AMENDMENT NO. 1
TO
LEASE-LEASEBACK DOCUMENTS BETWEEN
MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT AND
E.F. BRETT AND COMPANY, INC.
(MULTI-SITE WINDOW PROJECT)

This Amendment No. 1 to the Lease-Leaseback Documents ("**Amendment No. 1**") is made and entered into on January 11, 2024 between **Mountain View Whisman School District** ("**District**") and **E.F. Brett and Company, Inc.** ("**Contractor**") (collectively, the "**Parties**").

RECITALS

A. **WHEREAS**, the Parties entered into the following two leases pursuant to Education Code section 17406 under which Contractor is obligated to provide construction services for the Multi-Site Window Project ("**Project**"):

1. Site Lease by and between the Parties, dated as of December 8, 2022 ("**Site Lease**"); and
2. Facilities Lease by and between Parties, dated as of December 8, 2022 ("**Facilities Lease**")

(collectively, with all incorporated exhibits, the "**Lease-Leaseback Documents**"); and

B. **WHEREAS,** it is now the desire and intention of the Parties to amend the Lease-Leaseback Documents as indicated in this Amendment No. 1 to provide for the Contractor's construction of additional features (gates) at **nine (9)** of the Sites on the Project ("**Phase 1**").

NOW, THEREFORE, in light of the foregoing facts and in further consideration of the promises and agreements of the Parties set forth herein below, it is mutually agreed as follows:

TERMS AND CONDITIONS

1. **ADD** the following to Exhibit B to the Facilities Lease:

PROJECT SITE DESCRIPTION:

Attached are additional site diagrams for the portions of School Site(s) that are subject to the Site Lease and the Facilities Lease and upon which Contractor will construct the Gate / Hardware Scope (as defined herein). These diagrams include specifications and product details and layouts/locations of each gate.

PROJECT DESCRIPTION:

Contractor shall modify the existing gates at the nine (9) sites (a total of eighty-two (82) gates) indicated in this Amendment by removing the gates, providing them to its fabricator/supplier to make modifications, and then reinstalling the modified gates. Fabricate a custom hardware box for each gate out of tube steel in shop (use 2x4 TS). Powder coat box. Drill hardware holes. At each gate, remove panic hardware and cut gate frame to install new hardware box. Clean and touch up paint welds. Install welded stud on latch post for sensor. (the "**Gate/Hardware Scope**")

2. **ADD** the documents attached to this Amendment as **Attachment 1** to Exhibit B to the Facilities Lease, which are hereby incorporated herein by reference.

3. Make the following changes to **Exhibit C** to the Facilities Lease, as indicated below.

- **REPLACE** the table in Section 3 of **Exhibit C** with the following:

DETAILED GPC TABLE (Phase 1, Phase 2, and Gate Hardware Scope)			
Item	**Component**	**%**	**Amount**
COST TO PERFORM WORK & GENERAL CONDITIONS			
(A)	**Cost to Perform Work** (Subcontractor costs plus costs of Contractor-performed work)		**$14,737,970**
(B)	**General Conditions** (Including all General Requirements and 2 ½ months approved Extended General Conditions)		**$525,000**
(C)	**SUBTOTAL OF COST TO PERFORM WORK & GENERAL CONDITIONS**		**$15,262,970**
MARK-UPS			
(D)	**Bonds and Insurance** (Proposed & agreed-upon percentage multiplied by amount from **(C)**)		**$304,270**
(F)	**Overhead & Profit** (Proposed & agreed-upon percentage multiplied by amount from **(C)**)		**$733,241**
(G)	**TOTAL INITIAL MARK-UP**		**$1,037,511**
CONTINGENCIES(S) / ALLOWANCES			
(H)	**Contingency** (Only if agreed to and indicate as a set amount, not a percentage)		**$804,936**
(J)	**Allowance(s)** (Only if agreed to and indicate as a set amount, not a percentage)		**$0**
(K)	**TOTAL CONTINGENCIES & ALLOWANCES**		**$804,936**
	TOTAL GPC (C) + (G) + (K)		**$17,105,417**

- **REPLACE** Section 4.1 of Exhibit C with the following:

  4.1 Tenant Improvement Payments for Phase 1 and Phase 2. Prior to the District's taking delivery or occupancy of the Project, the District shall pay to Contractor **$16,266,641** ("**Tenant Improvement Payment(s)**") **for Phase 1 and Phase 2**, based on the amount of Work satisfactorily performed and approved by the District less the total amount to be paid as Lease Payments, according to the Contractor's Schedule of Values (**Exhibit G** to the Facilities Lease) and pursuant to the provisions in **Exhibit D** to the Facilities Lease.

4. **ADD** the following to Exhibit G to the Facilities Lease (Schedule of Values).

Gate Hardware Modifications	$329,897

5. The Parties acknowledge that this Amendment No. 1 is subject to approval or ratification by the District Board of Education ("**Board**"). In the event that the Board rejects this Amendment No. 1, none of the Parties shall be deemed to have waived any rights with respect to the Lease-Leaseback Documents.

6. All other provisions of the Lease-Leaseback Documents shall remain in full force and effect and are reaffirmed. If there is any conflict between this Amendment No. 1 and any provision of the Lease-Leaseback Documents, the provisions of this Amendment No. 1 shall control.

7. This Amendment No. 1, including the Attachments incorporated by reference into this Amendment No. 1, is considered a completely integrated agreement, supersedes all previous contracts of any kind, oral or written, and constitutes the entire understanding and agreement of the Parties hereto. No extrinsic evidence of any kind or character may be admitted to alter or amend the terms of this completely integrated agreement, unless evidenced by an amendment to the Lease-Leaseback Documents superseding this Amendment No. 1. Contractor shall be entitled to no other benefits than those specified herein. No changes, amendments or alterations shall be effective unless in writing and signed by both Parties. Contractor specifically acknowledges that in entering this Amendment No. 1, Contractor relies solely upon the provisions contained in this Agreement.

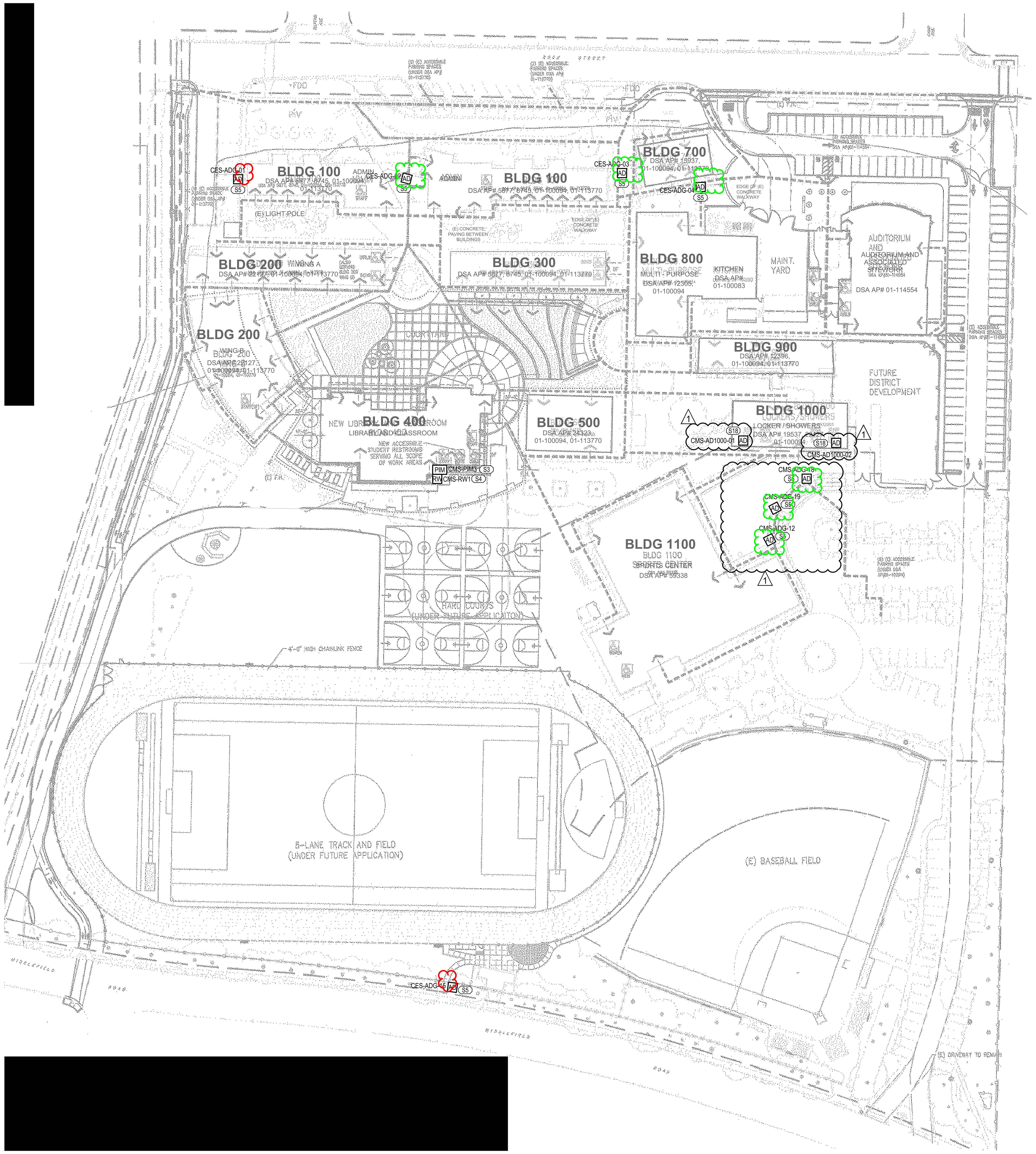
ACCEPTED AND AGREED on the date indicated below:

Dated: _____, 2023	Dated: 12-8-23, 2023
Mountain View Whisman School District	**E.F. Brett and Company, Inc.**
By: _____	By: _____
Print Name: _____	Print Name: ADAM COLL
Print Title: _____	Print Title: V.P.

Attachment 1
to
Amendment 1

Additional Drawings and Specifications for Gate Hardware Scope

[redacted]



[redacted]

1 SECURITY SYSTEM SITE FENCING PLAN - CRITTENDEN MIDDLE SCHOOL

Scale: 1" = 50'-0"

GENERAL NOTES

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WASHINGTON, D.C.
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LONDON, UNITED KINGDOM

SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

CRITTENDEN MS

1701 ROCK ST.
MOUNTAIN VIEW, CA
94043

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE:
05/05/2023

PROJECT NUMBER:
OAK220007

SHEET TITLE:
SECURITY SYSTEM SITE FENCING PLAN - CRITTENDEN MIDDLE SCHOOL

SHEET:
SE.4.100

1 SECURITY SYSTEM SITE FENCING PLAN - AMY IMAI ELEMENTARY SCHOOL

Scale: 1/32" = 1'-0"

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WASHINGTON, D.C.
CHICAGO, ILLINOIS
LONDON, UNITED KINGDOM

SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

AMY IMAI ES

253 MARTENS AVE.
MOUNTAIN VIEW, CA
94040

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE:
05/05/2023

PROJECT NUMBER:
OAK220007

SHEET TITLE:
SECURITY SYSTEM SITE FENCING PLAN - AMY IMAI ELEMENTARY SCHOOL

SHEET:
SE.2.100.1

TYP. OF 11

1 SECURITY SYSTEM SITE FENCING PLAN - BUBB ELEMENTARY SCHOOL

Scale: 1" = 30'-0"

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LONDON, UNITED KINGDOM

SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

BUBB ES

525 HANS AVE.
MOUNTAIN VIEW, CA
94040

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE:
05/05/2023

PROJECT NUMBER:
OAK220007

SHEET TITLE:
SECURITY SYSTEM SITE FENCING PLAN - BUBB ELEMENTARY SCHOOL

SHEET:
1 SE.3.100.1

1 SECURITY SYSTEM SITE FENCING PLAN - EDITH LANDELS ELEMENTARY SCHOOL

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SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

LANDELS ES

115 W. DANA ST.
MOUNTAIN VIEW, CA
94041

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE:
05/05/2023

PROJECT NUMBER:
OAK220007

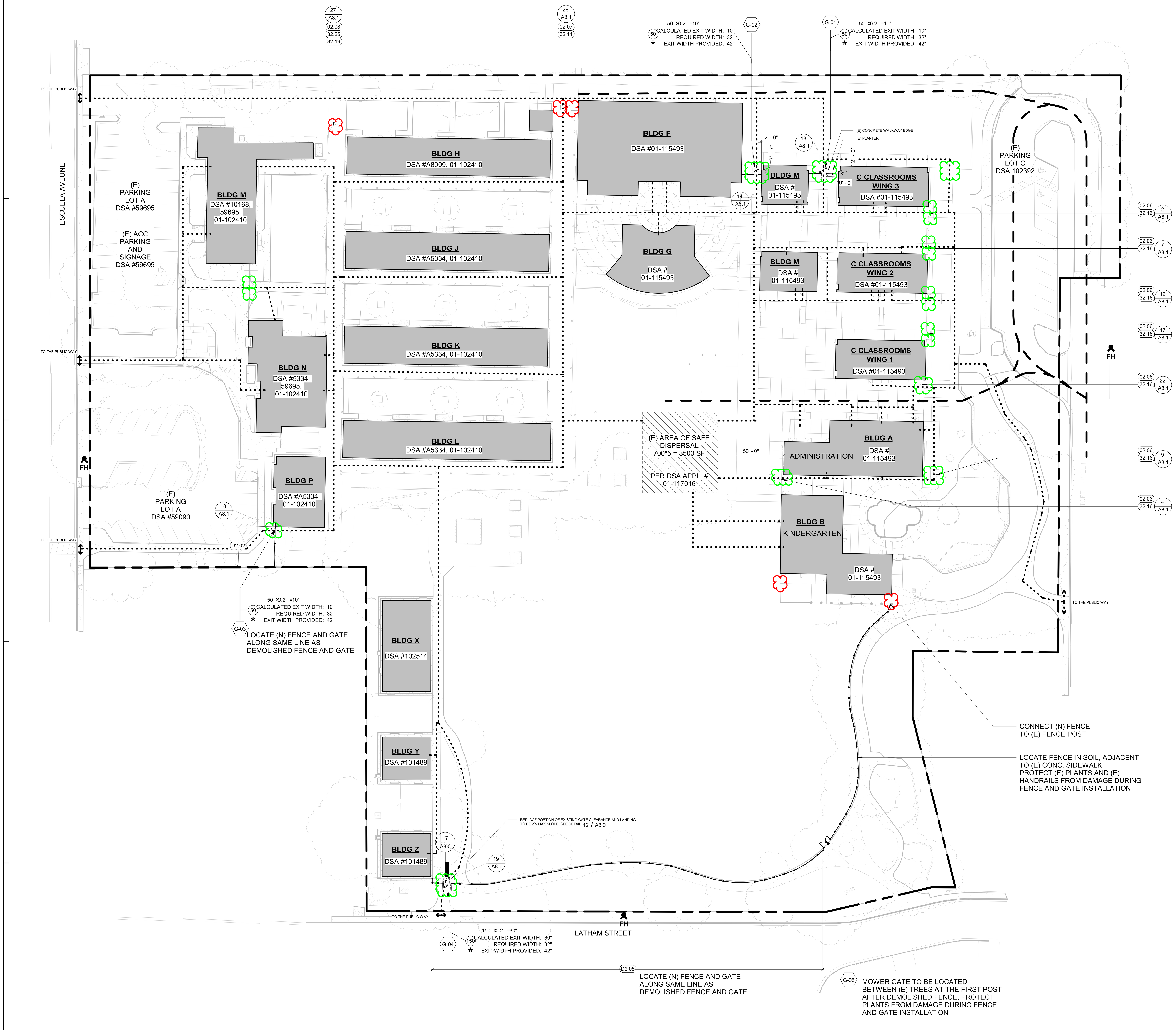
SHEET TITLE:
SECURITY SYSTEM SITE FENCING PLAN - EDITH LANDELS ELEM. SCHOOL

SHEET:
SE.5.100.1

GRAPHIC SCALES: 1/16" = 1'-0" 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0" 1 1/2" = 1'-0" 3" = 1'-0"

IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT SCALE ACCORDINGLY

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-119130 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 08/12/2020



30 SITE PLAN
1" = 30'-0"

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8/11/2020 3:54:04 PM

Mountain View Whisman School District
1400 MONTECITO AVE, MOUNTAIN VIEW, CA 94043
PHONE: 650-526-3500 FAX: 650-964-8907

Revisions

Delta	Date	Revisions	By

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Architect/Engineer Of Record:

LICENSED ARCHITECT MARCUS A. HIBSER C-27362 01-31-2021 RENEWAL DATE STATE OF CALIFORNIA

HIBSER YAMAUCHI Architects, Inc.
300 – 27th Street
Oakland, CA 94612
510.446.2222 tel ; 510.446.2211 fax

HY Architects Project number: 5564

Facility
MARIANO CASTRO ES / GABRIELA MISTRAL ES
505 ESCUELA AVE. MOUNTAIN VIEW, CA 94040

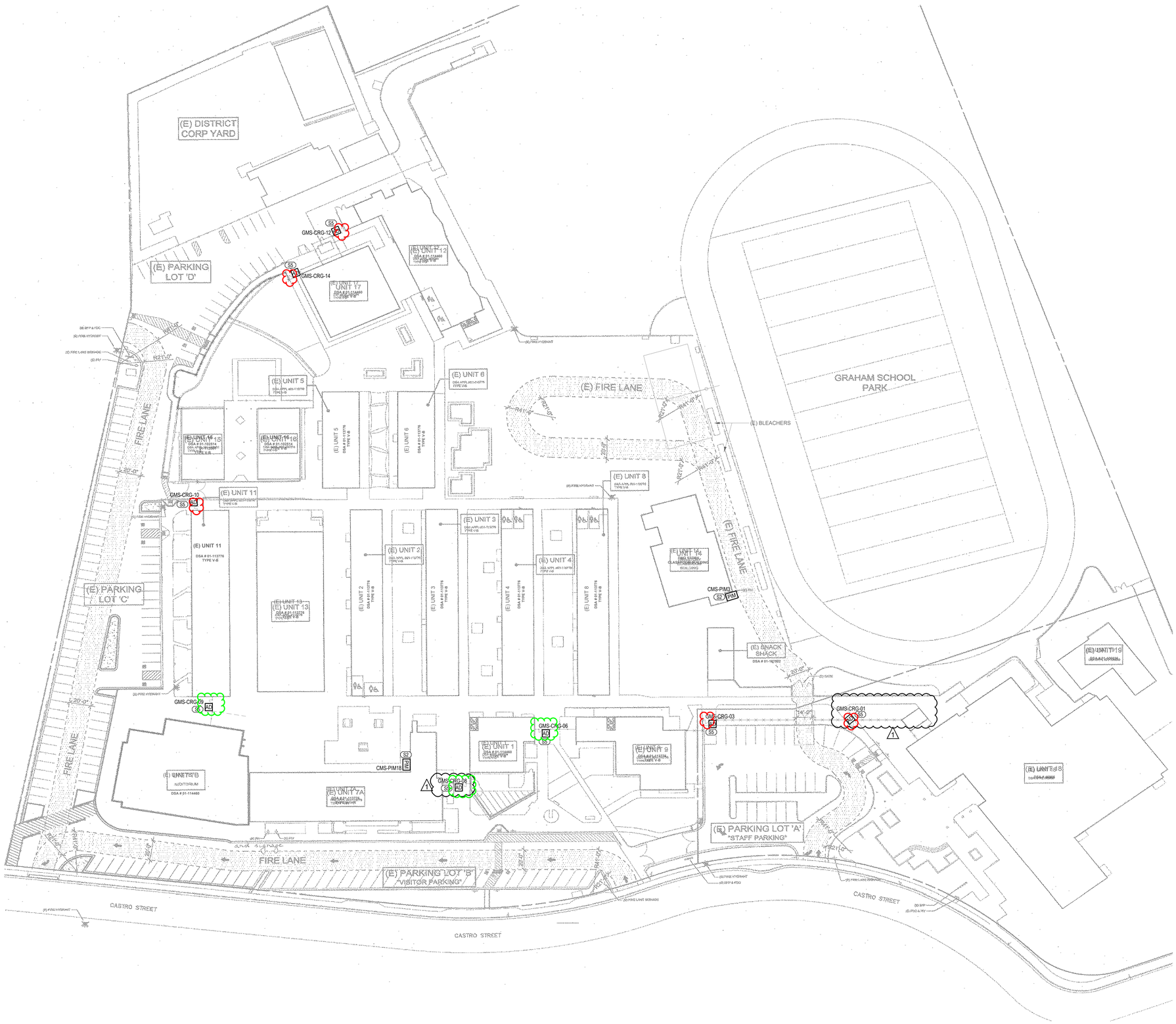
Project
FENCING UPGRADES

Sheet Title
SITE PLAN

Client Project Number: Client Proj. #

Scale: 1" = 30'-0"
Drawn By: AA
Checked By: MH
Issue Date: 07/24/2020
Revit Version: 2019

Sheet A0.03
Sheet 3 of 6



1 SECURITY SYSTEM SITE FENCING PLAN - GRAHAM MIDDLE SCHOOL

Scale: 1" = 40'-0"

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MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

GRAHAM MS

1175 CASTRO ST.
MOUNTAIN VIEW, CA
94040

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE:
05/05/2023

PROJECT NUMBER:
OAK220007

SHEET TITLE:
SECURITY SYSTEM SITE FENCING PLAN - GRAHAM MIDDLE SCHOOL

SHEET:
SE.7.100

1 SECURITY SYSTEM SITE FENCING PLAN - STEVENSON ELEM SCHOOL
Scale: 1:1

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LONDON, UNITED KINGDOM

SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

STEVENSON ES
750 SAN PIERRE WAY
MOUNTAIN VIEW, CA 94043

MARK	DATE	DESCRIPTION

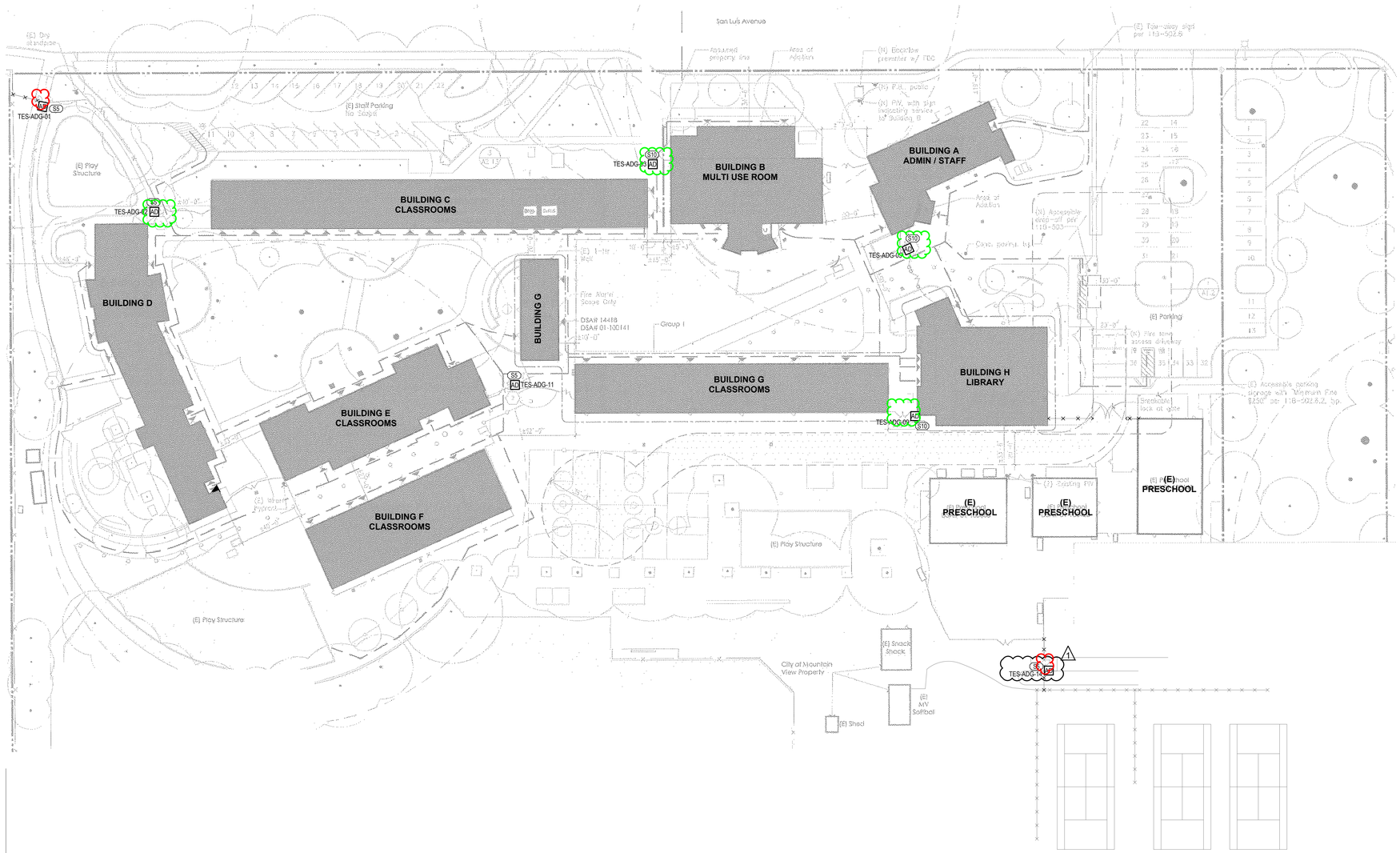
BULLETIN 01

DATE: 05/05/2023

PROJECT NUMBER: OAK220007

SHEET TITLE: SECURITY SYSTEM SITE FENCING PLAN - STEVENSON ELEM SCHOOL

SHEET: SE.11.100.1



1 SECURITY SYSTEM SITE FENCING PLAN - THEUERKAUF ELEMENTARY SCHOOL

Scale: 1" = 30'-0"

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SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

THEUERKAUF ES

1625 SAN LUIS AVE.
MOUNTAIN VIEW, CA
94043

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE: 05/05/2023

PROJECT NUMBER: OAK220007

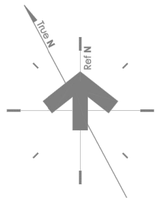
SHEET TITLE: SECURITY SYSTEM SITE FENCING PLAN - THEUERKAUF ELEM SCHOOL

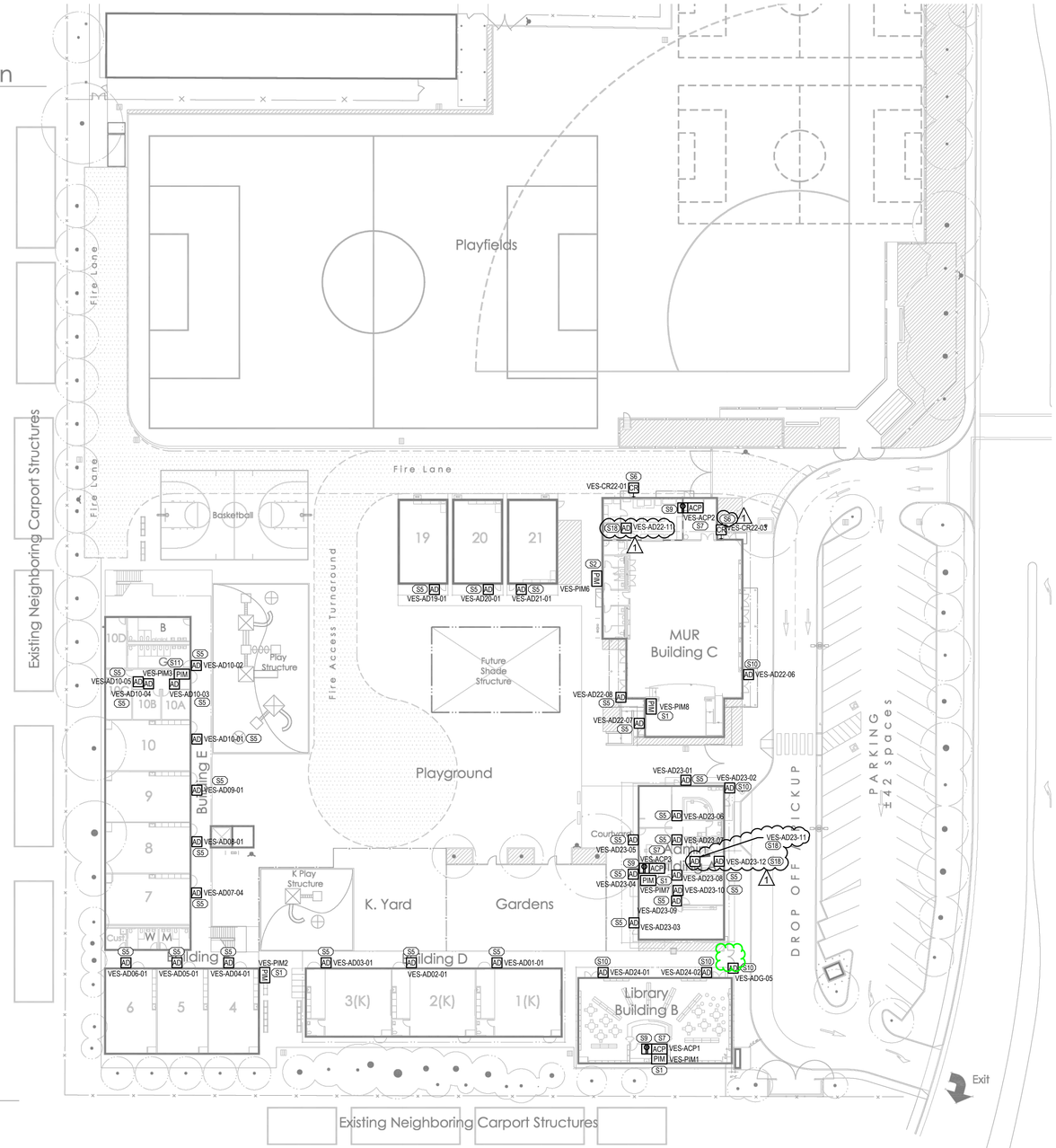
SHEET: SE.12.100

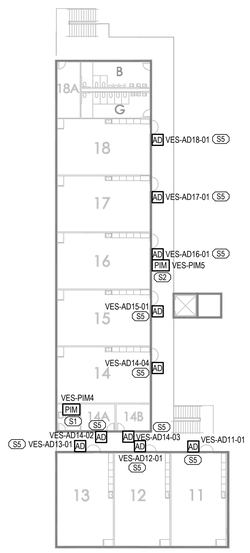
Vargas Elem School - Master Site Plan

DTA: Nov. 2018

0 30 60 120







2-Story - Second Floor Plan

1 SECURITY SYSTEM PLAN - JOSE VARGAS CLASSROOMS

Scale: 1:1

GENERAL NOTES

1. ALL SECURITY CABLES SHALL BE TESTED. SECURITY CABLES SHALL BE INSTALLED IN CONDUIT TO THE NEAREST ACCESSIBLE CEILING OR IDF ROOM. CONTRACTOR TO PATCH AND PAINT ALL PENETRATIONS AND CONDUIT INSTALLED, COORDINATE WITH OWNER FOR PAINT COLOR.
2. CONTRACTOR TO FIELD VERIFY ALL CABLE AND INFRASTRUCTURE PATHWAYS TO THE DEVICE LOCATION.
3. INSTALL NETWORK CONNECTIONS AND CABLE ALL PIM400-1501-LC DEVICES TO A POE NETWORK SWITCH. PROGRAM DEVICES WITH AN IP ADDRESS ONTO THE OWNERS NETWORK, COORDINATE WITH OWNER IT TO PROVIDE AND INSTALL A DEDICATED POE NETWORK SWITCH DELIVERING POWER TO AND RECEIVING DATA FROM NETWORK DEVICES.
4. CONTRACTOR TO ENSURE ALL EXTERIOR PENETRATIONS ARE WEATHER-PROOFED AND ARE SEALED APPROPRIATELY. EXTERIOR AND INTERIOR PENETRATIONS SHALL BE SEALED ON BOTH SIDES OF THE WALL AND CEILINGS. SEALING WORK SHALL BE PERFORMED IN ACCORDANCE TO APPLICABLE FIRE AND LOCAL CODES TO MAINTAIN CURRENT FIRE RATINGS WHERE APPLICABLE.
5. CONTRACTOR SHALL VERIFY THE LOCATION OF THE ACCESS CONTROL PANELS AND SECURITY EQUIPMENT PER ROOM CONDITIONS. ANY CHANGE IN EQUIPMENT LOCATIONS FROM THE DRAWINGS SHALL BE DOCUMENTED AS PART OF THE AS-BUILT.
6. ALL DEVICES AND PANEL TERMINATIONS SHALL BE CLEARLY LABELED. LABEL ON THE OUTSIDE OF ENCLOSURES IDENTIFYING THE EQUIPMENT SERVED. LABELS WILL BE CLEARLY VISIBLE WITHOUT THE NEED TO REMOVE ANY WIRE WAY COVERING DEVICE. CONTRACTOR WILL MACHINE GENERATE THE LABELS.
7. REVIEW PROJECT SPECIFICATIONS FOR FULL SCOPE OF WORK AND REQUIREMENTS. DESIGN AND DETAILS SHOWN ON THESE PLANS ARE CONCEPTUAL FOR A DESIGN-BUILD METHOD OF PROJECT DELIVERY.
8. ALL GATES AND STAFF RESTROOM AD400 HARDWARE WILL NOT INCLUDE THE INTERIOR PUSH BUTTON.
9. CONTRACTOR TO VERIFY EXISTING DOOR HARDWARE PRIOR TO PURCHASING THE EQUIPMENT.

KEYNOTES

S1 PROVIDE AND INSTALL AC-ALL-SCH-PIM400-1501-LC. AC-ALL-SCH-PIM400-1501-LC SHALL HOUSE PIM400-1501 PANEL INTERFACE MODULE WITH THE MERCURY EP1501 POE CONTROLLER AND TAMPER SWITCH FOR MONITORING. PIM400 WILL COMMUNICATE WITH THE EP1501 CONTROLLER VIA RS485. INSTALL PIM ON INTERIOR WALL AND TEST RF COMMUNICATION TO ALL AD-400 SERIES WIRELESS LOCKING HARDWARE. PROVIDE AND RUN ONE CAT 6 CABLE FOR POE CONNECTION BETWEEN THE PIM AND THE NEAREST NETWORK SWITCH. REFER TO THE DEVICE SCHEDULE FOR THE POE SWITCH ROOM NAME AND NUMBER. PROGRAM THE PIM WITH AN OWNER PROVIDED IP ADDRESS TO COMMUNICATE VIA SCHOOL'S LAN WITH THE ACCESS CONTROL SYSTEM SOFTWARE.

S2 PROVIDE AND INSTALL AC-ALL-SCH-PIM400-1501-LC. AC-ALL-SCH-PIM400-1501-LC SHALL HOUSE PIM400-1501 PANEL INTERFACE MODULE WITH THE MERCURY EP1501 POE CONTROLLER AND TAMPER SWITCH FOR MONITORING. PIM400 WILL COMMUNICATE WITH THE EP1501 CONTROLLER VIA RS485. INSTALL PIM ON EXTERIOR WALL AND TEST RF COMMUNICATION TO ALL AD-400 SERIES WIRELESS LOCKING HARDWARE. PROVIDE AND INSTALL AN OUTDOOR-RATED NEMA, NON-METALLIC ENCLOSURE TO SHIELD THE PIM ENCLOSURE FROM WEATHER CONDITIONS. PROVIDE AND RUN ONE CAT 6 CABLE FOR POE CONNECTION BETWEEN THE PIM AND THE NEAREST NETWORK SWITCH. REFER TO THE DEVICE SCHEDULE FOR THE POE SWITCH ROOM NAME AND NUMBER. PROGRAM THE PIM WITH AN OWNER PROVIDED IP ADDRESS TO COMMUNICATE VIA SCHOOL'S LAN WITH THE ACCESS CONTROL SYSTEM SOFTWARE.

S5 PROVIDE AND INSTALL AN AD-400 SERIES WIRELESS LOCKING HARDWARE ASSEMBLY, WITH INTEGRATED CREDENTIAL READER, DOOR POSITION ALARM CONTACT AND REQUEST-TO-EXIT SWITCH. AD-400 WIRELESS LOCK WILL COMMUNICATE VIA RADIO FREQUENCY TO A NEARBY PIM400-1501. AD-400 WIRELESS LOCK WILL BE BATTERY POWERED AND WILL SEND A LOW BATTERY STATUS SIGNAL TO THE ACCESS CONTROL SYSTEM. AD-400 SERIES LOCKS WILL BE FURNISHED WITH SECURED PUSH BUTTON FOR LOCAL DOOR LOCKDOWN FUNCTIONALITY, AND WILL SEND AN ALERT MESSAGE TO THE ACCESS CONTROL SYSTEM UPON ACTIVATION. AD-400 WIRELESS LOCK WILL BE ORDERED WITH THE CHASSIS AND FUNCTION TO MATCH WITH THE DOOR'S EXISTING CONDITIONS. REFER TO THE DEVICE SCHEDULE FOR FURTHER INFORMATION.

S6 PROVIDE AND INSTALL A NEW WALL MOUNTED CARD READER TO CONTROL DOOR ENTRY. FLUSH MOUNT 4S J-BOX WITH SINGLE GANG RING ON ENTRY SIDE AT THE CARD READER LOCATION. WHERE FLUSH MOUNT 4SQ J-BOX IS NO FEASIBILE, PROVIDE SURFACE MOUNTED 4SQ J-BOX TO MOUNT CARD READER AND COUNDUIT FOR CABLING TO NEAREST ACCESSIBLE CEILING OR ACCESS CONTROL PANEL. CARD READER DEVICE SYMBOLS INCLUDE A DOOR CONTACT, ELECTRIFIED LOCKSET, AND AN INTEGRATED REQUEST-TO-EXIT SWITCH AS PART OF THE ASSEMBLY.

S7 PROVIDE AND INSTALL A NEW WALL MOUNTED, LIFESAFETY POWER ACCESS CONTROL PANEL. SECURITY PANELS WILL REQUIRE 120VAC, 20AMP POWER AND A NETWORK CONNECTION TO A NETWORK SWITCH. MOUNT THE ENCLOSURE ONTO FIRE RATED PLYWOOD, FIELD VERIFY IF NEW FIRE RATED PLYWOOD WILL BE REQUIRED. COORDINATE WITH OWNER TO PROVIDE A DEDICATED CIRCUIT FOR 120VAC POWER. COORDINATE WITH OWNER IT FOR NETWORK CONNECTION TO A NETWORK SWITCH, AND PROGRAM WITH AN OWNER PROVIDED IP ADDRESS TO COMMUNICATE VIA SCHOOL'S LAN WITH THE ACCESS CONTROL SYSTEM SOFTWARE.

S8 PROVIDE AND INSTALL A RACK MOUNTED, LIFESAFETY POWER ACCESS CONTROL PANEL. SECURITY PANELS WILL REQUIRE 120VAC, 20AMP POWER AND A NETWORK CONNECTION TO A NETWORK SWITCH. MOUNT THE UNIT ONTO THE ROOMS EXISTING NETWORK RACK OR CABINET. COORDINATE WITH OWNER TO PROVIDE A DEDICATED CIRCUIT FOR 120VAC POWER. COORDINATE WITH OWNER IT FOR NETWORK CONNECTION TO A NETWORK SWITCH, AND PROGRAM WITH AN OWNER PROVIDED IP ADDRESS TO COMMUNICATE VIA SCHOOL'S LAN WITH THE ACCESS CONTROL SYSTEM SOFTWARE.

S9 PROVIDE AND INSTALL DEDICATED CIRCUIT WITH PANEL AND CIRCUIT NUMBER IDENTIFIED ON SHOP DRAWINGS. NEW CIRCUIT WILL BE DEDICATED TO SECURITY EQUIPMENT AND WILL PROVIDE 120VAC POWER TO THE ACCESS CONTROL PANELS. COORDINATE WITH OWNER TO FURNISH THE NEW 120VAC CIRCUIT, INCLUDING EXACT LOCATION OF OUTLET AND PERFORMING THE LOAD TESTING FOR IDENTIFIED PANEL AND CIRCUIT.

S10 PROVIDE AND INSTALL AN AD-400 SERIES WIRELESS LOCKING HARDWARE ASSEMBLY ON THE ACTIVE LEAF, WITH INTEGRATED CREDENTIAL READER, DOOR POSITION ALARM CONTACT AND REQUEST-TO-EXIT SWITCH. CONTRACTOR TO ELECTRIFY THE SECOND INACTIVE LEAF WITH AN ELECTRIFIED RETROFIT KIT, REQUEST-TO-EXIT MICROSWITCH, DOOR ALARM CONTACT AND AN ELECTRIFIED HINGE. CABLE AND TERMINATE THE HARDWIRED ELECTRONIC LOCK ASSEMBLIES TO THE NEAREST ACCESS CONTROL PANEL. REFER TO THE DOOR SCHEDULE, AND DOOR DETAILS FOR FURTHER INFORMATION.AD-400 WIRELESS LOCK WILL COMMUNICATE VIA RADIO FREQUENCY TO A NEARBY PIM400-1501. AD-400 WIRELESS LOCK WILL BE BATTERY POWERED AND WILL SEND A LOW BATTERY STATUS SIGNAL TO THE ACCESS CONTROL SYSTEM. AD-400 SERIES LOCKS WILL BE FURNISHED WITH SECURED PUSH BUTTON FOR LOCAL DOOR LOCKDOWN FUNCTIONALITY, AND WILL SEND AN ALERT MESSAGE TO THE ACCESS CONTROL SYSTEM UPON ACTIVATION. AD-400 WIRELESS LOCK WILL BE ORDERED WITH THE CHASSIS AND FUNCTION TO MATCH WITH THE DOOR'S EXISTING CONDITIONS. REFER TO THE DEVICE SCHEDULE FOR FURTHER INFORMATION.

S11 PROVIDE AND INSTALL AC-ALL-SCH-PIM400-1501-LC. AC-ALL-SCH-PIM400-1501-LC SHALL HOUSE PIM400-1501 PANEL INTERFACE MODULE WITH THE MERCURY EP1501 POE CONTROLLER AND TAMPER SWITCH FOR MONITORING. PIM400 WILL COMMUNICATE WITH THE EP1501 CONTROLLER VIA RS485. INSTALL PIM ABOVE CEILING TILE AND TEST RF COMMUNICATION TO ALL AD-400 SERIES WIRELESS LOCKING HARDWARE. PROVIDE AND RUN ONE CAT 6 CABLE FOR POE CONNECTION BETWEEN THE PIM AND THE NEAREST NETWORK SWITCH. REFER TO THE DEVICE SCHEDULE FOR THE POE SWITCH ROOM NAME AND NUMBER. PROGRAM THE PIM WITH AN OWNER PROVIDED IP ADDRESS TO COMMUNICATE VIA SCHOOL'S LAN WITH THE ACCESS CONTROL SYSTEM SOFTWARE.

S18 PROVIDE AND INSTALL AN AD-400 SERIES WIRELESS LOCKING HARDWARE ASSEMBLY, WITH INTEGRATED CREDENTIAL READER, DOOR POSITION ALARM CONTACT AND REQUEST-TO-EXIT SWITCH. AD-400 WIRELESS LOCK WILL COMMUNICATE VIA RADIO FREQUENCY TO A NEARBY PIM400-1501. AD-400 WIRELESS LOCK WILL BE BATTERY POWERED AND WILL SEND A LOW BATTERY STATUS SIGNAL TO THE ACCESS CONTROL SYSTEM. AD-400 WIRELESS LOCK WILL BE ORDERED WITH THE CHASSIS AND FUNCTION TO MATCH WITH THE DOOR'S EXISTING CONDITIONS. PROVIDE AND INSTALL A SEPARATE GRADE 2 DEADBOLT WITH OCCUPANCY INDICATOR ON EVERY STAFF RESTROOM DOOR. REFER TO THE DEVICE SCHEDULE AND TYPICAL STAFF RESTROOM DOOR DETAIL FOR FURTHER INFORMATION.

Guidepost
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SEAL:

MOUNTAIN VIEW WHISMAN SCHOOL DISTRICT

VARGAS ES

220 N. WHISMAN RD.
MOUNTAIN VIEW, CA
94043

MARK	DATE	DESCRIPTION

BULLETIN 01

DATE: 05/05/2023

PROJECT NUMBER: OAK220007

SHEET TITLE: SECURITY SYSTEM PLAN - JOSE VARGAS CLASSROOMS

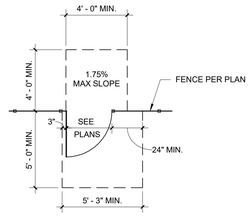
SHEET: SE.8.100

0 5' 50' — 0 5' 25' — 0 1' 12' — 0 1' 6' — 0 4' — 0 1' 3' — 0 2' — 0 1'

GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"

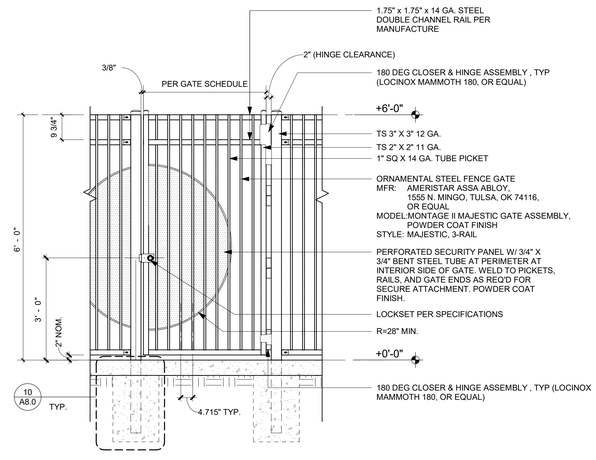
IF THIS SHEET IS NOT 30"x42" , IT IS A REDUCED PRINT SCALE ACCORDINGLY

OPENING NUMBER	GATE WIDTH (CLEAR)	GATE TYPE	MATERIAL	COMMENTS
G-01	3' - 6"	SINGLE LEAF / SELF CLOSING	STEEL / ORNAMENTAL	SEE DETAIL 8 / A8.0 & 12 / A8.0
G-02	3' - 6"	SINGLE LEAF / SELF CLOSING	STEEL / ORNAMENTAL	SEE DETAIL 8 / A8.0 & 12 / A8.0
G-03	3' - 6"	SINGLE LEAF / SELF CLOSING	STEEL / ORNAMENTAL	SEE DETAIL 8 / A8.0 & 12 / A8.0
G-04	3' - 6"	SINGLE LEAF	STEEL / CHAIN LINK	SEE DETAIL 1 / A8.1 & 12 / A8.0
G-05	3' - 0"	SINGLE LEAF	STEEL / CHAIN LINK	SEE DETAIL 1 / A8.1 (SERVICE GATE)
G-06	3' - 6"	SINGLE LEAF / SELF CLOSING	STEEL / ORNAMENTAL	SEE DETAIL 8 / A8.0 & 12 / A8.0
G-07	8' - 0"	DOUBLE LEAF	STEEL / CHAIN LINK	SEE DETAIL 7 / A8.1
G-08	3' - 6"	SINGLE LEAF	STEEL / CHAIN LINK	SEE DETAIL 1 / A8.1 & 12 / A8.0

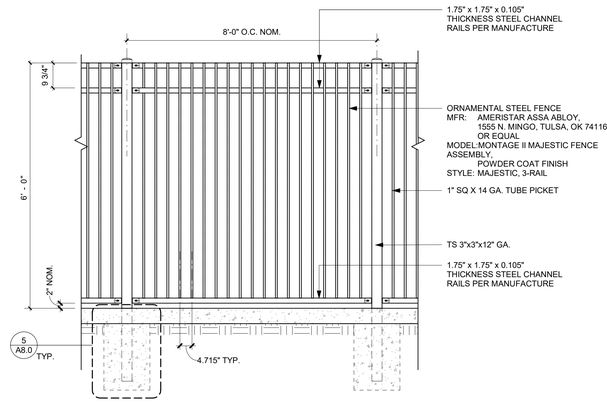


12 ACCESSIBLE LANDING AT GATE
1/4" = 1'-0"

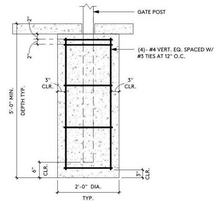
6 GATE SCHEDULE
3/4" = 1'-0"



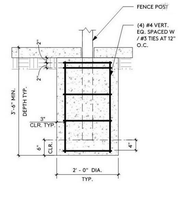
8 SITE GATE
1/2" = 1'-0"



9 SITE FENCE
1/2" = 1'-0"



10 FOOTING AT GATE POST
1/2" = 1'-0"



5 FOOTING AT TYP. POST
1/2" = 1'-0"

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 01-119126 INC:
REVIEWED FOR
SS ☐ FLS ☑ ACS ☑
DATE: 08/04/2020

Mountain View Whisman School District

1400 MONTECITO AVE. MOUNTAIN VIEW, CA 94043
PHONE: 650-526-3500 FAX: 650-964-8907

Revisions

Delta	Date	Revisions	By

Project
FENCING UPGRADES

Sheet Title
SITE DETAILS

Client Project Number:	Client Proj. #
Scale: As indicated	Sheet
Drawn By: AA	A8.0
Checked By: MH	
Issue Date: 07/22/2020	
Revit Version: 2019	Sheet 4 of 5

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GRAPHIC SCALES: 1/16" = 1'-0" | 1/8" = 1'-0" | 1/4" = 1'-0" | 1/2" = 1'-0" | 3/4" = 1'-0" | 1" = 1'-0" | 1 1/2" = 1'-0" | 3" = 1'-0"

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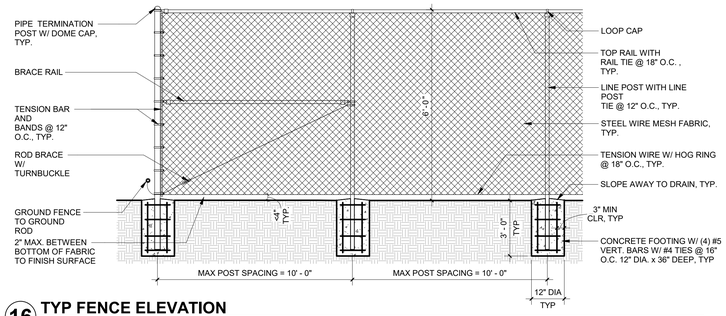
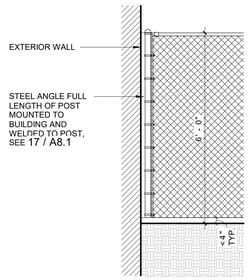
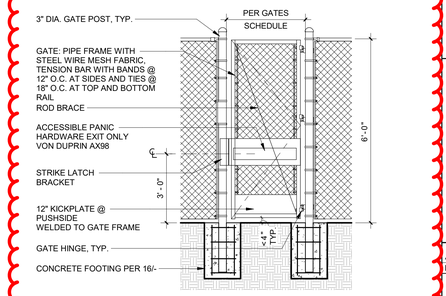


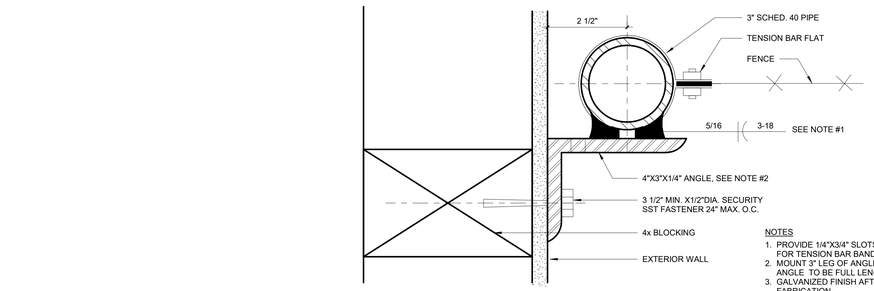
16 TYP FENCE ELEVATION
3/8" = 1'-0"



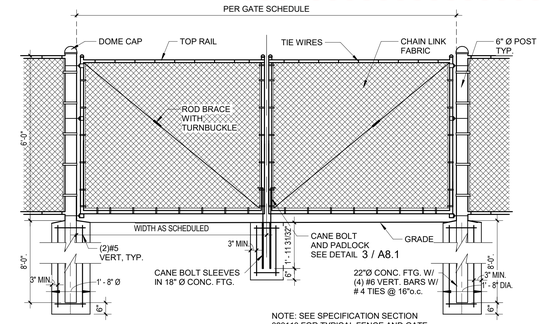
6 FENCE @ BLDG EXTERIOR WALL
3/8" = 1'-0"



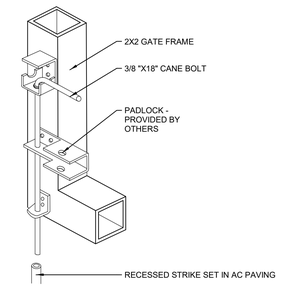
1 (N) FENCE GATE
3/8" = 1'-0"



17 FENCE POST AT EXTERIOR WALL
6" = 1'-0"



7 CHAIN LINK VEHICLE GATE
3/8" = 1'-0"



3 CANE BOLT DETAIL1
1 1/2" = 1'-0"

IDENTIFICATION STAMP
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APP: 01-119126 INC:
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Revit Version: 2019

Sheet
A8.1
Sheet 5 of 5

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ALLEGION

SCHLAGE

AD-400

Networked wireless electronic lock

Overview

AD Series electronic locks from Schlage® are designed to be modular and provide more options to choose from, more functionality in the lock and more compatibility with existing access control systems. Its patented modular design allows the lock to be customized to fit the needs of an application now and changed to meet future needs without removing it from the door.

To simplify installation, the AD Series combines all the hardware components required at the door for a complete access control system into one integrated design that includes the electrified lock, credential reader, request-to-exit and request-to-enter sensors, door position switch, tamper switch and more.

The AD-400 wireless networked lock gives you many of the key benefits of a hardwired access control system — without the wires. This allows you to secure doors that were traditionally difficult to run wires to in the past and increase the security throughout your facility.

[1] Check with PACS provider for specific support of mobile credentials in Apple Wallet® and Google Wallet.™
[2] Applies to cylindrical and mortise chassis only.

Encryption key and credential interoperability

- Hardware configured with our default encryption key or custom key developed by Schlage Custom Encryption Key Service (SCEKS) including NXP, HID® and NFC
- Schlage MIFARE® DESFire® and MIFARE Classic® credentials
- Apple Wallet® and Google Wallet™ NFC student ID and employee badge
- HID iCLASS®, iCLASS SE® and SEOS® plastic and NFC mobile credentials (see page 3)
- Other competitive credentials (see page 3)

Schlage Credential Services

- CardTrax™ credential format sequencing service offering industry standard formats
- Custom format development

Features and benefits

- Open architecture platform - integrated into most popular physical access control systems through our **PACS Alliance** program
- Multi-technology credential compatibility includes Schlage MIFARE®, NFC mobile[1], and proximity
  - Optional support for HID® smart and NFC mobile credentials
- Panel interface options ensure seamless communication with the access control system
- Secure encrypted data transmission
- Unique communication protocols won't interfere with other wireless networks
- Wake up on Radio feature enables centralized lockdown in less than 10 seconds while still optimizing battery life up to 2 years
- Non-invasive wireless installation for historic buildings and sensitive areas
- Wireless accessories available for remote, gate, elevator and portable or temporary (mustering) applications

Reliable communications

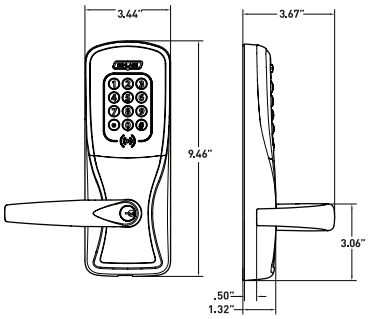
Secure and reliable wireless communication with the Panel Interface Module (PIM) is accomplished using 900 MHz frequency. 900 MHz band enables longer transmission ranges because signal propagation with longer wavelengths travel a greater distance and better penetrate typical building construction – allowing for simplified system design.

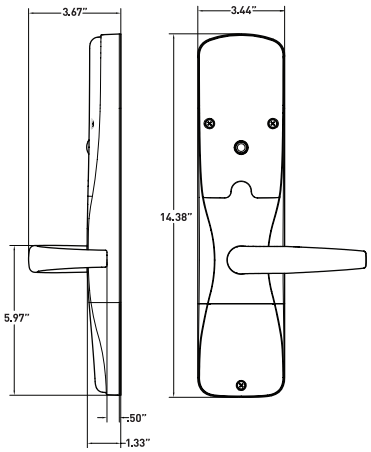
Wake-Up on Radio

This feature enables implementation of wireless locks in applications where centralized lockdown or unlock is required. 'Wake Up on Radio' utilizes patent-pending technology to enable real-time activation at a remote battery-powered wireless lock. The technology is configurable from 10 to 1 second increments. When Wake-Up on Radio is used in critical applications, Dynamic Channel Switching should also be enabled.

Panel Interface Module (PIM400)

The PIM400 (sold separately) is required for communication between the AD-400 wireless lock and the access control panel, and can support up to 16 locks depending on your access control system.





AD-400 electronic lock specifications

Modulation	900 MHz spread spectrum, direct sequence, 10 channels
Frequency range	902-928 MHz
Transmission/encryption	AES-128 bit key
Credential verification time	< 1 second[1]
Wake-Up on Radio	Responds to lock/unlock command from host in less than 10 seconds in battery powered applications (per field configuration)
Communication range	Up to 200 ft with obstructions (normal building construction), up to 1000 ft clear line of sight
RF interference avoidance	Configurable dynamic channel switching
Data rate	RF: 40 kbps
Visual/audible communications	Tri-colored LED's and audible indicators (field configurable)
System interface	RS-485, Wiegand, or Clock & Data via PIM400 to host
Power supply	4AA, 8AA, 12 VDC or 24 VDC
Voltage range	4 VDC to 26 VDC
Max current requirement	Up to 250 mA
Battery life	Up to 2 yrs with 4AA
Operating temperature	Exterior: -31° to 151°F (-35° to 66°C) Interior: 32° to 120°F (0° to 49°C) (battery)
Operating humidity	0 - 100% non-condensing
Certifications	ANSI/BHMA A156.25; ANSI/BHMA Grade 1; UL 294; ULC S319; UL 10C 3 hour; FCC Part 15; Industry Canada (IC); ADA compliant; Cylindrical and mortise chassis only: TDI DR-464; DR-465; FL12400, FL4613, FL1592, FL13013, FL14482; Mortise chassis only: FL3905
Accessories	Panel Interface Module (PIM400), SUS-A Cable used with SUS Android mobile app, remote antennas for PIM400 to extend range, Dry Contact Relay Board (RLBD) may be required for supervised inputs (Wiegand systems)

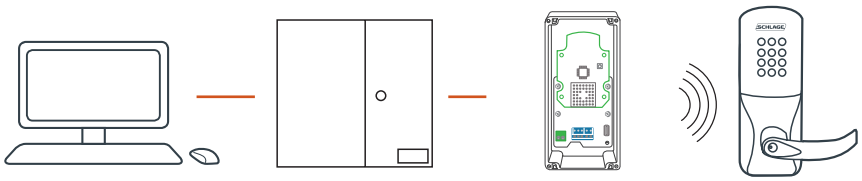
Functions

- Storeroom[2]
- Office/classroom[2, 3]
- Privacy[3]
- Apartment[3]

Available status signals

- Lock/unlock status[4]
- Request-to-exit
- Door position
- Mechanical key override[3]
- Deadbolt position[3]
- Interior push button[3]
- Interior cover tamper guard[3]
- Battery status
- Communication status[3]
- Request-to-enter[3]

The AD-400 has a number of field-configurable features and provides opening intelligence through status signals that can be monitored by access control software. Please consult one of our Physical Access Control Software (PACS) providers for details on specific features.



Access control management system | Access Control Panel (ACP) | Panel Interface Module (PIM400) | AD-400 (up to 16 locks)

[1] Lock requires less than 100 msec, response time does not include latency time of ACP.
[2] Storeroom and office/classroom functions not available with mortise deadbolt option.
[3] Consult your Physical Access Control Software (PACS) provider for specific scope of support. Interior pushbutton, mechanical key override and deadbolt position are only available when linked via PIM400-485.
[4] Software indicates lock/unlock status based on sequence of events, but cannot validate mechanical clutch position unless monitored on RS-485 connection.

Mechanical specifications

Chassis	Cylindrical	Mortise	Exit trim
Handing	Handed to order, field reversible		
ANSI standard (Meets or exceeds)	A156.25 locked outdoor A156.2 Series 4000 Grade 1	A156.25 locked outdoor A156.13 Series 1000 Grade 1	A156.25 locked outdoor A156.3 Grade 1
Door thickness	1 3/4" standard, 1 3/8" to 2 3/4" optional (available in 1/8" increments)		
Backset	Standard: 2 3/4" Optional: 2 3/8", 3 3/4", 5"	2 3/4" only	Defined by exit device
Latch bolt	Standard: 1/2" throw Optional: 3/4" throw	Standard: 3/4" throw Optional: 1" throw on mortise deadbolt	Provided by exit device
Levers	Pressure cast zinc, plated		
Strike	Standard: 1 3/16" lip, ANSI, 1 1/4" x 4 7/8" Optional: Additional configurations available, please see price book		Provided by exit device
Cylinder and keys	Schlage® 6-pin Everest 29 S123 keyway Conventional cylinder with two patented keys standard. Additional options available including SFIC, FSIC and competitor brands. See lever and cylinder compatibility data sheet (010432)		

Standard multi-technology reader specification

Credential technologies	Proximity (125 kHz), Smart (13.56 MHz) and Near Field Communication (NFC)
Standards	ISO 15693 ISO 14443
Read range	Proximity: up to 1.25" Smart: up to .75" NFC mobile: mobile device dependent
Proximity credential compatibility	**Compatibility:** Schlage, ISONAS™, HID[4], GE/CASI ProxLite®, AWID® and LenelProx® **Schlage credential style formats:** Clamshell, ISO card, ISO card with magnetic stripe, keyfob, thin keyfob, PVC adhesive disc
Smart credential compatibility	**Secure sector compatibility:** Schlage MIFARE Classic®, Schlage MIFARE Plus®, Schlage MIFARE® DESFire®, PIV and PIV-I[1,2] **CSN only compatibility:** HID iCLASS®, HID iCLASS SE®, Inside Contactless Pico Tag®, MIFARE Classic/Plus/DESFire, ST Microelectronics®, Texas Instruments Tag-It®, Phillips I-Code® **Schlage credential style formats:** Clamshell, ISO card, ISO card with magnetic stripe, keyfob, thin keyfob, wearable wristband, PVC patch
Mobile credential compatibility	Apple Wallet® NFC student ID and employee badge mobile credentials, Google Wallet™ NFC student ID and employee badge mobile credentials[3]
Certifications	FCC, Industry Canada (IC), UL 294
Options	12 button, 3 x 4 matrix backlit keypad

[1] FIPS 201-2 integration ready option available: The AD Series can be used in applications which require approval by the U.S. Federal Government under HSPD-12 for FIPS 201-2 compliance when installed as part of a tested and approved integrated solution. Please see the AD-402 data sheet or AD-302 data sheet for complete details.
[2] 75 bit output format default. Configurable to other output formats.
[3] Check with PACS provider for specific support of mobile credentials in Apple Wallet® and Google Wallet.™
[4] Proximity bit lengths greater than 37 not supported.

Available AD Series reader modules

Multi-technology
- Proximity
- Smart
- NFC mobile

KEYPAD

Multi-technology
- Proximity
- Smart
- NFC mobile

Si with HID support
- Smart
- NFC mobile

KEYPAD

Si with HID support
- Smart
- NFC mobile

Magnetic stripe (insertion)

KEYPAD

Magnetic stripe (insertion)

Magnetic stripe (swipe)

KEYPAD

Magnetic stripe (swipe)

Keypad

AD Series exit trim:

AD-400 exit trim is exclusively compatible with Von Duprin 98/99 and 98/99XP (Rim, Mortise, and SVR. CVC and CVR on metal doors only), Von Duprin 22/22F (Rim and SVR) and Falcon 25 (Rim) exit devices made by Allegion. The proper low current request-to-exit switch (RX-LC or AE) is required.

Part numbers for request-to-exit switch:
- Von Duprin: 050281
- Falcon: 650359

Benefits of AD Series multi-technology readers:

- Reads multiple brands of both proximity (125 kHz) and smart (13.56 MHz) technologies with single reader
- Compatible with NFC mobile credentials on iOS and Android platforms[3]
- Allows facility to migrate to more secure credential technologies over time and as budgets permit

Additional readers

Si option with HID® support

Supports:
- Secure application area of HID iCLASS®, iCLASS SE®, Seos® smart credentials
- iCLASS Standard Key and Elite Keys
- HID NFC mobile credentials
- All Schlage MIFARE® and NFC mobile credentials

Does not support:
- Proximity
- Bluetooth® (BLE) mobile credentials

Magnetic stripe

- Available with choice of insertion or swipe style readers
- Triple track reader (1, 2 or 3), field configurable
- ABA, ISO76XX standard

Keypad

- Backlit keypad
- 12 button, 3 x 4 matrix

Ordering information

Available through one of our GSA schedule 84 approved distributions; BAA options available

AD-400-CY-70-MG-SPA-626-P6-S123-RH-4B-13-049-10-025-1 3/4

Series	Class	Chassis	Function	Reader	Lever style	Finish	Lever cylinder	Keying type	Handing	Battery	Backset & latch	Strike	Door thickness
1	2	3	4	5	6	7	8	9	10	11	12	13	14

Selections correspond with the numbers above

Standard options are indicated in bold. See price book for specific configuration options.

3 Chassis

CY	Cylindrical
MS	Mortise
MD	Mortise deadbolt
993R	Exit trim – Rim/CVC/CVR
993S	Exit trim – SVR
993M	Exit trim – mortise
993DT	Non-functioning dummy trim for exit

4 Function

70	Storeroom
50	Office/classroom
40	Privacy
60	Apartment

Lock function capabilities are determined by users access control system.

5 Reader

KP	**Keypad**
MG	Magnetic stripe (insertion)
MGK	Magnetic stripe + keypad (insertion)
MS	Magnetic stripe (swipe)
MSK	Magnetic stripe + keypad (swipe)
MT	Multi-technology (125 kHz, 13.56 MHz, NFC)
MTK	Multi-technology + keypad (125 kHz, 13.56 MHz, NFC)
FMK	FIPS 201-1 compliant multi-technology + keypad (125 kHz and 13.56 MHz)
Si	HID support
SiK	HID support + keypad
DT	Dummy trim

6 Lever

ATH	Athens
BRK	Boardwalk
BRW	Broadway
LAT	Latitude
LON	Longitude
RHO	Rhodes
SPA	Sparta
TLR	Tubular

Available with tactile warning options.

7 Finish

626	**Satin chrome**
605	Bright brass
606	Satin brass
612	Satin bronze
619	Satin nickel
625	Bright chrome
643e	Aged bronze
626AM	Satin chrome antimicrobial

8 Lever cylinder type

P6 **Schlage 6-pin Conventional key-in-lever cylinder**

See price book for other SFIC, FSIC and less cylinder options available. Compatible with Schlage®, Sargent®, Corbin Russwin, Medeco® and Yale®.

9 Keyway type

S123 **Everest 29**

See price book for other available keyway options including restricted keyways in Primus XP high security cylinders and master keying.

10 Handing

RH	**Right handed**
LH	Left handed

Field reversible.

11 Battery

4B	**4AA**
8B	8AA

12 Backset & latch or armor front

Cylindrical

13-247 **2 3/4" backset, deadlatch, square corner, 1 1/8" x 2 1/4"**

Mortise

09-663 **Armor front, 1 1/4" wide, square corner**

See price book for mortise deadbolt and other backset and latch options or armor front options.

13 Strike

Cylindrical

10-025 **1 3/16" lip, ANSI, no box, 1 1/4" x 4 7/8"**

Mortise

10-072 **1 3/16" lip, 1 1/4" x 4 7/8" square corner, box**

See price book for other available strikes.

14 Door thickness

1 3/4"

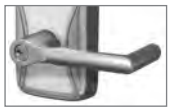
Other thicknesses available between 1 3/8" and 2 3/4"

See price book for details.

Lever styles

Conventional cylinders shown, SFIC and FSIC also available.


Athens


Boardwalk


Broadway


Latitude


Longitude


Rhodes


Sparta


Tubular

Finishes

Warm tone finishes


605 Bright brass


606 Satin brass


612 Satin bronze


643e Aged bronze

Cool tone finishes


619 Satin nickel


625 Bright chrome


626 Satin chrome


626AM Satin chrome with antimicrobial

About Allegion

Allegion (NYSE: ALLE) is a global pioneer in seamless access, with leading brands like CISA®, Interflex®, LCN®, Schlage®, SimonsVoss® and Von Duprin®. Focusing on security around the door and adjacent areas, Allegion secures people and assets with a range of solutions for homes, businesses, schools and institutions.

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For Reference.