



**TRINITY BASIN PREPARATORY**

ATTN: Manolo Munoz  
2730 N State Hwy 360  
Grand Prairie, TX, 75050  
[rfp@trinitybasin.net](mailto:rfp@trinitybasin.net)

# **REQUEST FOR PROPOSAL**

**Physical Security Systems**  
Surveillance/Access Control/Intrusion

November 4, 2022

All Bids Due: December 13, 2022 at 4:00PM CST

## PHYSEC 2022 PRODUCTS & SERVICES

Trinity Basin Preparatory, Grand Prairie, Texas (“Trinity Basin”, “TBP”, or “District”) is seeking proposals for physical security equipment and services in accordance with specifications set forth in the Request for Proposal (“RFP”).

Proposals will be accepted until **December 13, 2022 @ 4:00 PM CST**. Proposals received after this time will not be accepted. One original copy of your proposal must be submitted along with one electronic copy on a USB drive. All bid response forms must be provided in hard copy. No award will be made until Trinity Basin Preparatory has had sufficient time to evaluate the proposals. Trinity Basin Preparatory reserves the right to contract in the best interest of the district.

Responses must be sealed and marked on the lower left-hand corner with the proposal name, name and address of the vendor, and date and time. Faxed responses cannot be accepted. Address & mail or hand deliver all proposals and accessory documents to:

**TRINITY BASIN PREPARATORY  
ATTN: MANOLO MUNOZ  
2730 N STATE HWY 360  
GRAND PRAIRIE, TX 75050**

Failure to follow the above guidelines may disqualify your bid, as determined by TBP.

Please sign (items 1-5 on the following pages) and return a copy of this RFP in your bid. Not doing so may disqualify your bid as determined by TBP.

1. **PURPOSE:** Trinity Basin Preparatory (“TBP”, the “District”) wishes to contract with a manufacturer-certified vendor to provide physical security equipment including cameras, servers (if applicable), access control infrastructure, and network cabling as specified or equivalent, in accordance with the specifications set forth in this Request for Proposal (“RFP”).

“I understand and comply.” \_\_\_\_\_

2. **INSTALLATION AND CONSTRUCTION PROCESSES:** The successful bidder(s) will work with TBP to coordinate and resolve proposed scheduling conflicts. Access will be coordinated with the technology department and construction management team of the school district. Vendor acknowledges working hours for implementation may be outside of normal business hours. All areas must be kept clean, and no materials are to be stored on site other than those which are currently in the process of being installed; due to the construction nature of the main site, the facility security cannot be guaranteed. The awarded vendor(s) may not use the main site as a storage facility. Any changes to installation or implementation activities once a contract is completed must be preceded by an approved change order.

“I understand and comply.” \_\_\_\_\_

3. **TECHNICAL SPECIFICATIONS:** Vendors shall propose the equipment as specified or equivalent. Provided component details and specifications are a minimum requirement and any solutions not meeting minimum performance specifications as outlined may not be considered. Pricing must be presented with totals by individual school site including connecting cables and all necessary termination components and must include complete installation and configuration cost as separate call outs. The vendor is responsible for providing all materials to meet specifications as presented unless otherwise outlined within this RFP. Trinity Basin Preparatory reserves the right to award some, all, or none of the RFP components and to award to multiple vendors. Trinity Basin Preparatory reserves the right to increase or decrease quantities at any time without prior notification at the provided cost per unit provided in the awarded proposal. Vendors are not guaranteed to be awarded both equipment purchase and installation/implementation services for a single component.

“I understand and comply.” \_\_\_\_\_

**4a. NON-SPECIFIED / EQUIVALENT RESPONSES:** Vendors providing responses as “EQUIVALENT” to the provided specifications MUST provide a side-by-side comparison of the proposed solution to the specified requested solution in a chart format. The comparison MUST provide detailed data/technical specifications which allow Trinity Basin Preparatory to evaluate the performance characteristics of the proposed solution to those being requested. Equivalent equipment/product/services must meet the needs of the district, as determined by the district. Failure to provide complete and accurate comparison data in the response in a side-by-side chart format may result in the disqualification of the proposal from the scoring process.

“I understand and comply.” \_\_\_\_\_

**4b. REFURBISHED / RECERTIFIED EQUIPMENT:** Responses including refurbished or recertified equipment MUST include original manufacturer warranty, be original manufacturer certified, and be eligible for identical support and services as compared to the factory new model. Failure to provide the requested components of refurbished/recertified equipment may result in the disqualification of the proposal from the scoring process.

“I understand and comply.” \_\_\_\_\_

**5. RESPONSES:** All proposals must include detailed pricing which clearly identifies the amount per item and service, including hardware, services, and support/maintenance costs.

“I understand and comply.” \_\_\_\_\_

## ITEMS REQUESTED AND SPECIFICATIONS

### Network Cabling, Wiring Closet, and Rack Specifications:

- A. All cable proposals must be a complete project proposal **per site**
- B. All cabling proposals must represent a manufacturer certified end-to-end solution (Leviton preferred); All cabling responses must include manufacturer and part number for all components
- C. All cabling must be installed to all relevant and applicable industry standards and best practices and must meet all local, state, and government regulatory code
- D. All cabling must be installed to the locations as provided within the RFP unless otherwise stated or approved.
- E. All CAT6 security camera cable must be WHITE
- F. All CAT6 cable must be tested and certified to at least 1 Gbps
- G. TBP Technology Department must be provided a printed and/or electronic copy of cable test certifications.
- H. TBP Technology Department must be provided an as-built building print at project completion detailing individual drop labels, rooms, and type of drop.
- I. All CAT6a (wireless access point), or any other ethernet drops above the drop ceiling, must be terminated in a modular jack ("biscuit") above the drop ceiling.
- J. All data drops which cannot be run within a plenum, drop ceiling, or raised floor pathway, must be managed within existing or vendor provided conduit/surface mount pathway from the MDF/IDF to the end location.
- K. Vendors may propose new cable pathway solutions to provide a single solution for existing and new cable.
- L. All data drops must be provided a 10' patch cable for the station end to connect from the modular jack to the end point (wireless access point or terminal device)
- M. All patch cables must be the same category specification and color as the corresponding drop
- N. All cable as well as passive termination points must be labeled with securely affixed, clearly marked labels at each termination point (patch panel, keystone jack, face plate, etc.)
- O. All cable must be installed within the designed structured cable pathways as presented in the proposal unless prior written approval is provided
- P. All structured cable pathways are the responsibility of the cable vendor. Cable pathways must be designed to provide support for all cable such that no cable sag occurs, no cable plant is adjacent to light ballast or other electromagnetic components, and no cable plant lies directly on any ductwork or other non-cable plant components; no cable plant is to be placed otherwise unsupported within red-iron construction.
- Q. All MDF and IDF patch cables will be 8", flex-booted cables of the same category specification as the drops
- R. All cable must be installed in the wiring facilities (MDF/IDFs) in a combed, dressed manner utilizing cable ladder paths in the wiring facility to the racks in such a manner as to support the full weight of the cable plant
- S. No cabling is to be installed anywhere throughout the cable pathway in such a manner as the cable is either not supported by the structured cable support system or such that any service coil or cable is not completely dressed and managed
- T. Trinity Basin desires to leverage this project to develop/begin developing cable pathways for

future use. As such, any conduit or cable pathways proposed must be adequate for future growth of cable plant.

# Physical Security Infrastructure // Arlington & Grand Prairie Campuses

*Project Overview: Trinity Basin Preparatory will be opening two new campuses for the 2023-2024 school year. These campuses will be in Arlington and Grand Prairie. Both campuses will mirror each other in terms of size/build. Construction is estimated to begin early next year (2023). Trinity Basin Preparatory currently uses Avigilon for both surveillance and access control systems. TBP is heavily interested in cloud solutions and therefore is asking for proposals for BOTH on-premises AND cloud systems. If a vendor wishes to only bid for an on-prem system, TBP would like to keep any on-prem systems on Avigilon if TBP decides to stay on-prem. Therefore, bids for an on-prem system utilizing Avigilon will be favored. Vendors are encouraged to submit separate proposals for on-prem and cloud solutions if they wish to submit proposals for both. Vendors are also encouraged to separate proposals by the three separate categories (Surveillance, Access Control, and Intrusion) if submitting for multiple as TBP may wish to award any and all bids separately. TBP currently uses Alarm.com for its intrusion system with monitoring done by a third party.*

Surveillance Project Overview: TBP is requesting to obtain a turnkey, comprehensive physical security surveillance equipment and installation services to include the following: a) IP based video cameras and related installation services, b) Network cabling and related services to support camera installations, and c) On premise server-based Video Management and Storage systems with installation and configuration (if applicable).

Surveillance System Requirements:

- Each campus will have 2 server rooms, one on each wing of classrooms. All cabling should terminate to one of these server rooms (depending on length).
- Second floor cabling will also terminate to the first-floor server rooms through conduit that will be accessed through the room above the first-floor server rooms. Please note this means there will be NO server rooms on the second floor.
- Vendor will be responsible for coordinating with the TBP's Network Administrator in configuring the equipment to work with the District's existing network.
- Cameras will use DHCP for addressing.
- Vendor shall supply camera specifications including the following: manufacturer, model, description, any special maintenance requirements, and warranty.
- Vendor shall provide, install, and configure VMS software (if applicable) – The District requires at least a 14-day retention policy for surveillance. The Vendor will provide the servers and storage for these needs (if applicable). District would like one server location on each site for

- cameras (if applicable).
- Vendor shall test the VMS with each camera to verify proper operation and compatibility (if applicable).
- Vendor shall configure the camera frame rate and compression rates to balance quality, storage, and bandwidth utilization.
- Vendor shall configure the motion detection sensitivity (where appropriate)
- Vendor shall configure each camera's identification and description (using a naming scheme that incorporates building and location, scheme to be approved by District staff before setup begins).
- Vendor shall be an authorized seller or partner of their proposed solution.
- All penetrations and length and type of conduit on building exteriors will be District approved before being performed by vendor.
- Any visible surface-mounted interior conduit installed below the suspended ceiling will be painted to match. Any conduit in open ceilings such as gyms will be painted to match unless otherwise approved by the District.
- The field of view on all cameras is to be coordinated and confirmed with District staff.
- All exterior cameras will be provided with appropriate wall-mounted gooseneck and weather-proof mountings.
- Vendor will provide system check, test, and start-up of the new systems.
- Vendor will test each camera to verify proper operation and viewing angle
- Vendor will warranty all labor and equipment for a period of no less than 3 years (5 years preferred)

#### Cameras and Coverage Areas:

The District desires coverage of campus interiors and exterior areas, including parking lots.

- Map of the campuses with proposed camera locations will be given for reference.
  - Upon awarding the bid for cameras to a vendor, TBP reserves the right to adjust camera quantities and placement and work with the awarded vendor to finalize these quantities and placements.
- All outdoor camera enclosures should be vandal-proof, anti-tampering, and anti-vibration compliant.
- All indoor and outdoor cameras should have the following specifications at a minimum:
  - PoE powered
  - Full High Definition (1080p) resolution strongly preferred
  - IP66 rating to protect against dust and environmental elements
  - IK10 rating for vandal resistant housing
  - Infrared illumination for night visibility
  - Capability to produce video at 30 FPS or more
  - Image stabilizing to reduce blurring
  - Day and Night viewing and recording capability
  - Standard RJ45 connectivity including Power Over Ethernet (PoE) capability to receive power.
  - Motion detection either as a camera option or an option on the management interface

Access Control Project Overview: TBP is requesting to obtain a turnkey, comprehensive physical access control equipment and installation services to include the following: a) card readers and related installation services, b) low voltage cabling and related services to support access control installations, and c) door hardware with installation and configuration (if applicable).

Access Control System Requirements:

- Each campus will have 2 server rooms, one on each wing of classrooms. All cabling should terminate to one of these server rooms (depending on length).
- Map of the campuses with proposed access control locations will be given for reference.
- If vendor is bidding an on-prem/Avigilon system, card readers must utilize iClass technologies (HID Signo, or equivalent). Prox only card readers will not be acceptable.
- If vendor is bidding a non-Avigilon system, proposed card reader must be able to read HID Multi-Class cards to support the current access cards that are being utilized in the district. Any proprietary card format that can only be used on one system will not be acceptable.
- The access control user/card management software must support syncing data with Active Directory (either on-prem through LDAP or Azure Active Directory). An automatic schedule for syncing must be available. Syncing of data should support the following attributes:
  - Active/inactive user to automatically disable a user if they are inactive in AD.
  - Group memberships for purposes of assigning door access.
  - “employeeNumber” attribute in AD for purposes of syncing access card number
    - If this specific attribute is not available but another attribute is, TBP may be willing to change this on our end to support this syncing of the access card number.
- System should be able to support reports for building entry, user transactions, etc.
- System should support a lockdown mode where all readers are disabled until an approved user disables lockdown mode.
- Vendor will provide system check, test, and start-up of the new systems.
- Vendor will test each card reader/door to verify proper operation.
- Vendor will warranty all labor and equipment for a period of no less than 3 years (5 years preferred)



Intrusion Project Overview: TBP is requesting to obtain a turnkey, comprehensive intrusion system and installation services.

#### Intrusion System Requirements:

- Each campus will have 2 server rooms, one on each wing of classrooms. All cabling should terminate to one of these server rooms (depending on length).
- The intrusion alarm systems installed, and work performed under this division of the specifications shall include but not necessarily be limited to the following:
  1. Programming of intrusion system
  2. Keypads
  3. Motion/Glass Break Sensor integration
  4. Alarm panel
  5. Door contacts
  6. Integration with local access control platform
  7. Wiring
  8. Other devices as required for a functional system
- The intrusion system should tie in with the access control system so that the system will disarm after a successful access card entry.
- Map of the campuses with proposed intrusion system locations will be given for reference.
- The intrusion system should use cellular as its primary method of connectivity. At the very least, the system should support cellular failover in the event of a network outage.
- Vendor will provide system check, test, and start-up of the new systems.
- Vendor will warranty all labor and equipment for a period of no less than 3 years (5 years preferred)