ADDENDUM: VAUX UNIT ENTRY DOORS

The entry unit doors and hardware are common elements of the Vaux. These doors and hardware can not be modified without the written consent of the Vaux COA (COA). Please refer to the following:

1. If your door hardware is damaged you must replace existing hardware with the Existing Hardware Standard (below) or the Vaux Standard Smart Lock Hardware.
2. If you would like to upgrade to a Smart Lock you must replace your existing hardware with the Vaux Standard Smart Lock Hardware. This includes all hardware, handle, finish as specified below.
3. All hardware must be installed by a vendor approved by COA. See exhibit A.
4. Upon COA approval, the unit owner will contact the Community Manager who will engage Tross Build & Maintenance to coordinate and schedule installation (see exhibit B for project management costs). Unit owner is responsible for costs incurred for both the Vaux Standard Smart Lock Hardware and the project management costs. Residents must be present. All work will be billed to the unit owner.
5. Any existing hardware removed shall be turned over to Tross Project Manager/COA at time of installation. Failure to do so will result in monetary fine by the COA equal to the replacement cost of removed hardware.
6. In no event shall unit entry doors be drilled, cut or modified in any way. If the unit owner makes any such modification, the unit owner shall be responsible for all costs incurred by COA to replace the door with a new door including but not limited to installation and hardware.
7. The COA reserves the right to modify Vaux Standard Smart Lock at any time. In the event such standard changes, owners who have installed Smart Locks would not be required to update by COA.

EXISTING HARDWARE STANDARD
- Model: S210PD NEP 626

Saturn (SAT)

8" 203 mm | 4-1/4" 108 mm | 2-1/2" 64 mm

Saturn inside escutcheon

VAUX STANDARD SMART LOCK HARDWARE (NO DEVIATION FROM MODEL, HANDLE, FINISH, ETC)

- Model: SCHLAGE FE410F-GRW-SAT-626 CONNECT LOCK (4 inch) Note image below.

FE410F - Greenwich

Saturn

**All handles must be Saturn as shown above.

Specifications - Model: SCHLAGE FE410F-GRW-SAT-626 CONNECT LOCK (4 inch)

Choice offers control

By offering the ENGAGE cloud-based web and mobile apps **and** working with the industry's best-in-class access control providers we give properties the freedom to choose.

ENGAGE™ web and mobile applications

Simple and convenient site set-up and allows management of properties from virtually anywhere.

- Configure lock/device settings
- Add new users and enroll credentials
- Manage users and assign access privileges
- Assign lock/user schedules and holidays
- View and export audits

PACS provider solutions

Schlage Control mobile enabled smart locks are designed with open architecture capabilities. Because of this, multifamily properties have the flexibility to select the integrated physical access management system (PACS) that best suits their needs and budget.

Visit us.allegion.com/alliances for more information on our PACS providers and their capabilities.

Credentials

Residents are able to use a smart credential (fob, card or wristband) and/or a smartphone to unlock their Schlage Control™ mobile enabled smart lock – eliminating the need for traditional keys and saving properties time and money.

Specifications

Electronic specifications

Users	Up to 500[1]
Audits	Up to 1,000[2]
Visual and audible communications	Exterior LED (red, amber, green) Audible indicator (field configurable)
Communication standards	• Bluetooth low energy (version 4.2) • Advanced Encryption Standard (AES), 256-bit
Gateway communication range (networked solution)	Up to 30' in typical building environments. A detailed site survey is recommended.
Wake-Up on Radio	Responds to command from host in less than 5 seconds when linked to ENGAGE Gateway (requires PACS provider solution)
Connectivity options	• Mobile (send updates at the lock) • No-Tour with MT20W enrollment reader and smart credentials[3] • ENGAGE Gateway (real-time communication)
Available status signals	Battery status
Battery life	Up to 1 ½ years (offline mode), up to 1 year (BLE credential enabled); 4 AA batteries included
Operating temperature	Exterior: -31° to 151°F (-35° to 66°C) Interior: 14° to 122°F (-10° to 50°C)
Operating humidity	0 – 100% non-condensing

Reader specifications

Frequency	13.56 MHz smart credential, 2.4 GHz mobile credential (BLE)
Standards	ISO 14443
Maximum read range	Up to 1.25" on 13.56 MHz smart credential
13.56 MHz smart credential compatibility	Schlage and aptiQ™ MIFARE Classic®, XceedID, Schlage MIFARE Plus®, Schlage and aptiQ MIFARE® DESFire® EV1 with PACSA

1. Maximum database storage capacity of lock. Can vary by access control software database capacity.
2. Maximum audit storage capacity of lock. Can vary by access control software audit storage capacity.
3. No-Tour applications requires use of 1K byte Schlage MIFARE smart credentials.
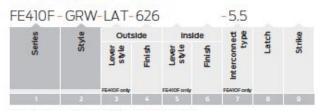
Specifications - Model: SCHLAGE FE410F-GRW-SAT-626 CONNECT LOCK (4 inch)

Specifications

Mechanical specifications

Handing	Field reversible (FE410F)
Materials	All-metal chassis and escutcheon
Door thickness	1 3/8" to 1 3/4" (thick door kit available - up 2 1/4" for BE467F, up to 2" for FE410F)
Backset	Adjustable backset, fits 2 3/8" to 2 3/4" backsets
Latch	1" x 2 1/4" square and round corner faceplate (round corner standard, square corner included in package) 1" edge bore required
Deadbolt	Standard 1" (25 mm) throw
Strike	1 1/8" x 2 3/4", round corner, no box, latch strike Optional: Additional strike lip lengths and ANSI strike box available
Bore	2 1/8"
Stile width	Minimum 4 1/2" stile for 2 3/8" backset, minimum 5" stile for 2 3/4" backset

Certifications / Warranty

Certifications	BE467F: ANSI/BHMA A156.36 Grade 2 FE410F: ANSI/BHMA A156.12 Grade 2 ANSI/BHMA A156.5, UL 90 minute, Canada UL 20 minute wood door rated, FCC Part 15 - Class B, FBC; ADA compliant
Warranty	Lifetime limited mechanical and finish 1-year limited electronics

Ordering information

FE410F - GRW - LAT - 626   - 5.5

Series	Style	Outside		Inside		Interconnect type	Latch	Strike
		Lever style	Finish	Lever style	Finish			
		FE410F only		FE410F only		FE410F only		
1	2	3	4	5	6	7	8	9

Selections correspond with the numbers above
See price book for specific configuration options.

1	Series
BE467F	Schlage Control smart deadbolt
FE410F	Schlage Control smart Interconnected lock

2	Escutcheon style
ADD	Addison
GRW	Greenwich

3/5	Lever style[1,2] (for FE410F only)		
ACC	Accent	LAT	Latitude
VLA	Avila	LON	Longitude
BIR	Birmingham	MNH	Manhattan
BRW	Broadway	NEP	Neptune
BRK	Boardwalk	NBK	Northbrook
ELA	Elan	SAC	Sacramento
JAZ	Jazz	SAT	Saturn
JUP	Jupiter		

4/6	Finish[1]
619	Satin Nickel
622	Matte Black
625	Bright Chrome
626	Satin Chrome
716	Aged Bronze

7	Interconnect type (for FE410F only)
4"	For doors with 4" bore hole spacing (40)
5 1/2"	For doors with 5 1/2" bore hole spacing (55)

8	Latch
12-398	Standard for BE467F - 90 min UL Deadbolt latch dual option (sq+rd)
12-356	Standard for FE410F - Combo latch, dual option (sq+rd), non-UL bolt, UL latch

9	Strike for BE467F
10-116	Round corner strike, 1 1/8" x 2 3/4" - Standard
10-094	Square corner strike, 1 1/8" x 2 3/4"
10-095	Square corner full lip strike, 1 5/8" x 2 1/4" (Lip length: 1 1/8")
10-092	Round corner full lip strike, 1 5/8" x 2 1/4" (Lip length: 1 1/8")

9	Strike combinations for FE410F
10-121	Combo strike, square corner (10-094 and 10-025) - Standard
10-109	10-094 and 10-001
10-119	10-081 and 10-001
10-122	10-116 and 10-027
10-123	10-092 and 10-027
10-124	10-095 and 10-027

1. Only specify one finish if outside and inside are the same.
2. Some levers not available in all finishes - see price book for details.

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in safety and security, with leading brands like CISA® Interflex® LCN® Schlage® SimonsVoss® and Von Duprin® Focusing on security around the door and adjacent areas, Allegion produces a range of solutions for homes, businesses, schools and other institutions. Allegion is a $2 billion company, with products sold in almost 130 countries. For more, visit **www.allegion.com**.

KRYPTONITE ■ LCN ■ SCHLAGE ■ STEELCRAFT ■ VON DUPRIN

Cost estimate - subject to change - will be quoted upon request

TAHTINENTECH   **PROPOSAL**

PROPOSAL:	Q-00153	DATE:	3/10/2020

Prepared For:	Matt Spathas	Job Name:	The Vaux Connect Lock
Company:	The Vaux	Jobsite Address:	2378 NW Raleigh Portland, OR 97210
Contact Number:	(619) 929-6700		
Email:	mattspathas@gmail.com		

SCOPE OF WORK

The scope of this proposal is for retrofitting tenant doors with existing Schlage S210 series locks with the Schlage Connect series locks, with the option to also provide support for initialization and activation with the Allegion Engage website, software programming, and mobile credential enrollment.

The lockset shall be restricted to a design standard to provide uniformity throughout the HOA. Installation shall include removing the existing lock and deadbolt, and installing the new Smart Lockset into the same door prep. The original lockset will be disposed of unless other intent is made. There is a 4 week leadtime to order and receive this hardware.

The tenant will have the option to perform the lock initialization, enrollment with the Engage website, and credential setup on their own. If they want us to perform these functions, we will for an additional software setup fee. Wireless access and Internet connectivity will be required to perform the software setup. The software setup will need to be performed at the time of the lock installation. If a tenant wants to have the software setup and initialization performed at a future date after the installation has been completed, an additional trip charge of $125 will be added.

We are available for onsite end user support and/or training (such as adding credentials, setting access rights, removing users, etc.) Our rates are $125/hr plus $125 trip charge, 1 hr minimum.

SCHLAGE FE410F-GRW-SAT-626 CONNECT LOCK	$	495.00
LOCK INSTALLATION, RETROFIT TO REPLACE S210PD NEP 626	$	250.00
SUBTOTAL	$	745.00
INITIALIZATION, ENGAGE REGISTRATION, SOFTWARE PROGRAMMING	$	125.00
TOTAL	$	870.00

PROPOSAL TOTAL:	$870.00	When work is be performed during normal business hours.

Signature of Approval _____

TROSS

BUILD &
MAINTENANCE

April 16th, 2020

The Vaux Condominiums
2335 NW Raleigh St.
Portland, OR 97210

SUBJECT: Proposal for Project Management of "Smart Lock" installation process.

Dear Vaux Condominiums,

Tross Maintenance is pleased to provide you with our proposal to provide Project Management of "Smart Lock" installation process.

Scope of Work:
- Schedule installation with preferred vendor and unit owner once request is received
- Meet preferred vendor on-site to collect and store existing lockset
- Keep spreadsheet of completed retrofits

Proposal Price Per Installation: $ 178.00

Exclusions:
1. *Any unforeseen conditions will be billed at "time and material" rate after customer is informed of any and all conditions that may apply.*
2. *Taxes, where applicable, not included*
3. *This proposal is valid for a period of 90 days.*

Tross Maintenance, will provide the necessary labor, materials, equipment, supervision, and insurance. All truck charges and parking is included in the proposal price. We require a signed copy of this bid prior to scheduling and completing this work. All work will be billed as completed or thru the 25th of each month. If the work is not completed by the 25th of each month, it will be billed at a percentage of the bid price based on the hours worked.

If you have any questions or need more information, please feel free to give me a call.

Adam Rich, Project Manager

_____   *Date*: _____
Please Sign Your Name

139 SE Taylor St. Ste. 200   *Office: (503) 299-6700*   *Oregon CCB # 216068*
Portland, Oregon 97214   *Washington CCB # MULTII*881DT*

The Vaux Architectural Review Guidelines   Page 15