org.

Attachment

cc: file

1 **SEVENTH AMENDMENT TO LEASE**

2 43264 Business Park Drive, Temecula, California

3
4 This **SEVENTH AMENDMENT TO LEASE** ("Seventh Amendment") dated as of
5 April 2, 2019, is entered into by and between the **COUNTY OF**
6 **RIVERSIDE**, a political subdivision of the State of California ("County"), as lessee, and
7 **ALAS COMPANY, LLC**, a California limited liability company ("Lessor") and
8 sometimes collectively referred to as the "Parties".

9 **RECITALS**

10 a. Westpark Industrial, LTD, as lessor, predecessor-in-interest to Alas
11 Company, LLC, and County entered into that certain Lease dated January 3, 1995,
12 ("Original Lease") whereby Westpark Industrial, LTD, agreed to lease to County and
13 County agreed to lease from Westpark Industrial, LTD, that certain building located at
14 43264 Business Park Drive, Temecula, California, as more particularly described in the
15 Lease ("the Original Premises").

16 b. The Original Lease has been amended by:

17 That certain First Amendment to Lease dated, August 13, 2002, by
18 and between County of Riverside and Foothill Business Park Temecula, LLC,
19 successor-in-interest to Westpark Industrial, LTD, ("First Amendment") whereby the
20 County and Foothill Business Park Temecula, LLC, amended the Original Lease to,
21 extend the term and modify the rent;

22 That certain Second Amendment to Lease dated, March 11, 2003,
23 by and between County of Riverside and Save Most Desert Rancho, LTD, successor-
24 in-interest to Foothill Business Park Temecula, LLC, ("Second Amendment") whereby
25 the County and Save Most Desert Rancho, LTD, amended the Lease to modify the
26 premises with tenant improvements;

27 That certain Third Amendment to Lease dated June 5, 2007, by
28 and between County of Riverside and Save Most Desert Rancho, LTD, ("Third

1 Amendment”) whereby the Parties amended the Lease to extend the term, modify the
2 rent, and include an option to extend the Lease term;

3 That certain Fourth Amendment to Lease dated September 28,
4 2010, by and between County of Riverside and Save Most Desert Rancho, LTD,
5 (“Fourth Amendment”) whereby the Parties amended the Lease to extend the term of
6 the Lease, modify the rent, include an option to extend the Lease term, and complete
7 minor tenant improvements;

8 That certain Fifth Amendment to Lease dated June 18, 2013, by
9 and between County of Riverside and Alas Company, LLC, successor-in-interest to
10 Save Most Desert Rancho, LTD, (“Fifth Amendment”) whereby the Parties amended
11 the Lease to extend the term of the Lease and modify the rent;

12 That certain Sixth Amendment to Lease dated July 26, 2016, by
13 and between County of Riverside and Alas Company, LLC, (“Sixth Amendment”)
14 whereby the parties amended the Lease to extend the term of the Lease, and modify
15 the rent;

16 c. County and Lessor desire to further amend the Lease by extending
17 the term of the Lease, setting forth the monthly rent during the Extension Term (as
18 defined herein), and completing improvements.

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

21 **1. Description.** Section 1 of the Lease is amended by the following: The
22 premises suite number shall be revised from Building “B”, Suite B-1, to Suite 102 as
23 shown on Exhibit “A-1” attached hereto.

24 **2. Term.** Section 3(a) of the Lease is amended by the following: The term
25 of the Lease shall be extended for a period of five (5) years commencing January 1,
26 2019, and expiring December 31, 2023 (the “Extension Term”).

27 **3. Rent.** Section 5 of the Lease shall be deleted in its entirety and replaced
28 with the following:

1 **5. Rent**

2 (a) Commencing January 1, 2019, ("Rent Commencement Date")
3 County shall pay the sum of \$18,864.12 per month to Lessor as rent for the Leased
4 Premises, payable, in advance, on the first day of the month or soon thereafter as a
5 warrant can be issued in the normal course of County's business.

6 (b) Notwithstanding the provisions of Section 5(a) herein, commencing
7 January 1, 2020, the monthly rent shall be increased on each anniversary of the Rent
8 Commencement Date by an amount equal to two and one-half percent (2.5%) of such
9 monthly rental for the preceding Lease year.

10 **4. Alterations and Additions.** Section 9 shall be amended to add
11 subsections 9(h), 9(i) and 9(j) as follows:

12 (h) Lessor shall, at Lessor's sole expense, not subject to reimbursement,
13 paint the interior premises and replace the interior premises flooring per the
14 specifications stated in Exhibits "E", line items 1, 2, and 3, and Exhibit "F" attached
15 hereto.

16 (i) Lessor shall complete, subject to reimbursement by County in an
17 amount not-to-exceed \$273,736.00 and includes a County contingency of \$55,000.00
18 for the sole use by County, the improvements per Exhibits "E", line items 4 -16, and "F"
19 ("Additional Improvements") attached hereto. County shall make payments to
20 reimburse Lessor for the actual cost of tenant improvements, not to exceed
21 \$273,736.00, in accordance with Exhibits "E" and "F" in the following manner:

22 1. County shall reimburse Lessor one-third (1/3) of the not-to-
23 exceed amount of \$273,736.00 following completion and acceptance of the
24 improvements by County;

25 2. County shall reimburse Lessor one-half (1/2) of the
26 unreimbursed balance by September 1st of the second County fiscal year following
27 completion and acceptance of the improvements by County plus interest of 6%;

28

1 3. County shall reimburse Lessor the balance by September
2 1st of the third County fiscal year following completion and acceptance of the
3 improvements by County plus 6% interest;

4 (j) Work stated in Sections 9(h) and 9(i) shall commence upon
5 approval of the Seventh Amendment to Lease by the Riverside County Board of
6 Supervisors or a mutually agreeable later date by County and Lessor. The Additional
7 Improvements set forth in Section 9(h) and 9(i) shall be constructed in accordance with
8 the provisions of Exhibit "C" of the Lease (to the extent applicable). Lessor shall
9 complete work in phases after hours, when requested by County.

10 **5. Notice.** Section 13 of the Lease shall be amended as follows:

11 **County's Notification Address:**

12 County of Riverside
13 Economic Development Agency
14 3403 Tenth Street, Suite 400
15 Riverside, CA 92501
16 Attn: Deputy Director of Real Estate
17 Telephone: (951) 955-4820

Lessors Notification Address:

Alas Company, LLC
c/o Grupo Glemka Company
11711 Avenida Del Sol
Porter Ranch, CA 91326
Attn: Emanuel Glemkstein
Telephone: (818) 363-0612

18 **6. Capitalized Terms/Seventh Amendment to Prevail.** Unless defined
19 herein or the context requires otherwise, all capitalized terms herein shall have the
20 meaning defined in the Lease, as heretofore amended. The provisions of this Seventh
21 Amendment shall prevail over any inconsistency or conflicting provisions of the Lease,
22 as heretofore amended, and shall supplement the remaining provisions thereof.

23 **7. Miscellaneous.** Except as amended or modified herein, all terms of the
24 Lease shall remain in full force and effect and shall apply with the same force and
25 effect. If any provisions of this Seventh Amendment or the Lease shall be determined
26 to be illegal or unenforceable, such determination shall not affect any other provision of
27 the Lease and all such other provisions shall remain in full force and effect. The
28 language in all parts of the Lease shall be construed according to its normal and usual

1 meaning and not strictly for or against either Lessor or County. Neither this Seventh
2 Amendment, nor the Lease, nor any notice nor memorandum regarding the terms
3 hereof, shall be recorded by the County.


4 **8. Effective Date.** This Seventh Amendment to Lease shall not be binding
5 or consummated until its approval by the Riverside County Board of Supervisors and
6 fully executed by the Parties.


7 **IN WITNESS WHEREOF**, the Parties have executed this Seventh Amendment
8 as of the date first written above.

9 Dated: APR 02 2019

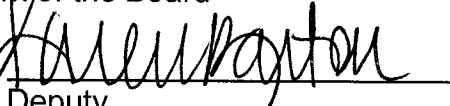
11 LESSEE:
12 COUNTY OF RIVERSIDE

LESSOR:
ALAS COMPANY, LLS


13 By: 
14 Kevin Jeffries, Chairman
15 Board of Supervisors

By: 
Emanuel Glemkstein
Manager

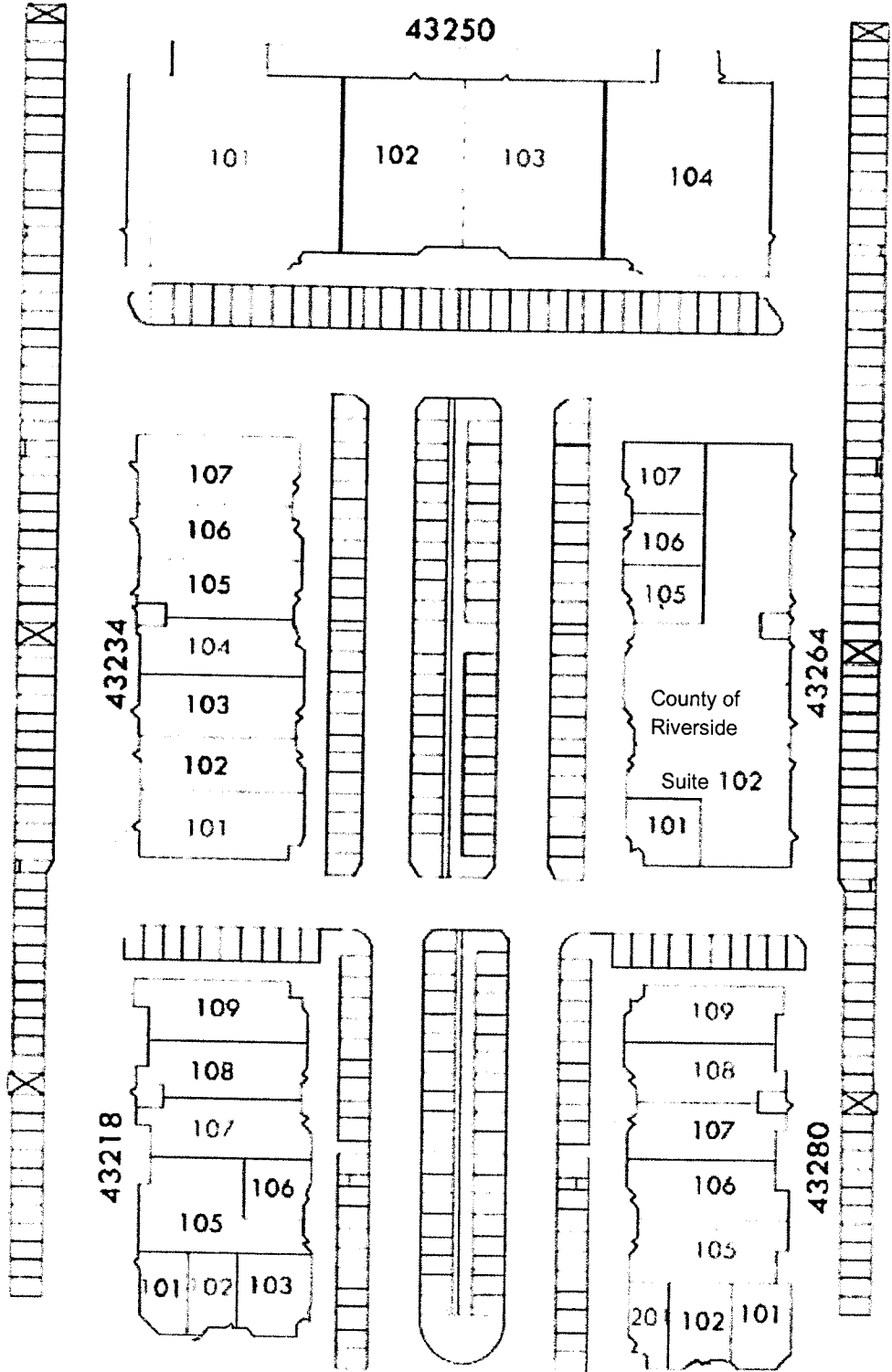
16 ATTEST:
17 Kecia Harper
18 Clerk of the Board

19 By: 
20 Deputy

21 APPROVED AS TO FORM:
22 Gregory P. Priamos
23 County Counsel

24 By: 
25 Wesley Stanfield
26 Deputy County Counsel

27
28 HR:tg/030119/TM013/20.249



43218, 43234, 43250, 43264, 43280 Business Park Drive
 Temecula, CA 92590

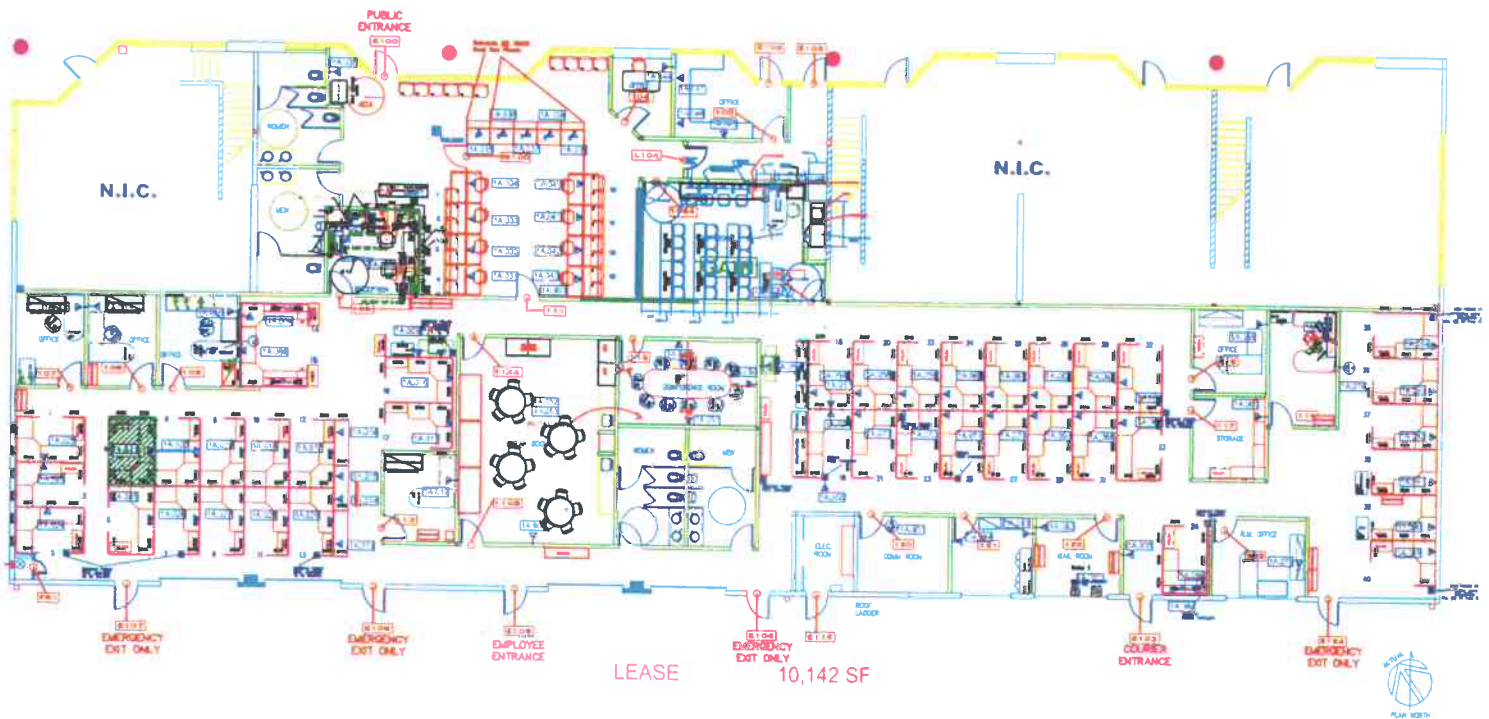
WORK BY LESSOR:

1. Preparation of all walls, patch drywall as needed including mud, tape for painting of entire office including painting door trimming per County specifications-----**Paid Separately by Lessor \$0.00**
2. Demo existing flooring, including carpet and VCT tiles throughout premises----**Paid Separately by Lessor \$0.00**
3. Preparation of all floors, furnish and install Tile Carpet in the entire office, LVT in Break Room & Storage Room, and EVT at lobby area per County specifications----- **Paid Separately by Lessor \$0.00**

WORK BY LESSOR AND REIMBURSED BY COUNTY:

4. Demo existing offices, T-bar ceiling, ceiling lights and dispose off site, as per demolition plans and specifications-----**\$35,800.00**
5. Cap off all and/or remove existing electrical, AC ducts, fire sprinklers at the demolition area (removal of telephone and data cables by County)-----**\$17,500.00**
6. Relocate existing electrical outlets, switches, ceiling lights, HVAC ducts and T-bar ceiling-----**\$28,800.00**
7. Relocate existing fire sprinkler heads as per city code, and install new fire notification devices as required by Fire Marshal-----**\$17,500.00**
8. Frame in new door, including new door with fire application hardware, per County's plans & specifications-----**\$7,800.00**
9. Furnish and install automatic motion storefront single sliding door, as per County specifications, including electrical wiring, employee security auto lock system, includes ten year warranty on parts and labor with a quarterly service-----**\$25,800.00**
10. Install Low-Voltage wiring for two new doors as per County's plans and specifications-----**\$9,800.00**
11. Install and connect to existing fire alarm system a safety automatic door open communication-----**\$4,800.00**
12. Furnish and install 12" high kick plates on restrooms and as required doors-----**\$1,200.00**
13. Furnish and install vinyl corner guards per County specifications in locations indicated by County-----**\$2,800.00**
14. Furnish and install cordless window roller shades per County specifications-----**\$17,500.00**
15. Included all permits, inspections, and submittals-----**\$26,000.00**
16. Owner/Lessor Management Fee-----**\$23,436.00**

Total lines 1-16 **\$218,736.00**



DPSS TEMECULA TAM
 43264 BUSINESS PARK DR. STE. B1
 TEMECULA, CA 92590



DPSS STANDARD INTERIOR FINISHES LIST

ITEM	SPECIFICATION	CONTRACT
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GAIN LEASE 10,142 SF
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 43264 BUSINESS PARK DR. STE. B1
 TEMECULA, CA 92590
 November 14, 2018

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DPSS STANDARD INTERIOR FINISHES LIST

July 21, 2018

OPTIONS 3_Periscope

ITEM	SPECIFICATION	LOCATION	CONTACT
WALLS			
PAINT			
P/1	Manf: Dunn Edwards Suprema Color: DE5873 Periscope Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	Primary	
P/3	Manf: Dunn Edwards Color: DE6207 Egyptian Sand Finish: Eggshell	Accent Walls	
P/4	Manf: Dunn Edwards Suprema Color: DE5822 Silver Storm Finish: Eggshell	Accent Walls	
CORNER GUARD			
CG-1	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
FLOORING			
C/1	Manf: Shaw Clear View Style: Transparent Tile 59563 Color: Moonstone 62500 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716
C/2	Manf: Shaw Surround Tile Style: Space Worx 5T125 Color: Storm Cloud 17597 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716
ITEM	SPECIFICATION	LOCATION	CONTACT
RUBBER BASE			
RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 523 Black Brown	General	EXHIBIT "F"

Size: 4" H

RUBBER BASE

RB/2
Manf: Burke Flooring
Style: Burke Base - 1/8" Cove
Color: 597 Mocha
Size: 4" H

General

VINYL COMPOSITION TILE

LVT/1
Manf: Shaw
Style: Brush 20 0552V
Color: Blur 52535
Size: 6" x 48" nominal

Break Room, Storage Room
Accent

Russel Kitchens
951-830-8716

EVT/1
Manf: Shaw
Style: Concrete + Composed

Not on Board: use for moisture areas

PROCELAIN / CERAMIC TILE FLOOR

CT-1
Manf: Daltile
Style: Dignitary Colorbody Porcelain
Color: Herald Brown DR12 Textured
Size: 24 x 48

Lobby

Christina Regan
909-844-7186

CT/Grout
Manf: Custom Building Products
Style: Polyblend Grout Colors
Color: 52 Tobacco

Christina Regan
909-844-7186

RESTROOM

PROCELAIN / CERAMIC TILE WALLS

PT-1
Manf: Daltile
Style: Fabrique |
Color: Gris Linen P690
Size: 12 X 12

Restroom Wall Tile
5" High from floor

Christina Regan
909-844-7186

PT/Grout
Manf: Custom Building Products
Style: Polyblend Grout Colors
Color: 335 Winter Grey

Not displayed on board

FRP

FRP/1
Manf: Panolam
Style: Classic Collection
Finish: Ivory

Public Restroom

866.925.4377

PORCELAIN TILE FLOOR

PT-1
Manf: Daltile
Style: Fabrique
Color: Gris Linen P690
Grout: 335 Winter Grey

Restroom Floor Tile
Grout not displayed on board

Christina Regan
909-844-7186

WINDOW COVERINGS

CORDLESS SHADES

Manf: Webb Glide Roller Shade
Style: Alkenz 4000

CS-1 **Color:** NOO2 White/Beige
Size: 5% Density, 1% Training Room

Kevin Macoubrie
800.262.9322

DOORS

DOOR FRAME

DF-1 **Manf:** TIMELY Prefinished Steel
Style: Standard
Color: Browntone SC101

SPECIFICATIONS FOR LOBBY SLIDER DOORS
with Electronic Controllers
located on wall in secure Reception area.

For Reference:

Hemet Self Sufficiency (541 N. San Jacinto in Hemet) is the first DPSS building to have the slider doors at the public entrance controlled by staff via electronic controllers housed on the wall inside the secure Reception area.

Each door has its own an electronic controller that allows staff to fully control the operation of each door (i.e., unlock/open, open at will, exit only, lock/secure...) from within the secured Reception area. The doors also have the standard manual lock/unlock feature located in the header of the each door as a backup, however, do to the height of the top of the door, reaching the lock can be challenging for many staff to reach. Door specifications are included in the attached package.

Door Manufacturer / Door Model

Record-USA is the door manufacturer. Door Model is the **Series 5100 Automatic Sliding doors with Security Package.**

Door Provider / Installer

Pasco Doors is the authorized, trained and factory certified automatic door provider and Installer.

Please note:

- 1) Door vendor / installer only installs the doors after building owner/contractor has built or modified door location.
- 2) Electronic controller is to be located on a wall inside the secured Reception area. The controller is connected to the door via Low Voltage wiring, which can be installed by an electrician or IE alarms.

General Notes and Architectural Specifications
for
Record-USA Series 5100 Automatic
Sliding Door Systems

General Notes – Automatic Sliding Door with Automatic Controller

1. Automatic sliding door packages to be **Record Model 5100 Single Sliding** (One (1) SXSO 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 ¼" 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 ½" wide by 91 ¼" 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.

SECTION 08 42 29.23 (08460)

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

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.

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

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 Breakout: 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

- E. 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 3/4" (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.

- a. Door miscellaneous hardware: Factory assembled to design specific projects.
- a. 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-MI2C22A31) 2. Dark Bronze: Architectural Class I Anodized Coating (AA-MI2C22A44) 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

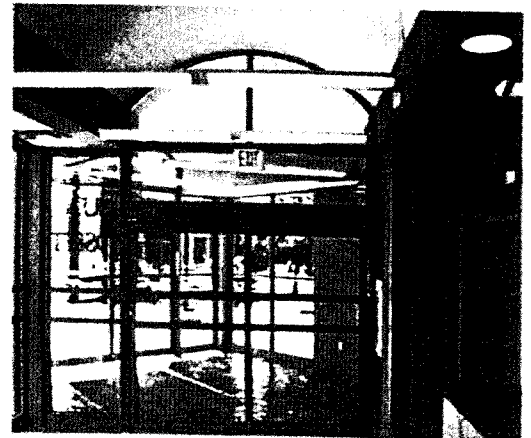
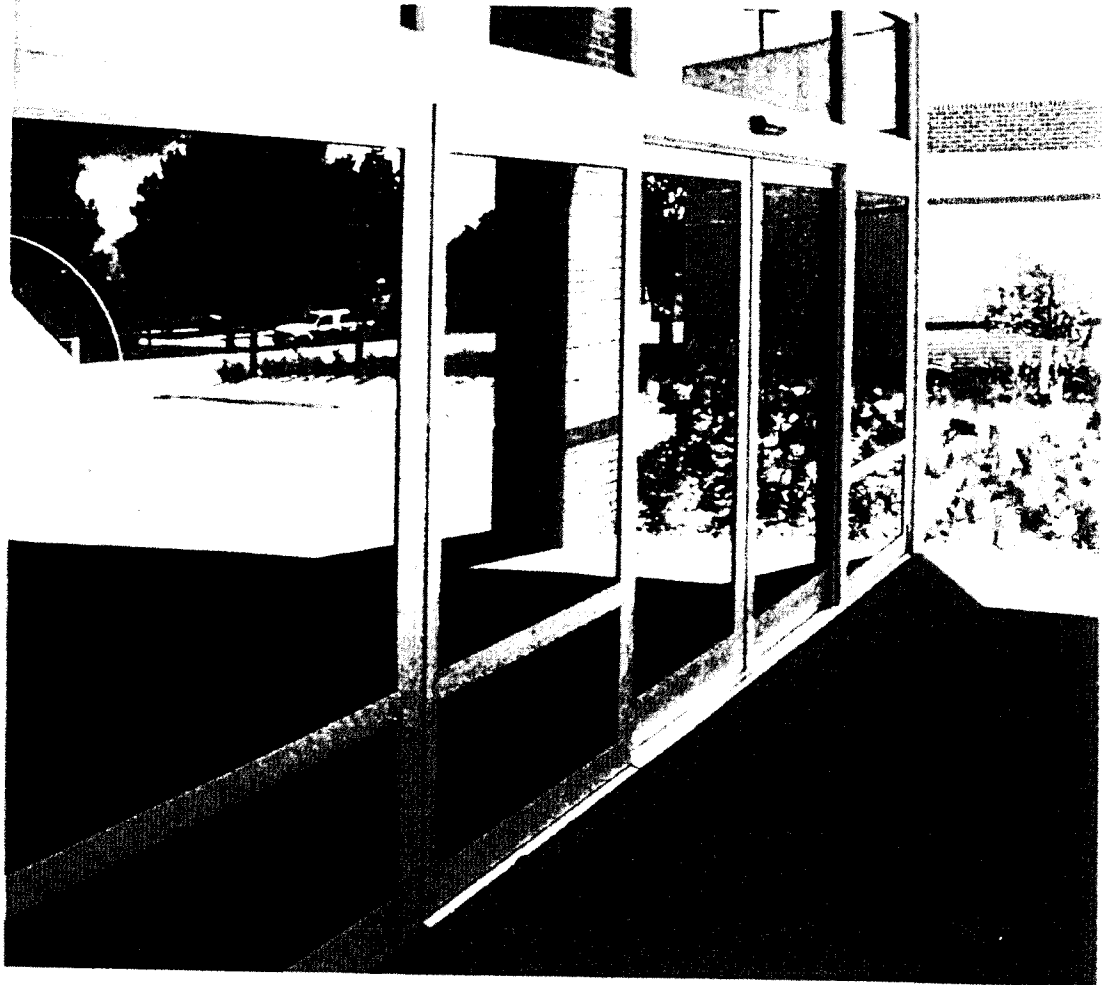
Following the installation and final adjustments, the installer shall fully instruct the facility manager as to correct operating procedure and safety requirements of the sliding door package.

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.

RECORD 5100 SERIES DOOR PRODUCT CATALOG.

Please note: Pre-existing and older slider doors may not have the technology needed to connect and be controlled by a remote Electronic Controller. In these cases, the doors will need to be placed and the location may need to be modified by the building owner's contractor.



5100 Series A Better Sliding Door

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



Why we are better!

5100 Series Sliding Doors

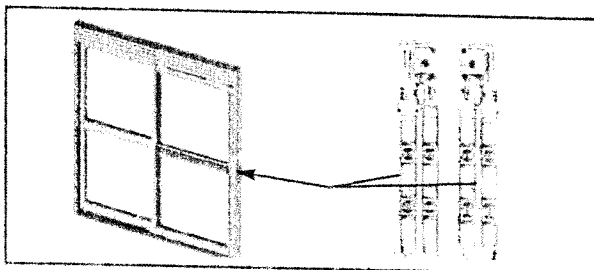
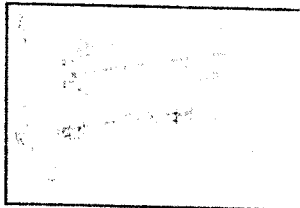
All record-usa Series 5100 automatic sliding entrances allow the sliding doors to break away and swing in the direction of egress when force is applied (similar to a swing door). The doors can be pushed to swing at any point in the door opening or closing cycle (except for Reverse Breakout units), and the force required to break the doors away is mechanically adjustable. On units with exterior 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 1/2" 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 1/2" 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 1/2" 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 storefront appearance as required. These extrusions include RAILS: 5 1/2", 6 1/2", 9 1/2", 10 1/2" and MUNTINS: 4 1/2", 5 1/2", 6 1/2", 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", 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 1/2" 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 (FO-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:** Doors 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.

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 urgency (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.
- Safety 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.

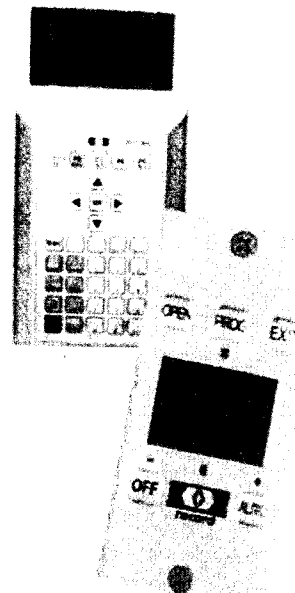
Customer-Specific Settings:

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 bipart 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 3/4" glass up to 10 feet tall, 1/2" 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 2" Old Castle Glazing
- IAAI 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 1/2" 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 2-1/2" Armonex 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 or eliminates loss out of the building



5100 Series



Record 5100 Series Slider Door

Schematics



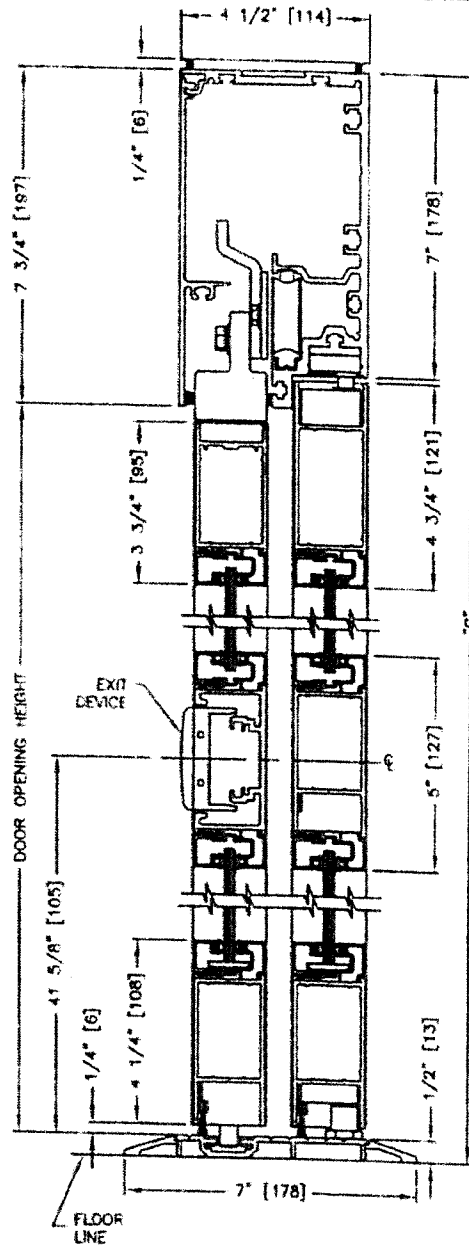
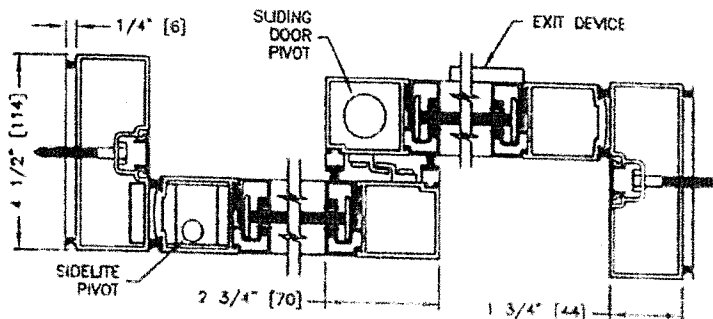
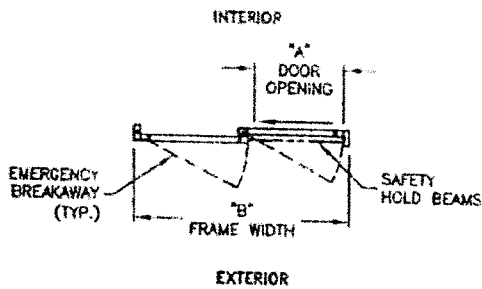
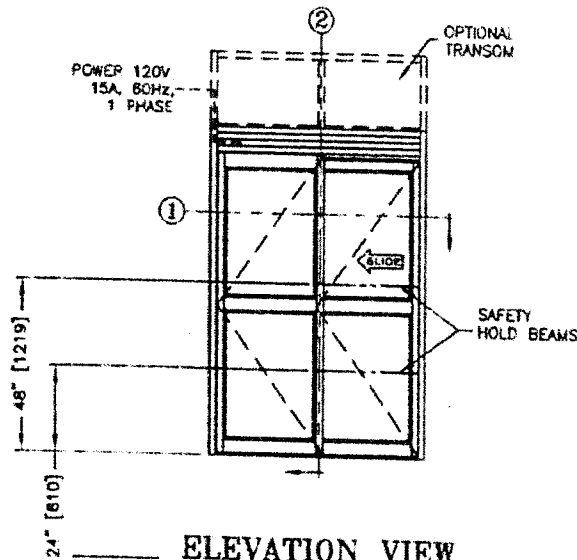
record-usa
4910 STARCHREST DR
MONROE, NC 28110
(704) 289-9212

JOB NAME _____

LOCATION _____

SERIES 5100 AUTOMATIC SLIDING DOORS

TYPE: 5104, SO-SX, L.H. SINGLE
WITH SECURITY PACKAGE PAGE 51-2.30



NOTES:

- 1 Security Package includes concealed vertical rod exit device on the sliding door and foil 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 51-2.04 for package size details.
- 4 See sheet 51-2.92 for additional details of recessed pin guide.



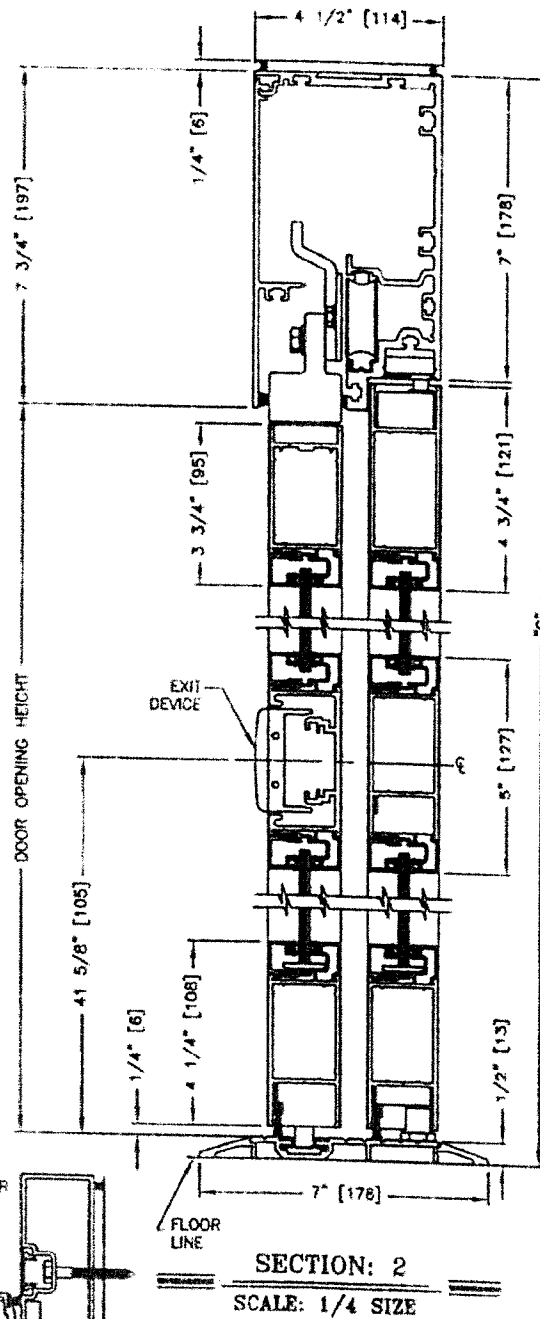
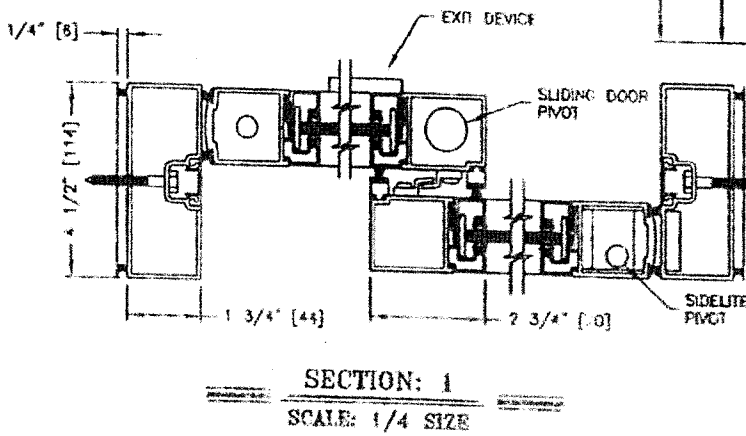
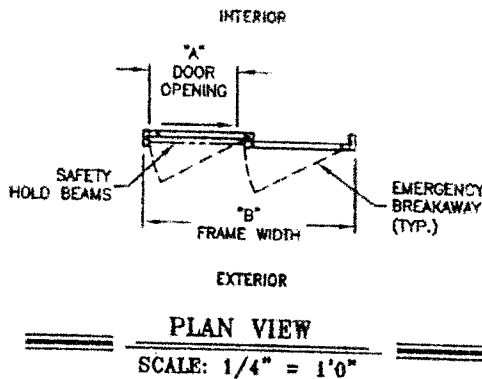
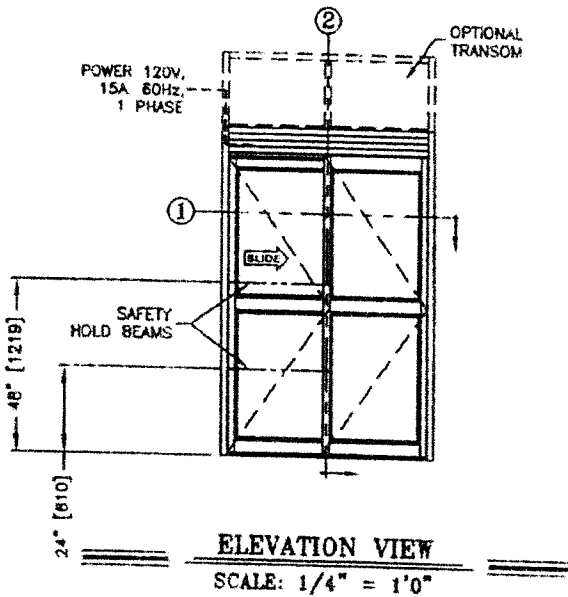
record-usa
4910 STARCREST DR
MONROE NC 28110
(704) 289-9212

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 rolls, 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.

Pictures From Hemet
Record 5100 Series Slider Door
Installation

SAFETY RECOMMENDATION

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 7.5 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 it fails any of these safety checks or if it malfunctions in any way. Call a qualified automatic door service company to have door repaired or serviced.

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

PLEASE DOUBLE CHECK ALL
COMPLIANCE REQUIREMENTS
LISTED HERE.



THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS



Pasco Doors Contact Information



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