

Proposals for Building Committee Review:

- **Enclosure of the area around the East/Main entry vestibule with glass walls and one door.**

Aaron Glass's bid begins at a base price for a non-locking door, with options for equipment if we lock or add a card reader.

- The Auto-Operator for Handicap-accessibility is a necessity if you enclose the space.
- The panic rim bar is necessary if this will be a lockable door. The price includes standard locking hardware.
- The electric strike is needed if we use a card reader on this door.
 - \$10,000 with all options.
- CBRE will obtain a second quote for the glass enclosure; Aaron Glass did similar enclosures at a DTN complex behind our building recently and it was nice work, so CBRE is most comfortable with them.

- **Security System options for card readers at entries, and video surveillance.**

EPS recommends Camera Surveillance, and Card Reader Access combined with an Intercom System

- 3 cameras for video management; in the main entry (public Entrance area), west/south alley way pointed west, and main parking lot area under the building in a corner either facing NE or SW.
- An Access Control (Card Reader) System and Intercom system. The intercom system would list which number to push for specific suites. The intercom dials the tenant's phone number, the tenant answers, then they can dial 6 to release the door access to allow the guest to enter.
- There would need to be an additional phone line for this system. It does not sound like it can be shared with the line the elevator is on due to building code. Software for the access system and phone would need to be installed on an owner provided-computer. (With MCRCSIP's IT Staff managing it.)
- The West Stairwell entrance from the parking area is listed as an option because these doors are already locked at all times. Adding Access at these points would allow for a record of access events. (Not sure this cost is worth the benefit.)
- The card reader system comes with up to 50 cards. EPS will assign cards to individuals and can remove or add access when necessary.
- Each option has a cost for installation and a monthly cost to operate.
Minimum: Readers/Intercom at main entrance only - \$4,800 install and \$43/mo + phone line service/mo.
Maximum: Video Surveillance/Readers/Intercom on all 3 doors - \$16,500 install and \$156/mo + phone line service/mo.

Automated Systems recommends Camera Surveillance, and Card Reader Access combined with an Intercom System – managed onsite by MCRCSIP staff.

- 5 cameras for video management; 1 at the front lot/main entry (public entrance area), 1 on west side pointed west, 2 in the parking lot area under the building, and one in back (south side).
- An Access Control (Card Reader) System and Intercom system at the main entry. The intercom system would list which number to push for specific suites. The intercom dials the tenant's phone number, the tenant answers, then they can dial 9 to release the door access to allow the guest to enter.
- An Access Control (Card Reader) System at the west stairwell entrance from the parking area.
- There would need to be an additional phone line for this system.
- The card reader system comes with up to 50 cards.
- 4 storeroom function levers for the restrooms were noted because the rep knew that tenants are worried about non-staff using the restrooms. (He misunderstood that you're OK if guests use the restrooms; you just don't want strangers coming in to use them.) If you go with card reader access for the building entries these would not be needed; we can keep the bathrooms open. Eliminate \$300 from bid.

There is no monthly fee because all monitoring/management would be on the MCRCSIP staff. You could pull up and review video when needed, and change out card access with employee departures or additions.

Keep in mind that the EPS monthly maintenance fee for your video camera system doesn't mean that they're monitoring the video 24/7; they just store your video and can review with you if needed. The fee is for taking care of the equipment itself. Automated Systems will do the same. The cost to have video watched – like a bank – would be astronomical.

Price quoted at \$28,367.66 (minus State Sales Tax of \$912.56)
Keep bathrooms open reduce by \$300

Total: \$27,155.10