

DESERT HAVEN MOTEL TO APARTMENT CONVERSION

COMPLETE RENOVATION PROJECT

16959 Stoddard Wells Road, Victorville, CA

ELECTRONIC LOCK & SOFTWARE SPECIFICATIONS

Manufacturer: Dorma Kaba

Includes:

InSync I Interconnect Lock

Sam RF Software

Key Encoder

RFID Credential

Authorized Supplier:

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InSync®

BEYOND SECURITY

KABA®



Overview

The InSync I is a stand-alone, battery operated interconnected cylindrical latch and deadbolt lock. An InSync I lock works with Windows®-based SAM RF software, an electronic key-encoding device, handheld utility device, and electronic RFID keys to create a comprehensive access control system. The system eliminates key cutting, lock replacement, and risks associated with unauthorized mechanical keys. In addition, it provides multiple levels of access control to provide the highest level of security.

Applications

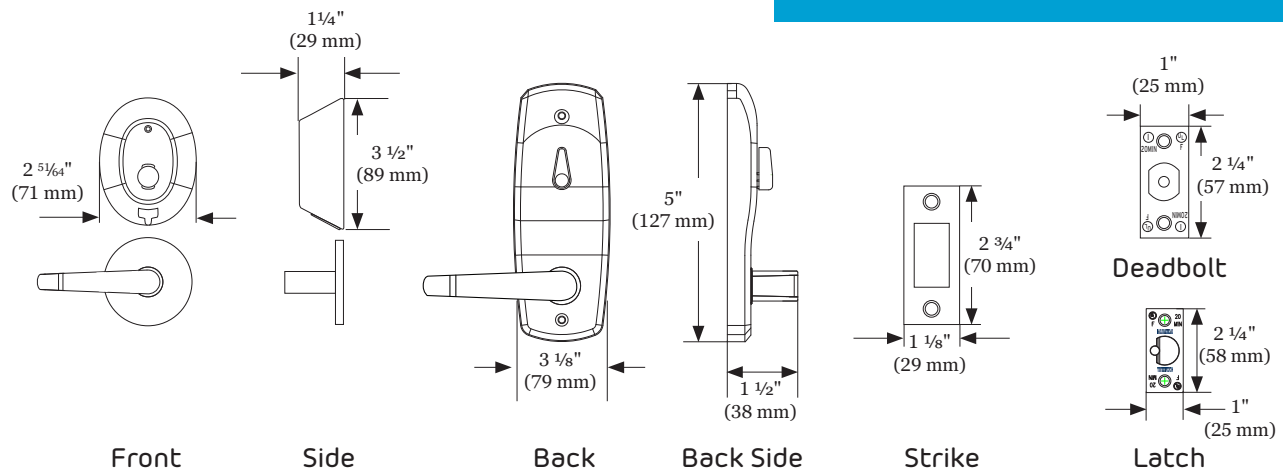
- Ideal for all types of multihousing applications, including apartment homes, student housing, assisted-living facilities, and military family housing
- Suitable for both new and retrofit projects
- Access control for unit, suite, and common areas

Security Features

- Robust sectional trim with fully enforced 1" saw-proof deadbolt
- Inhibit key cancels a specific key; for use when a key is lost or stolen
- Emergency keys open any lock on a property, including unit, suite, and common access area locks
- Limited Use keys for vendors, staff members, and potential residents who may need regulated access to unit or common access areas

Low Maintenance







- Locks indicate low power signal with key insertion
- Designed for extended battery life
- Weatherized to withstand environmental conditions



Features

<i>Access Control</i>	<p>The InSync I lock provides individual door entry; rotation of the inside thumbturn or the inserted RFID key extends or retracts the 1" deadbolt. When the inside lever is rotated, both the latch and deadbolt are simultaneously retracted, providing single motion egress.</p> <p>Suite locks allow access to residents who have individual units behind the suite door. Suite locks require the resident to rotate the thumbturn or rotate the RFID key to lock or unlock the door. Unit or Suite locks can recognize up to 256 individual key IDs plus unlimited "Limited Use Key" IDs at any time.</p>
<i>Credential</i>	Locks use an RFID memory key that employs special polymer construction to repel moisture. The InSync RFID key with dual technologies includes standard HiTag technology along with Prox, MIFARE® or DESFire® option.
<i>Locking Device Options</i>	1" deadbolt operates by release of a motor and rotation of key or from inside thumbturn
<i>Audit Trail</i>	Unit locks store the last 200 entries to the lock and Suite locks store the last 100 entries, including time, day, and key identification or user name. Common locks can store up to 2,000 entries.
<i>Programming</i>	Locks and common readers are programmed and audited using a Utility Device
<i>Key Levels</i>	Resident, zone, master, limited use, and emergency

Mechanical Features

<i>Exterior Dimensions</i>	3 1/2" h x 2 5/64" w x 1 1/4" d (deadbolt only)
<i>Power</i>	Four (4) standard size AA alkaline batteries
<i>Levers</i>	<p>ADA compliant      </p> <p>Note: Verify that Vintage, Gala, and Arc levers comply with local fire code requirements.</p>
<i>Standard Finishes</i>	Bright Chrome (26), Satin Chrome (26D), Bright Brass (U3), Satin Brass (U4)
<i>Optional Finishes</i>	Satin Nickel (U15) or Dark Mahogany (10B)
<i>Backset</i>	2 3/8" (60mm) or 2 3/4" (70mm), adjustable — no special tools required
<i>Weight</i>	9 lbs. (4 kg)

Installation

<i>Door Preparation</i>	Standard deadbolt prep
<i>Door Thickness</i>	1 3/8" – 2" (35mm to 51mm)
<i>Fire Rating</i>	UL certified for use on fire-rated doors (20-minute rating)
<i>Environmental</i>	Indoor/outdoor approval: -31 °F to 151 °F (-35 °C to 66 °C)
<i>Accessibility Standard</i>	ADA compliant levers and thumbturn
<i>Florida Building Code</i>	Locking device option with adjustable backset deadbolt meets Florida Windstorm Specification. Certified compliance to the Florida Building Code per FL1306.1 for installation in HVHZ (High Velocity Hurricane Zone) areas.

Warranty

<i>Standard Warranty</i>	One year from the date of installation
<i>Extended Warranty</i>	Kaba Service Plans (Platinum, Gold, Silver)

Standard Finishes



Bright Chrome



Satin Chrome



Bright Brass

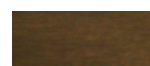


Satin Brass

Optional Finishes



Satin Nickel



Dark Mahogany

DOOR HARDWARE - ELECTRONIC KEY ACCESS LOCKING SYSTEM

PART I – GENERAL

1.01 SUMMARY

Key Management operating system specified as Security Access Manager, SAM RF Encoding System.

Door Hardware specified as Saflok InSync M, InSync L, InSync CR and InSync CM

1.02 REFERENCES

A. Standards of the following as referenced:

1. American National Standards Institute (ANSI)
2. Builders Hardware Manufacturers Association (BHMA)
3. Door and Hardware Institute (DHI)
4. Factory Mutual (FM)
5. National Fire Protection Association (NFPA)
6. Underwriters' Laboratories, Inc. (UL)

B. Industry standards of the following as referenced:

1. Department of Justice, Office of the Attorney General, Americans with Disabilities Act, Public Law 101-336, (ADA)
2. ANSI A117.1: Providing Accessibility and Usability for Physically Handicapped People, 1986 edition.
3. Federal Register Part III, Department of Justice, Office of the Attorney General, 28 CFR Part 36: Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule, July 26, 1991.
4. Federal Register Part II, Architectural and Transportation Barriers Compliance Board, 36 CFR Part 1191: Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Amendment to Final Guidelines, September 6, 1991.

1.03 SYSTEM DESCRIPTION

Furnish and install an electronic lock system, complete and including without limitation, the following components:

1. Complete programming, data base design, storage, and software.
2. Operating system package, encoder and cables, as necessary, to interface with minimum recommended computer system.
3. Lock units as specified.
4. Batteries.
5. Utility Device or portable programmer for lock units.
6. Special tools.
7. Operating manuals.
8. Training of staff.
9. Emergency Lock Power Supply.
10. RFID Memory Keys.

1.04 SUBMITTALS

Submittal packages by request.

1.05 QUALITY ASSURANCE

A. Qualifications:

1. Installer shall have had experience in the installing and servicing of electronic lock systems and shall be approved by the manufacturer of the system.

B. Regulatory requirements:

1. Furnish locksets for fire-rated openings in compliance with requirements of NFPA 80-1990 and NFPA 101-1991.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. System components, including locksets must be stored in a dry temperature controlled environment.

1.07 WARRANTY

A. Warranty:

1. Door locksets: One (1) year.
2. Keys and other electrical equipment. One (1) year.
3. Commences from date of delivery.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

Subject to full compliance with requirements, provide electronic lock system and electronic keys by one of the following manufacturers:

KABA

Call (800) 849-8324 for information.

Fax information requests to (800) 346-9640

Substitution:

If a qualified bidder proposes to furnish material of another manufacturer, he must receive prior approval by the owner and submit the manufacturer's name, catalog information and an explanation of the substitution no less than fifteen working days, prior to the bidding to the general contractor. The owner (upon examination of the catalog information for proposed substitution) will issue an addendum to the specification if he considers the proposed substitution to be equivalent to the material specified. If no addendum is issued, it is understood that the bidder will supply the hardware exactly as specified.

2.02 MANUFACTURED LOCK UNITS

A. Electronic Auto Dead Bolt Locks. InSync M:

Keying: Locks shall be opened upon insertion of a correctly coded RFID memory key.

1. Unit or Suite locks shall be capable of recognizing up to 256 individual key ID's plus unlimited "Limited Use Key" ID's at any time.
2. Audit trail shall consist of the last 200 entries to the lock. Each transaction must include time, date and key identification or user name. Programming events shall also be recorded with time, date, and user name.
3. Locks shall utilize a RFID memory key.
4. The unit's internal clock shall operate in real-time. Changes in lock function shall not reset the clock.
5. Power supplied by four (4) standard size AA alkaline batteries.
6. Non-volatile memory for programming and audit trail features.
7. Deadbolt shall operate by closure of door (ADB – Automatic Deadbolt) and retract along with the latch upon single motion lever rotation during ingress or egress.
8. Choice of satin chrome US26D, satin brass US4, polished brass US3 finishes with no additional charge.
9. All M locks shall permit free egress by mechanical rotation of inside lever.
10. All locks shall be weatherized for environmental considerations.
11. Lock shall indicate low power signal with access key insertion. External Power Supply powers lock from exterior should battery power fail for any reason.
12. Keys to allow access to optional Suite or Common Area function locks.
13. InSync M locksets are to conform to ANSI Grade I and meet Underwriters Laboratories Fire Rating C through A.
14. Lost keys in system shall be replaceable and upon insertion of the appropriate user-inhibit key, the lost key shall be invalidated for access. An issuance of a new encoded key shall be differentiated in the audit trail of the lock. Invalidation process shall not require reprogramming of lock by Utility Device.
15. Lock escutcheon shall be designed to allow liquids to move around unit.
16. Batteries shall be located under the interior escutcheon. Accessible from the interior of the door secured by two tamper resistant screws.
17. SAM RF software can be provide with, or without Master Keying levels and must be specified prior to ordering.
18. Locks shall be programmed by the insertion the Utility Device into the locks USB port. The Utility Device may not have the option of opening any doors.
19. The lock functions shall be programmable to Unit function or Suite function.
20. Minimum of two RFID keys to be specified with each specified lockset.

B. Physical Characteristics:

1. Weight – 9 lbs. InSync M.
2. Exterior lock dimensions – 8 15/16" h x 3 1/16" w x 2.5" d / InSync M.
3. Temperature range – -32 degrees F / +161 degrees F with standard alkaline batteries.

Saflok SAM RF System - InSync M, L, CR, CM

Door Hardware and Key Management Locking Systems

4. Humidity – up to 95% without condensation.
5. Power supply – 4AA alkaline.
6. Power consumption – 0.05 mA in standby mode.

C. Product:

1. Product shall be the SAFLOK InSync M Mortise Lock with SAM RF Security Access Manager Windows based software and key encoding equipment.

2.03 MANUFACTURED LOCK UNITS

A. Electronic Tubular Dead Latch Lock. InSync L:

Keying: Locks shall be opened upon insertion of a correctly coded RFID memory key.

- a. Unit or Suite locks shall be capable of recognizing up to 256 individual key ID's plus unlimited "Limited Use Key" ID's at any time.
- b. Audit trail shall consist of the last 200 entries to the lock. Each transaction must include time, date and key identification or user name. Programming events shall also be recorded with time, date, and user name.
- c. Locks shall utilize a RFID memory key.
- d. The unit's internal clock shall operate in real-time. Changes in lock function shall not reset the clock.
- e. Power supplied by four (4) standard size AA alkaline batteries.
- f. Non-volatile memory for programming and audit trail features.
- g. Dead Latching bolt shall operate by closure of door and retract the latch upon single motion lever rotation during ingress or egress.
- h. Choice of satin chrome US26D, satin brass US4, polished brass US3 finishes with no additional charge.
- i. All L locks shall permit free egress by mechanical rotation of inside lever.
- j. All locks shall be weatherized for environmental considerations.
- k. Lock shall indicate low power signal with access key insertion. External Power Supply powers lock from exterior should battery power fail for any reason.
- l. Keys to allow access to optional Suite or Common Area function locks.
- m. InSync L locksets are to conform to ANSI Grade 2 and meet Underwriters Laboratories Fire Rating C through A.
- n. Lost keys in system shall be replaceable and upon insertion of the appropriate user-inhibit key, the lost key shall be invalidated for access. An issuance of a new encoded key shall be differentiated in the audit trail of the lock. Invalidation process shall not require reprogramming of lock by Utility Device.
- o. Lock escutcheon shall be designed to allow liquids to move around unit.
- p. Batteries shall be located under the interior escutcheon. Accessible from the interior of the door secured by two tamper resistant screws.
- q. SAM RF software can be provide with, or without Master Keying levels and must be specified prior to ordering.
- r. Locks shall be programmed by the insertion the Utility Device into the locks USB port. The Utility Device may not have the option of opening any doors.
- s. The lock functions shall be programmable to Unit function or Suite function.

Saflok SAM RF System - InSync M, L, CR, CM

Door Hardware and Key Management Locking Systems

- t. Minimum of two RFID keys to be specified with each specified lockset.

B. Physical Characteristics:

- a. Weight – 8 lbs. InSync L.
- b. Exterior lock dimensions – 8 15/16” h x 3 1/16” w x 2.5” d / InSync L.
- c. Temperature range – -32 degrees F / +161 degrees F with standard alkaline batteries.
- d. Humidity – up to 95% without condensation.
- e. Power supply – 4AA alkaline.
- f. Power consumption – 0.05 mA in standby mode.

C. Product:

- a. Product shall be the SAFLOK InSync L Dead Latch Lock with SAM RF Security Access Manager Windows based software and key encoding equipment.

2.04 SOFTWARE – SAM RF, ENCODER & UTILITY DEVICE

A. Software requirements minimum:

- 1. Win 98 SE or Windows NT 4.0, 2000, XP or Server 2003.
- 2. A Pentium II or greater processor, 64 MB RAM, 10 gigabyte hard drive.
- 3. CD ROM,
- 4. 3.5 inch floppy disk drive.
- 5. V.90 internal or external modem.
- 6. USB port for connecting the electronic key encoder device.
- 7. Anti-virus protection program (e.g., Norton Anti-virus, McAfee Anti-virus).
- 8. UPS and surge protection with equipment warranty is suggested.

B. Software & Encoder Base must have the following:

- 1. Capable of tracking 259,328 key ID's plus unlimited "Limited Use Key" users per site.
- 2. Capable of 4,000 unit locks and 2,000 suite locks, 50 optional Zones, 1 Master level and 1 Emergency Master level per site.
- 3. Common Areas to accommodate 64 separate identifiers.
- 4. Transaction report of all system transactions on computer.
- 5. No moving parts in key encoder.
- 6. Key encoder must code and validate keys.
- 7. Key encoder must have the ability to read all keys.
- 8. Software package must have a unique key way code, unlike any other site and unlike that which is duplicable by manufacturer's employees.
- 9. Limited Use service keys to allow access to multiple rooms.
- 10. System shall include the option of master levels and zone levels.
- 11. Password protected for each user.
- 12. System transactions specially tailored by system administrator.
- 13. Work Order Program.

Saflok SAM RF System - InSync M, L, CR, CM

Door Hardware and Key Management Locking Systems

C. Hand Held Utility Device:

1. Shall upload programming information from locks to software.
2. Shall set the time and date in the lock automatically with insertion.
3. Shall be restricted from opening any lock.
4. Shall capture the lock voltage and critical information.
5. Shall upload audit trail information from locks to software.
6. Shall contain a unique key way code and site code non-duplicated at any other site in the world.
7. Shall reside in the Encoders charger platform or base.
8. Shall be a hand held unit.
9. Audit trail memory storage records any combination of three 2,000 Common Area audit trails, 200 Unit or 200 Suite audit trail transaction lists in a non-volatile memory.

D. Physical Characteristics Encoder & Utility Device Combined:

1. Weight – 1.88 lbs. Encoder & Utility Device Combined.
2. Dimensions – 5.313” h x 3.875” w x 8.375” d.
3. Temperature range – +50 degrees F / +104 degrees F.
4. Humidity – 10% to 90% without condensation.
5. Power supply – 4AA NiCad and/or 110VAC Adapter.
6. Display: 3 x 25 character LCD.

E. Product:

1. Product shall be the SAM RF Key Manager/Encoder/Utility Device.

2.05 EXTERNAL LOCK POWER SUPPLY

A. Shall be a hand held unit:

1. Weight: .06 lbs.
2. Dimensions: 2.5” x 4” x 1”.
3. Connects to lock via USB cable.
4. ELPS will not allow access to the lock unit.

B. Product:

1. Product shall be the SAM ELPS Emergency Lock Power Supply.

2.06 MANUFACTURED COMMON REMOTE UNITS

A. The InSync CR Common Remote with Relay shall have the following characteristics:

1. Shall include a form ‘C’ contact, including three contacts, normally closed, normally open, and common contacts.
2. Shall accommodate a maximum of 24 Volts DC or 12 Volts DC devices.
3. Shall be capable of recognizing any of 259,328 individual key ID’s plus unlimited “ Limited Use Key” users.
4. Shall utilize a RFID memory key.
5. Shall require time and date programming.

Saflok SAM RF System - InSync M, L, CR, CM

Door Hardware and Key Management Locking Systems

6. Power supplied by AC/DC and include UPS.
7. Shall use non-volatile memory for programming.
8. All readers shall be provided with weatherized version for environment facing applications.
9. Lost keys in system shall be replaceable and upon insertion of the appropriate new user key, the lost key shall be invalidated for access. Invalidation process shall not require reprogramming of lock by Utility Device or USB cable.
10. Housing escutcheon shall be designed to allow liquids to move around unit.
11. Use of unauthorized keys shall not allow device operation.
12. Shall be programmed by the use of the Utility Device and USB cable.
13. The key reader shall be removable from the interior without removing the outside chassis or escutcheon for maintenance considerations.
14. Reader can be programmed to operate for a range of hours during a 24-hour period.

B. Physical Characteristics:

1. Weight – 0.8 lbs.
2. Box dimensions – 2” h x 4” w x 3” d.
3. Temperature range – -32 degrees F / +161 degrees F.
4. Humidity – up to 95% without condensation.
5. Power supply – 4AA batteries in conjunction with a 110VAC to DC UPS.

C. Product:

Product shall be the SAFLOK InSync CR (Common Remote).

2.07 MANUFACTURED LOCK UNITS

A. Common Area Electronic Mortise Lock. InSync CM:

1. Locks shall be capable of recognizing up to 259,328 Key ID's plus unlimited "Limited Use Key" users.
2. The lock unit shall require time and date programming.
3. Power supplied by four (4) standard size AA alkaline batteries with snap in connector.
4. Lock shall use non-volatile memory for programming.
5. Lock shall operate by a motorized mortise release.
6. Choice of satin chrome or satin brass finishes with no additional charge.
7. All locks shall permit free egress.
8. All locks shall be applicable in interior applications. Weatherized version for environment facing applications available.
9. Lock shall indicate low power to user. External power supply powers lock from exterior should battery fail for any reason.
10. Mortise lockset to conform to ANSI Grade I and meet Underwriters Laboratories Fire Rating C through A.
11. Lost keys in system shall be replaceable and upon insertion of the appropriate new user key, the lost key shall be invalidated for access.

Saflok SAM RF System - InSync M, L, CR, CM

Door Hardware and Key Management Locking Systems

Invalidation process shall not require reprogramming of lock by Utility Device or USB cable.

12. The lock shall reset to operating mode within five seconds should the handle not be activated.
13. Lock escutcheon shall be designed to allow liquids to move around unit.
14. Batteries shall be located and accessible from the interior of the door and shall not be located in the exterior.
15. When the electronic lock is in a locked condition, the exterior handle shall not allow play or movement.
16. Use of authorized keys shall allow deadbolt retraction from the exterior of the door.
17. To meet fire codes, the exterior lock escutcheon depth from the front face of the door to key reader location shall be less than 1".
18. Locks shall be programmed by use of Utility Device and USB cable.
19. Automatic deadbolt option shall throw the deadbolt each time the door closes.

B. Physical Characteristics:

1. Weight - 9 lbs. InSync CM Common Area Locksets.
2. Exterior lock dimensions – 8 15/16" h x 3 1/16" w x 2 1/2" d.
3. Temperature range – -32 degrees F / +161 degrees F.
4. Humidity – up to 95% without condensation.
5. Power supply – 4AA alkaline batteries.
6. Power consumption – 0.05 mA in standby mode.

C. Product:

Product shall be the SAFLOK InSync CM Common Area Electronic Lockset(s).

PART 3 – EXECUTION

3.01 INSTALLATION

1. Comply with manufacturer's templates, written instructions and recommendations for installation of system components.
2. Install electronic lock units as directed.
3. Check and adjust operation of lock units in place, to ensure proper latching and locking.
4. Replace units if any are not fully functional as received.
5. Inventory all material must be completed before installation begins.

3.02 TRAINING

Provide instruction material to the owner's personnel to insure that the electronic lock system is operated properly. This training should be accomplished before owner's personnel are allowed to operate the system, and shall be accomplished by the end user or owner. On site training can be arranged and shall be at the standard company rate and may be requested as part of the system quotation.

Electronic Door Hardware and Key Management Systems Specification

ELECTRONIC DOOR HARDWARE - KEY MANAGMENT SYSTEM

PART I – GENERAL

1.01 FORM & FUNCTION OF InSync D & I

- A. InSync D & I is a stand-alone electronic lock powered by a local battery source. Tubular deadbolt by design, incorporating software characteristics that enable its compatibility with the Saflok SAM RF operating system.
- B. InSync D & I inside escutcheons shall be secured with two tamper proof screws.
- C. The outside housing should appear as a standard deadbolt housing or similar aesthetic design.
- D. InSync D & I shall feature an environmentally hardened key reader and PC board communicating using RF technology utilizing a RF credential configured electronic key. The design makes the InSync D & I and RF Keys impervious to all weather conditions.
- E. Average power consumption of standard 4 AA battery source is 18 – 24 months between battery change outs.
- F. D & I Dead bolt to be grade 2
- G. I Latch bolt to be grade 2

PART 2 – PRODUCT

2.01 MANUFACTURED DEAD BOLT UNITS

- A. Electronic Dead Bolt Locks. InSync D & I shall have the following characteristics.
 - 1. The programmed and operationally functional D & I locks shall be capable of recognizing 64 individual resident key ID's, 193 individual master/zone key ID's and an unlimited amount of limited use key ID's at any given time.
 - 2. Audit trail shall record the last 300 entries in the locks non-volatile memory; each transaction will include time, date, and key ID identification. Programming and Audit events shall also be recorded by time, date, and user name.
 - 3. Locks shall utilize a memory key with RF communication abilities.
 - 4. The unit's internal clock shall operate in real-time. Changes in lock function shall not reset the clock.
 - 5. Power supplied by four (4) standard AA alkaline batteries.
 - 6. Lock to have LED diagnostics key providing battery and lock status.
 - 7. Non-volatile memory to secure programming and audit trails features.

Electronic Door Hardware and Key Management Systems

8. Deadbolt shall retract after insertion of correctly coded RF key and physical rotation of key in locks keyway.
9. Deadbolt shall operate by release of locks internal motor and physical rotation of key from outside or thumb turn from inside.
10. InSync I locks will provide two points of latching and single motion interconnected egress when exiting.
11. Full complement of finishes to include satin brass, satin chrome, satin stainless, satin nickel, polished brass, polished chrome.
12. All locks shall permit free exit by mechanical turn of thumb turn.
13. All locks shall be weatherized for environmental considerations.
14. Lock shall indicate low power signal with access key insertion.
15. External power supply powers lock from exterior should battery power fail for any reason. This procedure bypasses dead batteries and does not attempt to recharge internal batteries.
16. RF Keys allow access to optional suite or common area function locks.
17. Limited Use service keys to allow access up to 20 multiple units.
18. InSync D & I locksets are to conform to ANSI Grade II and meet Underwriters Laboratories Fire Rating C through A.
19. Lost keys in system shall be recoded and upon insertion of the appropriate new key or user ID inhibit key. The lost key shall be invalidated from access. An issuance of a new encoded key shall be differentiated in the audit trail of the lock. Invalidation process shall not require reprogramming of lock by Utility Device.
20. Lock escutcheon shall be designed to allow liquids to move around unit.
21. Batteries shall be located in the interior escutcheon, accessible only from the interior of the door.
22. Use of authorized resident access keys shall allow deadbolt retraction and extension from the exterior of the door.
23. Use of optional master/zone level keys shall allow deadbolt retraction and extension, unless the option is not requested prior to installation.
24. Use of optional Emergency Services Key to allow retraction and extension to all installed units, unless the option is not requested prior to install.
25. Locks shall be programmed by the use of the Utility Device. The Utility Device may not have the option of opening any doors.
26. The locks universal PC board will shall be programmable to residence Unit function or Suite/Foyer function.
27. Lock shall include the option of Emergency level, Master level and Zone levels.

B. Physical Characteristics InSync D

1. Weight - 1 lbs. InSync D
2. Exterior lock dimensions – 3 ½” h x 2 ½” w x 1¼” d
3. Interior lock dimension – 4 ½ “ h x 3 ½” w x 1” d
4. Temperature range – -32 degrees F / +161 degrees F with 4 AA standard alkaline batteries.
5. Humidity – up to 99% with condensation.
6. Power supply – 4AA alkaline batteries.

Electronic Door Hardware and Key Management Systems

Physical Characteristics InSync I

1. Weight – 9 lbs. InSync I.
2. Exterior lock dimensions – 8 15/16” h x 3 1/16” w x 2.5” d / InSync I.
3. Temperature range – -32 degrees F / +161 degrees F with standard alkaline batteries.
4. Humidity – up to 95% without condensation.
5. Power supply – 4AA alkaline.
6. Power consumption – 0.05 mA in standby mode.

C. Product

1. Product shall be the SAFLOK InSync D OR I Electronic Deadbolt with SAM RF Security Access Manager Windows based software and key encoding equipment.

PART 3 - WARRANTY

3.01 WARRANTY

A. Warranty: From date of delivery.

1. InSync electronic hardware product: One (1) year.
2. SAM RF operating system and peripherals: One (1) year.
3. RF Keys and other miscellaneous electrical equipment. One (1) year.

PART 4 - SUMMARY

4.01 SUMMARY

The product shall be known as the Saflok InSync D electronic deadbolt or InSync I interconnecting deadbolt and latch and will operate with SAM RF software.

A full line extension of InSync lock assemblies is available to complement any type entry or door requirements. Additional specifications are available for InSync M (mortise), InSync I (interconnect), InSync L (tubular latch), InSync C (Common Area Control Products) to include CR (common area 110V AC/DC control units), CM (common area mortise), CL (common area latch) & CP (common area panic trim)



BEYOND SECURITY

KABA®

InSync™ Lock Series SAM RF™ Software

Key Control Systems for Multihousing

InSync Locks & SAM RF Software:

The Perfect Combination of Style and Security

When it comes to residents' needs, developers and property managers know that a facility's amenities are equally important as a well-designed unit. Today's renters want common areas that build a sense of community or concierge services to help manage busy lifestyles. Every amenity, every convenience are selling propositions—and that includes security and access control. Kaba InSync locks and SAM RF software offers developers and property managers the perfect combination of style and security.

Kaba InSync locks are the leading choice for developers and property managers seeking an advanced access control solution that streamlines key management, simplifies operations, and increases community security. InSync locks are ideal for all types of multihousing applications, including affordable housing, garden-style, mid-rise, high-rise, luxury, student, and senior living. With a variety of lock models available, InSync locks are ideal for both retrofit and new construction projects.

InSync locks work together with SAM RF software to create a single system that manages both key and access control at perimeter entries, amenity and utility doors as well as apartment or bedroom doors. With the InSync system, property managers program the locks once; the software programs critical information, such as access codes, onto the key. When a resident presents a newly encoded key to the lock, it voids the previous key. Only one key is required for use at multiple access points, creating a convenient and efficient user experience. InSync lock models accommodate virtually all door types and preparations as well as common area applications, and the locks feature contemporary finishes and lever options to complement today's design trends.

*InSync Locks Work with SAM RF Software,
Key Encoder, and RFID Credential to
Create a Comprehensive Access Control
System.*

InSync Locks

InSync locks cover a full spectrum of hardware offerings to fit a property's design, budget, and security needs. InSync configuration options include:

- Unit function — Designed for apartment entry, offices, utility rooms, and more.
- Suite function — Ideal for multiple leases per apartment, such as student housing. If a resident loses a key, the new key cancels out the lost key and allows continued access by roommates.
- Common function — Used for perimeter entries and amenity spaces, including “pay-for-use” areas, common locks can have restrictions by time schedule and use.

All InSync locks operate using four AA standard alkaline batteries. There is no wiring required. InSync locks fit standard door preparation and meet UL requirements for both 20-minute or three-hour fire ratings. InSync locks maintain entry records by time, date, and key ID information; non-volatile memory maintains programming and audit information.



SAM RF Software

From design to installation, SAM RF software is intuitive and easy to use and includes the following features:

- User interface with drop down menus for programming keys, creating users and authorizations, and generating system transaction reports.
- Customizable authorization group setup to provide management control over employee access and keymaking restrictions.
- ID and password protection for advanced security and administration.
- Multiple database options to enable management of several properties from a single system.
- Multiple and customizable key levels, including Resident, Zone, Master, Limited Use, and Emergency.

In addition, to further aid an effortless system setup, Kaba specialists are available to create a property-specific database that meets both a facility's design layout and access control requirements.

SAM RF Key Fob RFID Technology

- Proximity reader replaces hard contact fobs or readers for reliable reads, longer life, and minimal maintenance.
- Read/write technology enables reusable and reprogrammable keys.
- High-security encryption unique to each property.
- Time-stamp expiration option for increased security.
- Special polymer construction repels moisture and protects embedded access codes.

Dual Technology: Compatibility with Single-Key Convenience

The InSync RFID key with dual technologies contains standard HiTag technology along with either Prox, MIFARE®, or DESFire®. Keys are configured based on the operating protocol of an existing perimeter system. An InSync RFID key with dual technologies lets a property leverage a single credential to work in tandem with a hard-wired access control system.

Applications

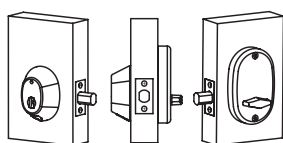
- Apartment Entry Door (D, I, L, M)
- Bedroom Doors (D, I, L, M)
- Patio Storage Closet (D, I, L, M)
- Community Room (CL, CM)
- Pool Gate (CL, CM)
- Pedestrian Gate (CL, CM)
- Roll-up Garage Door (CR)
- Parking Arm (CR)
- Elevator (CR)
- Business Center (CL, CM)
- Exercise Room (CL, CM)
- Store Room (D, I, L, M)
- Mechanical Room (D, I, L, M)
- Office Door (D, I, L, M)
- Stairwell Door (CL, CM, CP)
- Entrance Door (CL, CM, CP, CR)
- Leasing Office (CR, D, I, L, M)



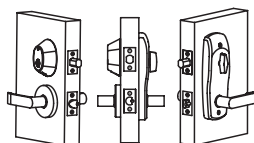
InSync is a complete line of locks for every residential and community living application. Unit locks and Suite locks are able to store an audit trail of up to 200 entries; common locks are designed for heavy-traffic areas and can store up to 2,000 entries.

InSync Lock Hardware Options

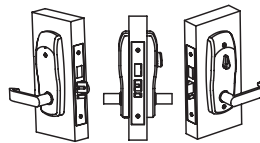
Locks designed for use in all door types and preparations:



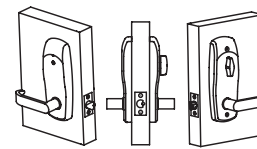
InSync D



InSync I

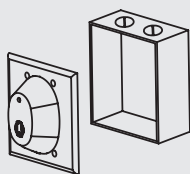


InSync M

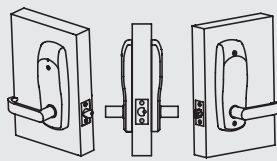


InSync L

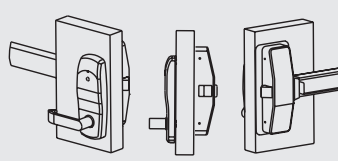
Locks designed for use in different common area applications:



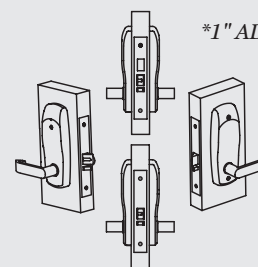
InSync CR



InSync CL



InSync CP



InSync CM

**Optional 1" automatic deadbolt (ADB)*

InSync Lock Model Options



InSync D
Electronic Deadbolt



InSync I
Electronic Interconnect
Lock Set

Note: Passage lever shown above is not included.

Specifications

- 1" deadbolt (**D, I**)
- 2³/₈" (60mm) or 2³/₄" (70mm) backset (**D, I**)
- Interior thumbturn (**D, I**)
- Standard deadbolt door prep (**D, I**)
- Door thickness: 1³/₈" – 2" (**D, I**)
- UL certified for use on fire-rated doors (**D, I**) (20-minute rating)

- Environmental: Indoor/Outdoor approved (**D, I**)
-31 °F to 151 °F (-35 °C to 66 °C)
- Uses 4 AA batteries (**D, I**)
- Interconnected single motion egress (**I**)
When the inside lever is rotated, both latch and deadbolt are simultaneously retracted
- ADA-compliant levers and thumbturns (**I**)



InSync L
Electronic Lock with Tubular
Deadlatch



InSync M
Electronic Lock with
ASM Mortise

Specifications

- 1/2" tubular deadlatch (**L**)
- 2³/₈" (60mm) or 2³/₄" (70mm) backset (**L**)
- UL certified for use on fire-rated doors:
20-minute rating (**L**)
- Interior thumbturn (**Unit models only**) (**L, M**)
- Complete lever set/single motion egress (**L, M**)
- Uses 4 AA batteries (**L, M**)
- ADA-compliant levers and thumbturns (**L, M**)

- Environmental: Indoor/Outdoor approved (**L, M**)
-31 °F to 151 °F (-35 °C to 66 °C)
- 1" automatic deadbolt (ADB) (**M**)
- 2³/₄" (70mm) backset (**M**)
- UL certified for use on fire doors:
20-minute rating and 3-hour rating (**M**)
- 8" mortise lock (**M**)
- 3/4" dead-locking latch (**M**)
- ADA-compliant levers and thumbturns (**L, M**)

InSync Common Area Locks

InSync C products provide a variety of alternatives when addressing community access control.



InSync CR Series
Electronic
Common Reader



InSync CP Series
Electronic Lock
for Exit Devices



InSync CL
Electronic Lock
with Tubular
Deadlatch



InSync CM
Electronic Lock with
ASM Mortise

Specifications

- Remote control unit (RCU) switch works with electrified locking devices (**CR**)
- Controls electronic strikes and magnetic latches up to 24 volts AC/DC (**CR**)
- Functions as elevator control unit (ECU) with a single relay (**CR**)
- Environmental: Indoor/Outdoor approved (**CR, CP**)
-31 °F to 151 °F (-35 °C to 66 °C)
- Available in flush or surface mount (**CR**)
- Works in conjunction with rim and vertical exit hardware for common area doors (**CP**)
- Interfaces with industry-leading exit devices* (**CP**)
- Compatible with a variety of rim and surface mount vertical rod panic hardware* (**CP**)
- ½" tubular dead latch (**CL**)
- Single motion egress with common area electronics (**CL, CM**)
- ¾" anti-pick latch (**CM**)
- Available with UL 20-minute or 3-hour rating (**CM**)

** See Multihousing Price Book or www.kaba-adsamericas.com for compatibility*

Hardware Finish and Lever Options



Apogee™



Arc



Gala



Troy



Continental



Vintage



Bright Chrome **26**



Bright Brass **U3**



Satin Chrome **26D**



Satin Brass **U4**



Satin Nickel **U15**



Dark Mahogany **10B**

Note: Continental and Vintage Levers are NOT available in Satin Nickel. All other lever styles are available in all finishes
Extra heavy chrome (EHC™ – PVD) finish – available on Apogee satin chrome lever ONLY
Custom lever options are also available – contact Kaba Access and Data Systems Americas for all availability and lead times

BEYOND SECURITY



Kaba Access & Data Systems Americas
2941 Indiana Ave.
Winston-Salem NC 27105
USA
1-800-849-8324

www.kaba-adsamericas.com

KAA1245 0815

Multihousing Price Book

Effective Dec. 1, 2016



How to Order

To order any of the products in this catalog, a part number must be provided. In most situations the part number has to be assembled to specify the desired product, as various options are available.

Example

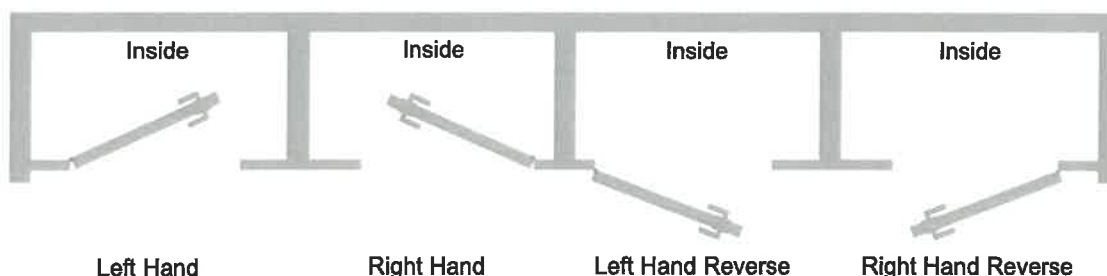


Build the model number with the desired options

Build the model number with the desired options

Door Handing

Some locks also require you to specify door handing. To determine handing, face the door from the exterior (access) side and select the corresponding diagram below.



Where to Order

 **Contact your local supplier or call**
1.800.849.8324 or 1.336.725.1331

For More Information

www.kaba-adsamericas.com

The following are registered names and/or trademarks:

Adese, Deskline, Excel, E-Plex, Ilco, InSync, McAfee, Microsoft, MIFARE, MT, Norton, Pentium, PowerStar, Quantum, RezShield, RT, Saflok, SAM RF, System 6000, Windows.



InSync I Interconnect Lock

Example

<input type="text" value="R"/>	<input type="text" value="I"/>	<input type="text" value="tbd"/>	<input type="text" value="tbd"/>	<input type="text" value="0"/>	<input type="text" value="tbd"/>	<input type="text" value="C"/>	<input type="text" value="2"/>	<input type="text" value="6"/>	<input type="text" value="D"/>
MODEL	CLASS	LOCKING DEVICE	HANDING	CONFIGURATION	OPEN	LEVER	FINISH		

Build the model number with the desired options

Model	Description	Base Price
R	InSync I, Interconnect Lock	CALL FOR PRICING
DR	InSync I, Mounted Demo Lock	Add \$197.00

Choose One Option from Each Category

Class	Description	Price
I	Interconnect Lock	No Charge
Locking Device	Description	Price
5	Adj. DB, Latch 2 3/4" Backset, T-Strike	No Charge
6	Adj. DB, Latch 2 3/4" Backset, T-Strike	No Charge
7	Adj. DB, Latch 2 3/4" Backset, ASA Strike 4 3/8"	No Charge
8	Adj. DB, Latch 2 3/4" Backset, ASA Strike 4 3/8"	No Charge
Handing	Description	Price
1	Right/Right Hand Reverse	No Charge
2	Left/Left Hand Reverse	No Charge
Configuration	Description	Price
0	Unit – Individual entry door lock. Rotation of the inside thumbturn or the inserted RFID key extends or retracts the 1" deadbolt.	No Charge
1	Suite – Allows access to residents who have individual units behind the suite door. Suite locks recognize up to 20 resident codes.	No Charge
Open	Description	Price
0	Open	No Charge
Lever	Description	Price
A	Arc	No Charge
C	Continental	No Charge
G	Gala	No Charge
S	Troy	No Charge
V	Vintage	No Charge
X	Apogee	Add \$10.00
Finish	Description	Price
26	Bright Chrome	No Charge
26D	Satin Chrome	No Charge
U3	Bright Brass	No Charge
U4	Satin Brass	No Charge
U15	Satin Nickel	Add \$40.00*
10B	Dark Mahogany	Add \$40.00

Notes:

*Troy, Arc, and Gala are the only levers available in Satin Nickel

Locking Device Options 5 – 8 meet FL Windstorm Specification (see page 5)

General Terms and Conditions of Sale

- 1. ENTIRE AGREEMENT:** This Agreement constitutes the entire agreement between KABA ILCO Corp. dba Kaba Access Control ("KABA") and the Purchaser, and contains all of the terms and conditions relating to the sale of the product(s). This agreement supersedes all prior agreements, previous catalog terms and conditions, and other documents unless expressly incorporated herein
- 2. PAYMENT TERMS:** Unless otherwise stated, terms are net 30 days from the date of invoice. KABA reserves the right to charge interest at 1.5% per month (18% annually) on any overdue amounts. If KABA discovers that the Purchaser's financial condition does not warrant the above payment terms, then KABA, in its absolute discretion, may demand that the Purchaser pay in advance, pay cash upon delivery, or refuse Purchaser's order. In the latter case, KABA cannot be held liable for any damages of any nature whatsoever for its refusal to deliver goods in whole or in part.
- 3. PRICES:** The product price(s) shall be according to KABA's price list in effect at the time of acceptance of the purchase order or according to its authorized quotation in force at the time of acceptance of the applicable purchase order.
- 4. TAXES:** The price does not include any amounts for U.S. or International Federal Custom Duties, Canadian, U.S. or International, Federal, Provincial, State, Local Excise, Goods and Services, Sales or Use, or Value added taxes. However, should KABA be obligated to pay any of the foregoing taxes, the Purchaser, upon demand, shall, within fifteen (15) days, reimburse KABA the total amount disbursed in respect thereof.
- 5. MINIMUM ORDER REQUIREMENTS:** The minimum order amount for all orders accepted is \$400 USD, excluding the shipping and insurance charges. This does not apply to cut keys.
- 6. PRODUCT INFORMATION:** Unless expressly stated in this Agreement, all information contained in the product brochures, pamphlets, or information circulars, are for reference purposes only and based on information available at time of publication. KABA reserves the right to make reasonable changes in its products or discontinue certain products from time to time and to deliver the modified products, or to offer replacement product in the event a product has been discontinued without any liability whatsoever. Purchaser shall have the option to purchase any other product in the event of a discontinued product, provided however, Purchaser shall be responsible to pay any price difference.
- 7. INSTALLATION:** Unless otherwise expressly stated, the costs and materials required for installation are not included in the prices and/or quotations.
- 8. POINT OF DELIVERY & SHIPPING:** Delivery points and terms are FOB KABA warehouses in the Continental USA and Canada for KABA products. Should Purchaser request a shipping method or carrier different than KABA's standard, then the full amount of the shipping cost will be invoiced to the Purchaser. Drop shipments to a third party are subject to a \$25 surcharge, which is invoiced to Purchaser. Kaba will no longer ship to third parties in Canada.
- 9. DELIVERY TERMS:** KABA will notify the Purchaser if for any reason, it is unable to deliver the products as scheduled, and Kaba cannot be held liable for any damages of any nature resulting from these delays.
- 10. FORCE MAJEURE:** Should a delay in delivery be caused by a Force Majeure event, the time of delivery shall be extended by a reasonable amount of time with regard to all applicable circumstances. Upon mutual agreement, the parties shall set a new date for delivery. Except as to payments due hereunder, neither party shall be liable for failure to perform hereunder for the duration of and to the extent such failure is occasioned by a Force Majeure event, which is defined as follows: war, riots, insurrections, fire, flood, explosions, strikes and other labor or industrial disturbances, inevitable accidents, Government, State, Provincial or Municipal regulations and/or ordinances, an act of God, embargoes, blockades, delay in obtaining materials, legal restrictions, currency regulations, or any cause or condition beyond the reasonable control of the parties. Where such conditions continue for more than three (3) months, either party shall be free to terminate the Agreement. In the case of termination, KABA shall be paid the value proportionate to the Agreement price for the finished product and/or the work-in-progress as of the date of termination and the supportable costs.
- 11. FAILURE TO ACCEPT DELIVERY:** If Purchaser fails to accept delivery at the scheduled time, the purchase price shall become due and payable in accordance with the original payment schedule and all risks associated with the product or parts of the product to be delivered, shall be borne by the Purchaser. Purchaser shall be responsible for all storage and handling costs incurred and to be incurred as a result thereof.
- 12. TITLE:** Unless otherwise stipulated in this Agreement, ownership of the goods shall remain with KABA until full payment of the sale price has been received. Until complete payment has been received, Purchaser undertakes to warrant and keep the goods free and clear of all liens, other charges or encumbrances.
- 13. RETURN POLICY:** Purchaser must obtain a Return Goods Authorization (RGA) number from KABA's Customer Service by calling in North America: (800) 849-8324 or Worldwide: (336) 725-1331, before returning any products whatsoever. The Purchaser must have the product serial number and invoice number pertaining to the original purchase available to give to the Customer Service Agent. KABA will send via Facsimile or email (as indicated by Purchaser) the Return Goods Authorization form, which includes the RGA number along with the "Ship To" address and RGA return instructions. RGAs expire after sixty (60) days from date of issuance. Returns of product by Purchaser are FOB KABA.

General Terms and Conditions of Sale (continued)

14. WARRANTY: Subject to the limitations herein, KABA warrants its new products from the date received by Purchaser from material or workmanship flaws. Specific new product warranties may vary according to products and if different, they are listed in the respective product section of the Access Control catalog or the respective product installation manual. Third party product(s) sold by KABA are warranted only to the extent provided by the original manufacturer's warranty and Purchaser must refer to the original manufacturer's warranty in such case. Refurbished or reconditioned KABA products are warranted for a ninety (90) day period from date of shipment. Failure of the Purchaser to notify KABA within the time limit set in this section shall constitute Purchaser's waiver to have the malfunction or damage remedied. The express warranties as set out herein, are the exclusive warranties given and accepted in lieu of any and all other warranties, expressed or implied, statutory or otherwise, including but not limited to warranty of fitness for a particular purpose and merchantability. To the extent that they cannot be disclaimed, the implied warranties are limited in duration to the life of the express warranty. Incidental and consequential damages are excluded from coverage under this warranty. Some States/jurisdictions do not allow for the disclaimers, limitations and exclusions identified above; as a result, they may not apply to you. This warranty gives you specific rights, and you may also have other legal rights which may vary from State to State, or from one jurisdiction to another. No distributor, dealer, sales representative nor any other person has been authorized to make any affirmation, representation or warranty regarding the product, other than those contained in this limited warranty, and if made, shall not be enforceable against KABA. KABA reserves the right to modify this warranty at any time, it being understood that such modification will not alter the warranty conditions applicable to the products sold while this warranty is in effect.

- KABA will, at their discretion and at no charge, either repair, exchange or replace the product provided it is returned complete to KABA during the warranty period. However, Purchaser is responsible for the labor to remove and reinstall the product(s) from Purchaser's premises.
- Defective parts, which have been replaced, become the property of KABA who may dispose of them in any manner. Replacement parts become the property of the Purchaser upon their delivery.
- KABA is not liable for any defects in materials, designs, drawings or information provided by the Purchaser, nor for information which is missing and could not be reasonably identified as such, by KABA.
- KABA does not warrant the following:
 - (a) Normal wear and tear from use;
 - (b) Printer ribbons, batteries, key cards and other consumable parts used or supplied with the product;
 - (c) Damage of any nature to hardware finishes;
 - (d) Faulty or defective product operation(s) caused by unusual or unforeseeable use or conditions;
 - (e) Improper installation, operation or maintenance of the product;
 - (f) Any product or system in which KABA's product(s) is incorporated;
 - (g) Force Majeure as defined by Section 10 of this Agreement;
 - (h) Repairs or alterations carried out by anyone other than KABA;

14.1. VARIANCE: Any claims that the quantity and description of goods delivered and the quantity and description of goods ordered do not conform to this Agreement are waived unless the Purchaser advises KABA's Customer Service department in writing, within fifteen (15) days from the date of receipt of the product(s).

14.2 RETURNS FOR CREDIT: In order to return new merchandise, the Purchaser must obtain a Returned Goods Authorization (RGA) number from KABA Customer Service department. There is a twenty-five percent (25%) restocking charge applied to all returns of new product. Custom products cannot be returned for credit for any reason other than product failure. Credit will not be offered for product that is returned incomplete or damaged.

15. LIMITATION OF LIABILITY: The total liability of KABA for all claims of any kind, whether in contract, liability or otherwise, arising out of, connected with or resulting from KABA's performance or breach of this Agreement or services furnished hereunder shall in no event exceed the total purchase price expressed in this Agreement. KABA shall not under any circumstances be held liable for loss of profits or revenues, loss of use of product or any other product software, system, or facility, loss of data or information, lack or loss of productivity, interest charges or cost of capital, cost of substitute product, software, systems or services, cost of purchases or replacement power, downtime costs. Incidental, special, consequential damages are excluded from coverage under this warranty.

16. ASSIGNMENT: KABA may assign this Agreement in whole or in part, to any parent, subsidiary or affiliated corporation. Subject to the prior written approval of KABA, Purchaser may assign the present Agreement to any parent, subsidiary or affiliated corporation.

17. DAMAGES: If Purchaser does not fulfill its obligations or is in default or breach of contract by the terms of this Agreement, KABA may then terminate the Agreement by notice in writing as set out on the face of KABA's acknowledgement. KABA has the right to claim compensation for any loss it incurs as a result of Purchaser's default, in addition to any other rights or recourse in equity and in law.

18. APPLICABLE LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina, USA.

19. TERMINATION: If the Purchaser terminates this Agreement, in whole or in part, by written notice, KABA will, upon receipt of the termination notice, cease the performance of the contract according to the instructions of the Purchaser. In such a case, Purchaser may be invoiced for costs incurred depending on the nature of the product and shall be responsible for payment of same.

20. SEVERABILITY: Any term, condition or provision of this Agreement, or any part thereof, which is or may be found to be prohibited or unenforceable in any jurisdiction shall, as regards such jurisdiction and to the extent of such prohibition or unenforceability, be deemed to be severed from this Agreement, and the remaining terms, conditions and provisions of this Agreement shall remain in full force and effect.

21. WAIVER: Any act or omission by KABA will not constitute or be deemed to be a waiver of the rights granted to KABA by the terms of this Agreement.

Disclaimer: While reasonable efforts were made to ensure the accuracy of this document at the time of printing, Kaba assumes no liability for any errors or omissions. This information is subject to be revised without notice, and changes may be incorporated in future releases.