

# Building systems: security and network update

28 September 2026

## Summary

We're reusing the building's existing security and network systems, cut back to what the organization actually needs. I'm proposing that two companies do the work: Network Co. (which has already started) for internet service, the internal network, and exterior door access, and Alarm Co., the original installer, for the scaled-back alarm system. After prioritizing the organization's needs and a few rounds of discussion with these providers, the rough up-front cost has been negotiated down to about 8900 and \$16,478 from two alarm companies. If the fiber goes in this week as expected, everything should be working by the end of October.

## Who does what

Network Co. (network)

- Establish fiber optic internet service to the building
- Reset and set up the existing network equipment (purchased from seller) under a organization-owned account, with networks for staff, volunteers and guests, and security equipment
- Test and upgrade Wi-Fi access points on each floor
- Remove the previous tenant's cameras and cap the locations—interior and exterior
- Provide monitored door access at the main entrance and the basement delivery entrance, using a keypad or phone in place of the old card readers, taking advantage of existing wiring
- Disconnect existing card readers and install blank faceplates
- Test and label all existing network cabling so future additions are simple
- Set up the network phone app, so Network Co. and/or the organization can manage the network, Wi-Fi passwords, and door access from a phone
- Enable the operations team to designate separate access codes for individuals and groups as needed, and to provide one-time access remotely if needed

Alarm Co. (security)

- Take over the existing intrusion alarm: reset codes, test every sensor and keypad, and adjust the zones to the new layout
- Replace outdated cellular communicator, so the alarm reports even if the internet is down
- Set up 24-hour central-station monitoring, and a phone app for arming and alerts
- Provide intrusion alerts, temperature alerts for the walk-in cooler and freezer, and power-outage alerts

## After installation

Network Co. provides the internet service, with a 24-hour service-level agreement for outages. The network equipment belongs to the organization under its own account, and Network Co. keeps admin access, so it can make most

changes remotely, such as adding a device or changing a door code schedule. Routine support for the in-building network and Wi-Fi is included at no charge; anything major is billed at Network Co.’s hourly rate of \$125.

Alarm Co. monitors the alarm around the clock and services the alarm equipment, which the organization owns. I’m confirming its terms for service calls along with the revised quote.

## Up-front costs

| Item                                              | Estimate |
|---------------------------------------------------|----------|
| Network Co.                                       | \$3500   |
| Network, Wi-Fi, cabling, and camera removal       | \$2000   |
| Door access, two doors                            | \$1200   |
| Battery backup for the network equipment          | \$300    |
| Internet installation                             | free     |
| Alarm Co.                                         | \$1500   |
| Panel takeover, testing, and zone changes (labor) | \$1000   |
| New communicator                                  | \$200    |
| Two temperature sensors                           | \$150    |
| Backup battery and small parts                    | \$150    |
| Total                                             | \$5000   |

These costs are rough and could run up to 10–15% higher, since I don’t yet have final estimates from Network Co. or Alarm Co..

## Ongoing costs

| Item                                        | Monthly | Yearly |
|---------------------------------------------|---------|--------|
| Network Co.: business internet (1 Gbps)     | \$150   | \$1800 |
| Alarm Co.: 24-hour monitoring and phone app | \$45    | \$540  |
| Total                                       | \$195   | \$2340 |

Door access has no monthly fee.

A second alarm company is revising its quote to the same reduced scope. That gives us a price check and a backup if Alarm Co. falls through.

# Status

- Network Co.’s crew started on site on 23 September
- The fiber line from the street needs a police detail (there is fiber on the street, but not yet at the building) and should go in this week
- The network setup will follow once the internet is live, and door access will be configured after the network is up and running
- Network Co. and Alarm Co. are both preparing updated estimates, based on recent changes

# Approximate timing

| Milestone                               | Target           |
|-----------------------------------------|------------------|
| Internet live                           | end of September |
| Network, Wi-Fi, and door access         | mid-October      |
| Alarm monitoring and temperature alerts | end of October   |

# Possible upgrades

All of these are optional and can be added later.

| Upgrade                                                                                                                       | Rough cost                                                |
|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Display screen on the shopping floor for daily items, hours, and announcements in English and Spanish                         | \$550                                                     |
| Door access at the second-floor stairwell (wiring already in place)                                                           | \$600                                                     |
| Door access and an alarm sensor for a future exterior door (the planned second-floor entrance), not including the door itself | \$800                                                     |
| Single phone line from Network Co.                                                                                            | \$30/month plus taxes, and a basic phone                  |
| Upgraded fire detection, monitored by the alarm company                                                                       | pricing requested; need to talk with the fire chief first |

| Upgrade                                                                                       | Rough cost |
|-----------------------------------------------------------------------------------------------|------------|
| Security cameras: 2–3 indoor cameras in non-shopper areas, recording only inside the building | \$700      |

## Repro: empty cells and a spacer column

This table has empty cells. On Marked Share, an empty cell next to a bold cell showed the word “strong”, and the empty row showed “caveats”.

| Item                                        | Estimate |
|---------------------------------------------|----------|
| Network Co.                                 | \$2000   |
| Network, Wi-Fi, cabling, and camera removal |          |
| <i>Network Co. subtotal</i>                 | \$3500   |
| <i>For comparison: first full quote</i>     | \$16,478 |

This table has a middle column containing only non-breaking spaces. On Marked Share, the column was dropped.

| Item                                        |  | Estimate |
|---------------------------------------------|--|----------|
| Network, Wi-Fi, cabling, and camera removal |  | \$2000   |
| Door access, two doors                      |  | \$1200   |