



## Security Solution Proposal

Proposal #: 21162

Date: August 7, 2017

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*Prepared for*

Gary Wilson  
Wilco - North Campus Facilities  
3151 SE Inner Loop  
Georgetown, TX 78626

Phone: (512) 943-1636

*Prepared by*

Kevin Garlick  
Knight Security Systems, LLC  
4509 Freidrich Lane., Ste. 110  
Austin, TX 78744  
Phone: 512-892-8801  
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### **Scope of Work**

DIR-TSO-3430

Knight Security Systems (KSS) will provide and install an access control system at the Wilco North Campus facility. System installation includes hardware, system licenses, programming, and configuration unless otherwise stated.

#### **Access Control System**

KSS will furnish and install the following:

- Genetec Cloudlink appliance
- Synergis Standard base license

#### **NOTE:**

GC/Customer to provide all locking hardware, transfer hinges, request to exit devices, door loops and door lock power supplies needed.

#### **Gates**

KSS will furnish and install the following:

- 6 RP40 Card readers installed on existing gate pedestals (2 to be routed to building D)
- 6 wide gap contacts 2507AD-L
- Readers wired to open gates
- Three MR 52
- One Genetec large enclosures and power supply
- One SDC-EA-728 door prop alarm to be installed at the H111 door for after hours alarm monitoring. MR52 board will be programmed with timer event to trigger output to EA-728 sounder

KSS will provide cable to the readers and gate contacts and make connections to openers. GC to provide the reader pedestal and conduit path from the pedestals to the gates and to the building.

#### **Wireless Comm building**

KSS will furnish and install the following:

- 7 RP40 Card readers
- 6 wide gap contacts 2507AD-L (6 doors to be monitored only with extra inputs on the MR52)
- 14 push contacts
- One EP1502
- Three MR 52
- One Genetec large enclosure and power supply

#### **Vehicle Inspection Building**

KSS will furnish and install the following:

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- 9 RP40 Card readers
  - 4 wide gap contacts 2507AD-L (4 doors to be monitored only with extra inputs on the MR52)
  - 16 push contacts
  - One EP1502
  - Four MR52
  - One Genetec large enclosure and power supply

### EMS Training Building Floor 1

- 16 RP40 Card readers (to include 1 for elevator access)
- 1 door release buttons HUB-M
- 1 wired panic button HUB-M to connect to DMP XT50 for SW Dispatch monitoring
- 1 XT50 DMP panel
- 1 Aiphone IX-BA audio only door intercom station
- 1 Aiphone RYIP44 relay module
- 2 wide gap contacts 2507AD-L for gates (2 doors to be monitored only with extra inputs on MR52)
- 30 push contacts
- One EP1502
- Seven MR 52
- One output from 1502 configured for elevator floor control
- Two Genetec large enclosures and power supply

### EMS Training Building Floor 2

- 3 RP40 Card readers
- 2 door release buttons HUB-M
- 1 wired panic button HUB-M to connect to DMP XT50 for SW Dispatch monitoring
- 1 Aiphone Master station IX-MV
- 1 RY-IP44 relay module
- 7 push contacts
- Two MR 52
- One output from 1502 configured for elevator floor control
- One Genetec small enclosure and power supply
- Initial programming will include:
  - Door enrollment into one main access level and time schedule
  - Two system user levels
  - Three time schedules
  - One access level
  - Seven holiday days

Door fit and finish provided by General Contractor or hardware trade. KSS cannot provide services to correct alignment issues and will not modify doors, frames, or hardware for the purpose of correct operation of the door. Each device will include the necessary mounting hardware, license and one year manufacturer software license support.

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### **Customer Provided Items**

- Electronic drawing files of the plans and approval of device layout
- Individual logins for personnel at each location for each system
- Assigning different schedules and access levels to the access control doors
- PoE switches and patch panels
- Existing recording server with virtual machine for Synergis base
- Existing client workstations that meet the system minimal requirements
- Rack space and uninterruptible power supply in the MDF room for rack mount units
- Wall space and 3/4" plywood backboard for wall mount units
- Network configurations for connection of devices to Customer's network
- Phone line and / or network connection to intrusion panel for monitoring services
- 120VAC by a certified electrician for all security devices where needed
- A dry contact connection from the fire system for fire drop out
- Cardholder database for import into access control system

### **Finance**

Purchaser hereby agrees to pay KSS the following terms:

The Customer is required to pay every invoice in full within 30 days of receiving the invoice.

### **Project Milestones and Invoicing Procedures**

- An initial investment of 50% of the total project for mobilization is due and payable within 15 days of authorizing Knight's Customer Service Agreement (CSA)
- The remaining balance is due and payable in monthly progress payments based upon material delivered or work completed

Refer to the Standard Terms and Conditions sections 8H, 8I, and 8J.

Any changes from the base price will be adjusted with approved change orders from the Customer. The as-built plans will be submitted along with the final submittal package to the Customer.

### **Engineering**

KSS shall provide system design and operational documentation to ensure proper installation and efficient servicing of the system. KSS will provide submittal plans that will show where each device is located at each site. The submittal plans will also include a system matrix, which includes the schedule of each device and the programming setup into the security system software.

### **Cabling & Wiring**

KSS will be responsible to install all the wiring and connections providing communication and/or control between KSS supplied devices and central control equipment. All wires will be dressed in a neat and professional matter.

KSS will not provide any conduit or trenching required to reach each device. It is the Customer's responsibility to

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provide a pathway for all wiring required for each device. KSS is not responsible for any existing wiring being used. A quote will be provided to the Customer for any wiring that is found to be unusable

### **Field Devices**

KSS will provide all necessary devices and hardware included on the equipment list attached. The devices on the security plans will be installed and programmed into the system according to the system matrix.

KSS is not responsible for any existing devices being reused. If any existing devices are found to be unusable then a quote will be provided to the Customer to replace the device. KSS is not responsible for any damages done from the existing devices being removed. The Customer is responsible to patch and repair any damages done from existing devices removed.

### **Programming**

KSS trained personnel will program the security system to provide a functioning operational system. KSS will support Customer programming personnel and set up remote field panels consistent with manufacturer standards. KSS will program each device according to the system matrix provided in the security plans. If any additional programming or special programming outside the system matrix is needed then an approved change order from the Customer is required.

Customer to furnish IP addressing scheme for all devices requiring an IP address on the network. KSS will provide a list of devices that need IP addresses to the Customer.

### **Testing**

KSS will perform acceptance testing in the presence of the appointed Customer representative to ensure proper operation and communication of all integrated systems. A test sheet with a check list for each device will be provided by KSS and signed by the Customer representative upon successful completion of a system acceptance test. The final system test report will be sent to all parties.

A punch list detailing items requiring a follow up that is within this scope of work will be created. KSS will correct the punch list items in a mutually agreed upon time. If the Customer wants something changed after the test sheet has been signed then additional charges will be applied.

Upon system acceptance, a KSS job completion form shall be signed and sent to all parties. It is the Customer's responsibility to ensure proper periodic testing per the manufacturer's recommendation.

### **Training**

KSS will provide training for one combined end user training session. The individuals for the system training session will be determined by the Customer. All training for the above mentioned systems to follow the manufacturer guidelines for Customer training. This training will be provided for administrators and users for each system.

Training will include upgrade implementation, system administration, end-user, and reports. The training will be classroom style and will include manuals, training material, and hands on training.

### **Standard Proposal Notes:**

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- 1) This proposal will follow the guidelines stated in DIR contract number DIR-TSO-3430 Standard Terms and Conditions.
  - 2) This proposal is valid for 60 days. After the 60 days the quote is no longer valid and a new quote needs to be regenerated and prices may vary.
  - 3) A standard 1 year warranty applies on all newly installed equipment. A system health monitoring will be included with the 1 year warranty if consent form is signed and returned.
  - 4) Final Location of all equipment to be approved by owner prior to start of installation.
  - 5) Work provided by KSS is assumed to be continuous, unhindered and without the need for escorts. Additional costs will be incurred if work is slowed by denial or delay of access to the work areas without three days' notice, or if escorts are required at any time. Any cessation of work by the customer or delays in the project construction schedule will result in additional mobilization and project management charges.
  - 6) The quantities of materials noted above scope of work are intended to be descriptive. Should there be any discrepancy between the scope of work and the equipment list, the equipment list will supersede the scope of work stated above.
  - 7) All work will be done following federal, state, and local laws and requirements for the above scope of work.

**Knight Security Systems Excludes the Following:**

- 8) All 120 VAC connections are to be performed by customer or customer's designated licensed Electrical contractor.
- 9) Fire alarm interface, cabling, connection, input/output, testing and certification.
- 10) Any city or other governmental permits, not associated with this scope of work, required for the use and operation of the system.
- 11) Access to device location, penetrations, required access panels for concealed areas.
- 12) If not stated above wire mold, conduit, trenching, wireless devices or aerial cabling necessary to connect any remote locations or gates, computer workstations to operate the system, and network equipment to provided power and data communication for devices.
- 13) Overtime required due to schedule revisions, work stoppages, delays caused by others, or circumstances beyond Knight Security Systems control.
- 14) Final terminations and connections to equipment other than provided by Knight Security Systems.
- 15) Any trade installation that Knight Security Systems is not licensed to perform.
- 16) Painting, patching or landscaping required as a result of the installation of equipment associated with this scope of work.
- 17) Technical assistance or the setup of the customer's network for connection to the security control systems. The customer is required to provide static IP addresses and support personnel for assistance in setting up the network connections.

**Roles & Responsibilities**

Essential activities conducted in the course of project by the Customer, Knight Security Systems (KSS), and the General Contractor (GC).

Project Administration Tasks	Customer	KSS	GC
General project management & administration		X	
Designate primary customer point of contact and site supervisor		X	
Host initial site orientation and kick-off meeting	X		
Pre-installation walk-through and design verification	X		

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Pre-construction utility assessment	X		
System design and engineering		X	
System design and engineering approval	X		
Develop master project schedule		X	
Approval of master project schedule	X		
System design acceptance within overall master plan of larger facility	X		
Provide lists of existing equipment and building drawing backgrounds	X		
Develop and maintain drawings and equipment schedules		X	
Provide written communication regarding work site conditions	X		
Coordinate monthly in-progress reviews for active sites		X	
Change order management		X	

Project Installation Tasks	Customer	KSS	GC
Provide locations for materials staging	X		
Materials pre-installation configuration and delivery		X	
Pre-installation testing of existing equipment		X	
Installation of electric locking hardware			X
Installation of electric locking mechanism power supplies			X
Installation of device power supplies			X
120VAC at each device location where needed	X		
Building penetrations to exterior		X	
Fire partition penetrations and sealing	X		
Installation of cables to security system devices		X	
Network cables from security system devices to copper patch panels		X	
Patch cables between patch panels and network switches		X	
Create panel, cable, and equipment labeling scheme	X		
Install cable labels per labeling scheme		X	

Network Tasks	Customer	KSS	GC
Rack and rack space for rack mount equipment	X		
Network PoE switches and configuration	X		
Patch panels and uninterruptible power supply	X		
IP address assignment for security system equipment and workstations	X		
Configure client workstations to the security system		X	

Programming Tasks	Customer	KSS	GC
Create custom security system programming matrix		X	
Program initial security system configuration		X	

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Import initial cardholder database from Owner provided information		X	
Develop and implement database update procedure	X		

Testing and Acceptance Tasks	Customer	KSS	GC
System test forms and checklists		X	
Full system test		X	
Customer on-site system acceptance	X		
As-built drawings and final engineering document submittal		X	

### Equipment

Item Description	Item Nbr	Qty	Price/Unit	Ext. Price
multiCLASS SE RP40 Contactless Smart Card Reader, Wall Switch with prox, black	DIR 920PTNTEK00000	41.00	\$159.93	\$6,557.13
Mercury Intelligent Controller, 16MB RAM Ethernet 8In/4Out/2Rd	DIR Sy-EP1502	3.00	\$1,037.38	\$3,112.14
Mercury MR52 2-reader interface module (8 inputs, 6 relays, PCB only, software connection	DIR Sy-MR52	19.00	\$453.85	\$8,623.15
Hold-up Button (DIR)	DIR HUB-M	5.00	\$17.34	\$86.70
Panel, Board only, with Network and Wireless Recei	DIR XT50DNPCB	1.00	\$244.37	\$244.37
1" Door Contact (DIR)	DIR 1076C	65.00	\$13.42	\$872.30
Aluminum housing armored cable contact, DPDT, 1 1/2" gap	2507AD-L	18.00	\$40.48	\$728.64
IP input / output relay adaptor	DIR RY-IP44	2.00	\$407.67	\$815.34
IP DIRECT VIDEO MASTER STATION	DIR AIP-IXMV	1.00	\$997.14	\$997.14
Synergis Cloud Link with 2GB of RAM, 16GB Flash, image installed with Synergis access cr	DIR SY-CLOUDLINK	1.00	\$828.46	\$828.46
Project Install Kit	KSS-PROJKIT	1.00	\$1,500.00	\$1,500.00
4 Elem Comp Cable CMP Ylw Jkt	4461030-500	21.00	\$299.99	\$6,299.79
18-04 UNS STR CMP Ylw Stp	002383	12.00	\$199.99	\$2,399.88
IP AUDIO DOOR STATION, SURFACE MOUNT	DIR AIP-IXBA	1.00	\$515.64	\$515.64
Small Enclosure Kit (unassembled). 21x23 inches/53.3x58.4 cm enclosure, lock/key, tamper	DIR SY-21X23ENC-KIT	1.00	\$414.23	\$414.23
Large Enclosure Kit (unassembled). 29x23 inches/73.7 x 58.4 cm enclosure, lock/key, tamper	DIR SY-29X23ENC-KIT	5.00	\$489.87	\$2,449.35
Genetec™ Advantage Flat Rate for 1 Unified Omnicast or Synergis Standard system – 1 mc	DIR ADV-STANDARD-U	3.00	\$12.03	\$36.09
GSC Synergis™ Standard Package which includes: 1 Access Manager. Max. 64 readers, 1	DIR GSC-Sy-S	1.00	\$720.40	\$720.40
Genetec™ Advantage for 1 Synergis Pro Reader – 1 month	DIR ADV-RDR-P-1M	126.00	\$0.79	\$99.54
DOOR PROP/EXIT ALARM 728	SDCEA728V	1.00	\$196.56	\$196.56

**Equipment Total \$37,496.85**

### Services

Service Description	Ext. Price
DIR-PROJECTMGR	\$10,368.00

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DIR-SYSDESIGN	\$2,871.00
DIR-SYSTech	\$8,316.00
DIR-INSTALL	\$14,274.00
DIR-INSTALLCABLE	\$20,313.00

**Services Total \$56,142.00**

Other Charges

Travel: \$0.00

Freight: \$0.00

Misc: \$0.00

**Approved by:** \_\_\_\_\_

**Approval date:** \_\_\_\_\_

Subtotal: \$93,638.85

Discount: \$0.00

Sales Tax: \$0.00

**Please review Scope of Work closely. All verbal representations disclaimed.  
System quote valid for 60 Days. Terms of Master System Agreement apply.**

**Total: \$93,638.85**

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