PRODUCT SPOT-LIGHT:

Axcy's Electronic Door Locking System
Global Electronics Ltd.

Global Electronics Ltd. of Phoenix, AZ has been on the leading edge of electronic component design for more than ten years. In that time, they have designed components for The Space Station, Mars and Venus Probes and even the latest Airbus A380 escape slide chutes. Global has now turned its attention to the self-storage industry by designing a unique electronic roll up door locking system: *e-LocX.*

Meeting the Needs of the Owner as well as the Renter

The system has been configured to meet the needs of both the *facility* and the facility's renters.

For the *facility and its owners*, the e-LocX system provides a variety of features that enhance the value of the facility. For example, a long standing problem to allowing 24 hour access has been that it makes the site vulnerable if standard latch and padlocks are used, since once a thief with authorized access enters, all the other door locks are exposed and easy to cut.
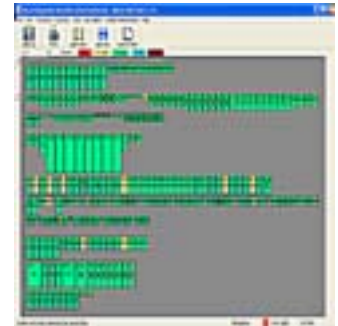
The e-LocX system unlocks only that unit door that corresponds to the valid gate code entered at the entry gate. Most self-storage security software and gate keypad makers provide a feature that will not allow the gate to open when an invalid gate code or one for an overlocked unit is entered. Axcys' e-LocX electronic lock system goes a step further by unlocking *only those units* that have an authorized gate code. With this system, a renter who has been locked out but has tailgated into the facility still cannot open their door. Furthermore, since this feature is *automatic,* the manager is free from having to add and remove overlocks. *Lockout can be implemented entirely from the property management system* and the entire facility can be controlled simply by clicking on the graphics in Axcys Security Software.

Back view of electronic lock in locked position.

Screen shot of the e-Locx System showing open and closed units.

From the perspective of the renters, e-LocX provides their unit with the latest in alarming technology and the only high security electronic door lock in the self-storage industry. Although the renter still provides their own lock and key, even if the lock is cut, the electronic lock remains activated, so a burglar cannot get into the unit. The additional security of the electronic lock system provides a greater level of deterrent security for the entire facility, and its automated operation allows 24/7 rentability and access when necessary.

Used in conjunction with an automated kiosk such as the OpenTech INSOMNIAC© Kiosk, e-LocX allows units to be rented 24/7. After a renter completes the sign up process from the kiosk, the kiosk dispenses a lock, the management software assigns a code, and Axcys' Integrated Security Software activates the electronic lock, which the renter can immediately open with his assigned code.

An Opportunity to Reduce or Eliminate the need for On-site Managers

A major benefit beyond security for this technology includes reduced management time and manger-free sites. With this system, it becomes easy to implement the relatively new concept of a managed or semi-managed site surrounded by smaller satellite sites that encircle the super site and are 2-5 miles away.

These new uses are possible due to Global Electronics' product focus on self/site monitoring, automation, redundancy and communication with the outside world. The e-LocX System includes several components that enable the system to monitor and report on itself and the site. For example, power is continually monitored. If AC power goes out for any reason, a back up battery, which is part of the system, provides redundancy power immediately. The Axcys software is notified in less than a second and predefined commands are executed. These predefined commands, which the facility operator can define, include rules options such as unlocking the site, in an orderly, battery-conserving manner, while maintaining the alarm functions of e-LocX running!

Security features of e-LocX include a *"fail convenient"* mode where, if data is not received by the locks themselves, the locks automatically go to the unlocked position *and* an alarm goes off. If the power is cut to the locks or the lock controller, an alarm goes off. Furthermore, the system monitors the position of the gate. If the gate is opened – even partially - when it is not supposed to, an alarm goes off. The alarms can be programmed to perform a variety of functions, including sounding a siren, calling the police or notifying a monitoring company.

With this practical cost-effective electronic lock, an automated self-storage facility can provide manager-free operation while also providing security to the unit level. Combined with a high security locking system to provide power –free security back up, the industry at last has a fully automated, fully secure model of a self-storage facility.

Summary of features

Owner Perspective

- Automatic overlock can be initiated by property management system
- Tenant can be locked out of facility at gate.
- Door can also be secured by additional lock.
- Includes alarm functionality.System facilitates reduced management or manager-less operation.
- May be controlled via internet or direct dial service using PCAnywhere or VNC.
- Facilitates truly segregated security unit by unit or bldg by bldg.
- System facilitates 24 hour rentability.

Tenant Perspective

- High security lock.
- Each unit individually alarmed.
- Additional conventional lock.
- Enhanced security for entire facility.
- System facilitates 24 hour rentability.

Software features

- Each unit individually alarmed.
- Provides a graphical representation of the facility.
- Click to control software.
- Email and/or fax tenant or tenant's designee when gate code is used.
- Email and/or fax tenant when alarm goes off.
- Email and/or fax owner's designees when alarm goes off.

Additional features

- 24/7 operations monitoring.
- Models available for all makes of roll up doors.
- Retrofit models available.

For additional information about the e-LocX System, contact Tim Seyfarth of Global Electronics Ltd. at 602-437-8005 or email: sales@mail.global-electronics.com. See their ad on this page.

Lock America Cylinder Locks Teams Up with First Installed Electronic Door Locks

Rich Morahan, Managing Editor

The kiosk is popular way for customers to pay bills and even rent a unit, leaving the manager free for marketing, hands-on operations and customer service.

Storage Solutions of Mesa, AZ, which owns or manages over forty facilities across the southwest United States, recently opened a site at Fletcher Heights, outside Peoria, AZ that featured the first electronic unit door locks installed in a self-storage facility. In this issue's *Product Spotlight,* we focus on the electronic lock system's features. The electronic door unit locks are part of a complete electronic security system, which includes an InsomniacÆ 900 Kiosk, an electronic gate and door alarms tied to the SyrasoftÆ property management system and perimeter and lobby surveillance cameras. The doors are also secured with the Lock America EnforcerÆ cylinder system. *The Telegram* spoke to Dana Shelton, facility manager at Fletcher Heights, to get her and her renters' perspectives on the system, and the array of security features. Dana has over 16 years experience in self-storage management, and moved from another Storage Solutions facility when Fletcher Heights opened in June of 2005.

We asked Dana about the security features at the facility. "Our customers love the security, and we can offer this higher level at the same price as the other facilities in our area, while realizing a premium for extended access"

Even though the facility features on-site management, the kiosk is popular way for customers to pay bills and even rent a unit, leaving the manger free for marketing, hands-on operations and customer service. The kiosk even dispenses Lock America's cylinder locks to new renters. Why does Storage Solutions employ cylinder locks when the facility has an electronic security system? They want to avoid the issue of bailment. The tenant retains control of the lock, preventing unauthorized access even if the electronic lock is disabled.

The gate, door alarms and electronic locks of course rely on a stable electrical supply. If AC power goes out for any reason, a back-up battery that is part of the system provides immediate back-up power. The Axcys software that drives the system is notified in less than a second and predefined commands are executed. These predefined commands, which the facility operator can define, include provisions to unlock the site, in an orderly, battery-conserving manner, while maintaining the alarm functions of e-LocX in a power outage emergency. The cylinder lock system provides the kind of high security backup that will maintain the integrity of the site during an electrical downtime and also provides additional security should an unauthorized person obtain the door code but not the key. With a cylinder system in place, the unit would resist brute force entry.

In our next issue, *The Telegram* will present a full "Facility Spotlight" of Fletcher Heights, focusing on all that it offers to its renters, and how it shows us the face of the future of high end self-storage in a competitive market.

Storage Solutions is the trade name of AMSMC, which was incorporated in 1989 to operate company owned facilities. Since that time, the company has taken on a number of owned, third party managed clients and affiliate management contracts. Today it has under its banner over one million eight hundred thousand square feet of rentable storage space and ranks 30th in the US on square footage managed. For additional information, go to www.storage-solutions.com or call 480-844-3900.