

**May 28, 2026**

**Item No. 6.4.**

## **College Main Parking Garage Access and Revenue Control System**

**Sponsor:** Brian Piscacek, Assistant Director - Economic Development

**Reviewed By CBC:** City Council

**Agenda Caption:** Presentation, discussion, and possible action on the approval of a contract with DESIGNA Access Corporation in an amount not to exceed \$962,805 for a Parking Access and Revenue Control System in the College Main Parking Garage.

### **Relationship to Strategic Goals:**

- Diverse & Growing Economy

**Recommendation(s):** Staff recommend that Council approve the contract.

**Summary:** The current parking access and revenue control system (PARCS) in the College Main Parking Garage was installed in 2019. While the existing equipment is currently functional, staff has identified numerous mechanical elements that are outdated and intermittently defective, leading to operational inefficiencies and potentially a frustrating experience for parking customers. A Request for Proposals was released in January 2026 to solicit interest from vendors to furnish and install a new PARCS system. Six proposals were received for RFP #26-043.

The proposed DESIGNA PARCS system design resembles the existing mechanical layout, but the new updated elements will allow for a significantly more efficient revised operational model which will provide several new options for our garage users. The system meets all new credit card EMV readers and associated information technology and business security standards. This also includes new technology that allows patrons to scan a QR code on the bottom of ticket or displayed in the garage to pay using their mobile device.

The proposed system replaces the following equipment:

Complete replacement of all access and exit components along with all associated mechanical equipment. This includes new entry and exit gates (2 entry, 2 exit, and one reversible), gate ticket dispensers, exit verifiers, gate control boxes, gate arms, walk-up credit/debit card only pay stations (4), and an upgraded call-forward capable intercom system with integrated security cameras to better insure patron safety and assist Northgate Parking staff in monitoring and preventing vandalization of all new system components.

The proposed system will also include three alternate bids:

1. The supply and installation of protective aluminum canopies over selected equipment to provide weather protection and improve equipment longevity.
2. Restriping and repainting of key parking garage markings and protective elements to improve safety and visibility.
3. An INDECT Automated Parking Guidance System utilizing ultrasonic mini-sensors and Upsolut multi-space sensors to provide real-time parking space detection and guidance throughout the garage. This also includes LED matrix signs at garage entrances and interior

guidance displays at key decision points. These signs provide clear parking availability information and directional guidance to drivers, reducing circulation time and improving garage safety and efficiency.

Finally, all related installation materials, peripherals, labor costs, system configuration and training are included in the contract and will be provided by DESIGNA, as is a 4-year extended preventive maintenance and support agreement. There is limited expected downtime for our patrons as we will have the capability of operating both the old and new systems concurrently during the project installation, which will begin shortly after contract execution and be completed prior to the fall 2026 semester.

**Budget & Financial Summary:** Funding for this project comes from the Northgate Parking Fund.

**Attachments:**

1. Contract



# CONTRACT & AGREEMENT ROUTING FORM

CONTRACT#: 26300541 PROJECT #: N/A BID/RFP/RFQ#: 26-043

**Project Name / Contract Description:** Parking Access and Revenue Control System (PARCS)  
in the College Main Parking Garage

**Name of Contractor:** DESIGNA Access Corporation

**CONTRACT TOTAL VALUE:** \$ 962,805.00 **Grant Funded** Yes  No   
If yes, what is the grant number:

**Debarment Check**  Yes  No  N/A **Davis Bacon Wages Used**  Yes  No  N/A  
**Section 3 Plan Incl.**  Yes  No  N/A **Buy America Required**  Yes  No  N/A  
**Transparency Report**  Yes  No  N/A

**NEW CONTRACT**  **RENEWAL #** \_\_\_\_\_  **CHANGE ORDER #** \_\_\_\_\_  **OTHER** \_\_\_\_\_

**BUDGETARY AND FINANCIAL INFORMATION** (Include number of bids solicited, number of bids received, funding source, budget vs. actual cost, summary tabulation)

On March 12th, six (6) responses were received for referenced project. A committee of representatives from EDS, IT, and Fiscal Services reviewed, evaluated and scored all responsive proposals based on the established criteria within the RFP. Following interviews with the top two firms, referenced firm was selected for award of contract. This contract is for one year for an amount of \$803,889 with 4 years of Preventative Maintenance + Alternate Annual Fees for an annual amount of \$39,729 for each year. Funding Account: 52020621 - 5399

(If required)\*  
**CRC Approval Date\*:** 1/29/26 **Council Approval Date\*:** 5/28/26 **Agenda Item No\*:** \_\_\_\_\_

--Section to be completed by Risk, Purchasing or City Secretary's Office Only--

**Insurance Certificates:** DDV **Performance Bond:** N/A **Payment Bond:** N/A **Info Tech:** TVA

**SIGNATURES RECOMMENDING APPROVAL**

Michael Ostrowski 5/21/2026  
DEPARTMENT DIRECTOR/ADMINISTERING CONTRACT DATE

[Signature] 5/21/2026  
ASST CITY MGR – CFO DATE

[Signature] 5/21/2026  
LEGAL DEPARTMENT DATE

**APPROVED & EXECUTED**

\_\_\_\_\_  
CITY MANAGER DATE

N/A  
MAYOR (if applicable) DATE

N/A  
CITY SECRETARY (if applicable) DATE

## TECHNOLOGY SERVICES CONTRACT

This Contract is by and between the **City of College Station**, a Texas Municipal Home-Rule Corporation (the “City”) and DESIGNA Access Corporation, a Texas Corporation (the “Consultant”), whereby Consultant agrees to perform and the City agrees to pay for the work described herein.

### ARTICLE I SCOPE OF SERVICE

**1.01** This Contract is for Parking Access and Revenue Control System (PARCS) in the College Main Parking Garage; as described in RFP 26-043 (the “Project”). The scope and details of the work to be provided to the City by Consultant for the Project are set forth in **Exhibit “A”** to this Contract and are incorporated as though fully set forth herein by reference (the “Work”). Consultant agrees to perform or cause the performance of all the work described in **Exhibit “A.”**

**1.02** Consultant agrees to perform the work described in **Exhibit “A”** hereto and the City agrees to pay Consultant a fee based on the rates set forth in **Exhibit “B”** to this Contract for the Work performed by Consultant. The invoices shall be submitted to the City following the 15th day and the last day of each month. The payment terms are net payable within thirty (30) calendar days of the City’s receipt of the invoice. Upon termination of this Contract, payments under this paragraph shall cease, provided, however, that Consultant shall be entitled to payments for work performed in accordance with this Contract before the date of termination and for which Consultant has not yet been paid.

### ARTICLE II PAYMENT

**2.01** The total amount of payment, including reimbursements, by the City to Consultant for all Work to be performed under this Contract may not, under any circumstances, exceed Nine Hundred Sixty-Two Thousand Eight Hundred Five and 00/100 Dollars (\$962,805.00).

### ARTICLE III CHANGE ORDERS

**3.01** The City may from time to time request changes in the scope and focus of the Work to be conducted by Consultant pursuant to this Contract, provided, however, that any such change that in the opinion of Consultant, the City Manager, or the City’s Project Manager varies significantly from the scope of the work set out herein and would entail an increase in cost or expense to the City shall be mutually agreed upon in advance in writing by Consultant and the City’s Project Manager.

- (a) When the original Contract amount plus all change orders is \$100,000 or less, the City Manager or his designee may approve the written change order provided the change order does not increase the total amount set forth in the Contract to more

than \$100,000. For such contracts, when a change order results in a total contract amount that exceeds \$100,000, the City Council of the City must approve such change order prior to commencement of the services or work; and

- (b) When the original contract amount plus all change orders is greater than \$100,000, the City Manager or his designee may approve the written change order provided the change order does not exceed \$50,000 and provided the sum of all change orders does not exceed 25% of the original contract amount. For such contracts, when a change order exceeds \$50,000 or when the sum of all change orders exceeds 25% of the original contract amount, the City Council of the City must approve such change order prior to commencement of the services or work. Thereafter, any additional change orders exceeding \$50,000 or any additional change orders totaling 25 percent following such council approval, must be approved by City Council; and
- (c) **Any request by the Consultant for an increase in the Scope of Work and an increase in the amount listed in paragraph two of this Contract shall be made and approved by the City prior to the Consultant providing such work or the right to payment for such additional work shall be waived.** If there is a dispute between the Consultant and the City respecting any service provided or to be provided hereunder by the Consultant, including a dispute as to whether such Work is additional to the Scope of Work included in this Contract, the Consultant agrees to continue providing on a timely basis all work to be provided by the Consultant hereunder, including any Work as to which there is a dispute.

#### **ARTICLE IV TIME OF PERFORMANCE**

**4.01** Except as provided in Article XI herein below, the term of this Contract shall be for one (1) year from the effective date of this Contract. Thereafter, upon the mutual consent of both parties, including budget approval by the City, this Contract may be renewed on an annual basis, under the same terms and conditions, for up to four (4) additional years (five (5) years total). If, for any reason, funds are not appropriated to continue the contract, the contract shall become null and void and shall terminate.

**4.02 Time is of the essence of this Contract.** The Consultant shall be prepared to provide the Work in the most expedient and efficient manner possible in order to complete the work by the times specified.

**4.03** Consultant promises to work closely with the City Manager or his designee (the "Project Manager") or other appropriate City officials. Consultant agrees to perform any and all Project-related tasks reasonably required of it by the City in order to fulfill the purposes of the Work to be performed. The Work of Consultant under this Contract may be authorized by the Project Manager in various phases as set forth in **Exhibit "A."**

#### **ARTICLE V**

## **INDEPENDENT CONTRACTOR AND NONSOLICITATION**

**5.01 Independent Contractor.** In all activities or work performed hereunder, the Consultant is an independent contractor and not an agent or employee of the City. The Consultant, as an independent contractor, shall be responsible for the final product contemplated under this Contract. Except for materials furnished by the City, the Consultant shall supply all materials, equipment and labor required for the execution of the Work on the Project. The Consultant shall have ultimate control over the execution of the Work under this Contract. The Consultant shall have the sole obligation to employ, direct, control, supervise, manage, discharge, and compensate all of its employees and subcontractors, and the City shall have no control of or supervision over the employees of the Consultant or any of the Consultant's subcontractors except to the limited extent provided for in this Contract. Consultant shall be liable for any misrepresentations. Any negotiations by the Consultant on the City's behalf are binding on the City only when within the Scope of Work contained herein and approved by the City.

**5.02 Nonsolicitation.** Consultant recognizes and understands that it will be interacting with City employees when performing Work under this Contract, and that it may cause irreparable harm to the City should one or more City employees perform work for Consultant either directly or indirectly. Because of this, Consultant agrees that it shall not directly or indirectly, personally or through others, solicit or encourage, or attempt to solicit or encourage on Consultant's own behalf or on behalf of any other person or entity for hire or use the work of any employee or other consultant of the City or any of City's agents or officials. Consultant agrees to adhere to this requirement for a minimum of one year following termination of this Contract. This provision shall survive termination of this Contract.

## **ARTICLE VI AUTHORIZATION**

**6.01** The City shall direct Consultant to commence Work on the Project by sending Consultant a "letter of authorization" to begin Work on the Project.

**6.02** Upon receipt of the letter of authorization to begin Work on the implementation of the Project, Consultant shall meet with the City for the purpose of determining the nature of the Project, including but not limited to the following: meeting with the City's staff to coordinate Project goals, schedules, and deadlines; coordinating data collection; briefing the City's management staff; documenting study assumptions, methodologies and expectations; devising the criteria to be met for both interim goals and final completion of the Work.

**6.03** Consultant shall consult with the City and may, in some limited circumstances, act as the City's representative, but it is understood and agreed by the parties that for all purposes related to this Contract, Consultant shall be an independent consultant at all times and is not to be considered either an agent or an employee of the City.

## **ARTICLE VII WARRANTY**

**7.01** As an experienced and qualified professional, Consultant warrants that the Work provided by Consultant reflects high professional and industry standards, procedures, and performances. Consultant warrants the design, preparation of drawings, the designation or selection of materials and equipment, the selection and supervision of personnel, the fitness and operation of its recommendations, and the performance of other work under this Contract, pursuant to a high standard of performance in the field in which Consultant works. Consultant warrants that it will exercise diligence and due care and perform in a good and workmanlike manner all of the work pursuant to this Contract. Approval or acceptance by the City of any of Consultant's work product under this Contract shall not constitute, or be deemed, a release of the responsibility and liability of Consultant, its employees, agents, or associates for the exercise of skill and diligence necessary to fulfill Consultant's responsibilities under this Contract. Nor shall the City's approval or acceptance be deemed to be the assumption of responsibility by the City for any defect or error in the Project's Work products prepared by Consultant, its employees, associates, agents, or subconsultants.

**7.02** Consultant shall keep the City informed of the progress of the Work and shall guard against any defects or deficiencies in its work.

**7.03** Consultant shall be responsible for using due diligence to correct errors, deficiencies, or unacceptable Work. Consultant shall, at no cost to the City, remedy any errors, deficiencies or any Work found unacceptable, in the City's sole discretion, as soon as possible, but no longer than fifteen (15) calendar days after receiving notice of said errors, deficiencies or unacceptable Work.

**7.04** Consultant's work product shall be the exclusive property of the City. Upon completion or termination of this Contract, Consultant shall promptly deliver to the City all records, notes, data, memorandum, models, and equipment of any nature that are within Consultant's possession or control and that are the City's property or relate to the City or its business.

## **ARTICLE VIII INDEMNIFICATION AND RELEASE**

**8.01 Indemnity. The Consultant agrees to indemnify, defend, and hold harmless the City, its officers, employees, volunteers and agents (separately and collectively referred to in this paragraph as "Indemnitee"), from and against any and all claims, losses, damages, causes of action, suits, judgments, settlements made by Indemnitee, and liability of every kind, including all expenses of litigation, court costs, attorney's fees, and other reasonable costs for damage to or loss of use of any property, for injuries to, or sickness or death of any person, including but not limited to Consultant, any of its subconsultants of any tier, or of any employee or invitee of Consultant or of any such subconsultants, that is caused by, arises out of, related to, or in connection with, the negligence of and/or negligent performance of this Contract by Consultant or by any such subconsultants of any tier, under this Contract. There shall be no additional indemnification other than as set forth in this section. All other provisions regarding the same subject matter shall be declared void and of no effect.**

**8.02** It is agreed with respect to any legal limitations now or hereafter in effect and affecting the validity or enforceability of the indemnification obligation under Paragraph 8.01, such legal limitations are made a part of the indemnification obligation and shall operate to amend the indemnification obligation to the minimum extent necessary to bring the provision into conformity with the requirements of such limitations, and as so modified, the indemnification obligation shall continue in full force and effect.

**8.03 Release.** The Consultant releases, relinquishes, and discharges the City, its officers, agents, volunteers and employees from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, sickness or death of the Consultant or its employees and any loss of or damage to any property of the Consultant or its employees that is caused by or alleged to be caused by, arises out of, or is in connection with the Consultant's work to be performed hereunder. Both the City and the Consultant expressly intend that this release shall apply regardless of whether said claims, demands, and causes of action are covered, in whole or in part, by insurance and in the event of injury, sickness, death, loss, or damage suffered by the Consultant or its employees, but not otherwise, this release shall apply regardless of whether such loss, damage, injury, or death was caused in whole or in part by the City, any other party released hereunder, the Consultant, or any third party. There shall be no additional release or hold harmless provision other than as set forth in this section. All other provisions regarding the same subject matter shall be declared void and of no effect.

## **ARTICLE IX INSURANCE**

**9.01 General.** The Consultant shall procure and maintain at its sole cost and expense for the duration of this Contract insurance against claims for injuries to persons or damages to property that may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, volunteers, employees or subconsultants. The policies, limits and endorsements required are as set forth below:

**9.02 Types.** During the term of this Contract Consultant's insurance policies shall meet the minimum requirements of this section.

- (a) Commercial General Liability.
- (b) Business Automobile Liability.
- (c) Workers' Compensation/Employer's Liability.
- (d) Professional Liability.
- (e) Cyber Liability.

**9.03 Certificates of Insurance.** For each of these policies, the policy shall be endorsed to show the Consultant's insurance coverage as primary with respect to the City, its officials, agents, employees, and volunteers. Any insurance or self-insurance carried or obtained by the City, its

officials, agents, employees, or volunteers, shall be considered in excess of the Consultant's insurance and shall not contribute to it. No term or provision of the indemnification provided by the Consultant to the City pursuant to this Contract shall be construed or interpreted as limiting or otherwise affecting the terms of the insurance coverage. All Certificates of Insurance and endorsements shall be furnished to the City's Representative at the time of execution of this Contract, on the most current State of Texas Department of Insurance-approved forms, attached hereto as **Exhibit C**, and approved by the City *before* work commences.

**9.04 Additional Insurance.** The Consultant shall include all subconsultants as Additional Insureds under its policies or shall furnish separate certificates and endorsements for each subconsultant. Coverages for subconsultants shall be subject to all requirements stated herein.

**9.05 General Requirements Applicable to All Policies.** The following General requirements applicable to all policies shall apply:

- (a) Only licensed insurance carriers authorized to do business in the State of Texas shall be accepted.
- (b) Deductibles shall be listed on the certificate of insurance and are acceptable only on an "occurrence" basis.
- (c) "Claims made" policies are not accepted, except for Professional Liability insurance.
- (d) Coverage shall not be suspended, voided, canceled, or reduced in coverage or in limits of liability except after thirty (30) calendar days written notice has been given to the City of College Station.
- (e) The Certificates of Insurance shall be prepared and executed by the insurance company or its authorized agent. Each certificate shall contain the following provisions and warranties:
  - i. The licensed insurance company is authorized to do business in the State of Texas
  - ii. The insurance policy is underwritten on forms provided by the Texas State Board of Insurance or ISO
  - iii. All endorsements and coverages are included according to the requirements of this Contract
  - iv. The form of notice of cancellation, termination, or change in coverage provisions is specified in this attachment
- (f) The City of College Station, its officials, agents, employees, and volunteers are to be named as Additional Insureds on the Commercial General Liability and Business Automobile Liability Policies. The coverages shall contain no special limitations on the scope of protection afforded the City, its officials, agents, employees, and volunteers.

**9.06 Commercial General Liability requirements.** The following Commercial General Liability requirements shall apply:

- (a) Coverage shall be written by a carrier rated “A: VIII” or better in accordance with the current A. M. Best Key Rating Guide.
- (b) Minimum limits of liability of \$1,000,000 per occurrence per project with a \$2,000,000 annual aggregate limit.
- (c) Coverage shall be at least as broad as Insurance Service's Office (ISO) Number CG 00 01.
- (d) No coverage shall be excluded from the standard policy without notification of individual exclusions being attached for the City’s review and acceptance.
- (e) The coverage shall not exclude: premises/operations; independent contracts; products/completed operations; contractual liability (insuring the indemnity provided herein); and Host Liquor Liability.
- (f) The City shall be named as Additional Insured and policies endorsed to waive rights of subrogation and to be primary and non-contributory with regard to any self-insurance or insurance policy held by the City.

**9.07 Business Automobile Liability requirements.** The following Business Automobile Liability requirements shall apply:

- (a) Coverage shall be written by a carrier rated “A:VIII” or better in accordance with the current A.M. Best Key Rating Guide.
- (b) Minimum Combined Single Limit of \$1,000,000 per occurrence for bodily injury and property damage.
- (c) The Business Auto Policy must show Symbol 1 in the Covered Autos portion of the liability section in Item 2 of the declarations page.
- (d) The coverage shall include owned, leased, or rented autos, non-owned autos, any autos and hired autos.

**9.08 Workers’ Compensation/Employer’s Liability Insurance requirements.** The Workers’ Compensation/Employer’s Liability insurance shall include the following terms:

- (a) Employer’s Liability limits of \$1,000,000 for each accident is required.
- (b) “Texas Waiver of Our Right to Recover from Others Endorsement, WC 42 03 04” shall be included in this policy.
- (c) Texas must appear in Item 3A of the Workers’ Compensation coverage or Item 3C must contain the following: All States except those listed in Item 3A and the States of NV, ND, OH, WA, WV, and WY.

**9.09 Professional Liability requirements.** The following Professional Liability requirements shall apply:

- (a) Coverage shall be written by a carrier rated “A:VIII” or better in accordance with the current A. M. Best Key Rating Guide.
- (b) Minimum limits of liability of \$1,000,000 per occurrence and \$2,000,000 aggregate, with a maximum deductible of \$100,000 unless otherwise agreed in writing by both parties. Financial statements shall be furnished to the City upon request.
- (c) Consultant must continuously maintain professional liability insurance with prior acts coverage for a minimum of two years after completion of the Project or termination of this Contract, as may be amended, whichever occurs later. Coverage under any renewal policy shall include a retroactive date that precedes the earlier of the effective date of this Contract or the first performance of work for the Project. The purchase of an extended discovery period or an extended reporting period on this policy will not be sufficient to comply with the obligations hereunder.

**9.10 Cyber Liability.** Minimum limits of \$5,000,000 for third party losses. Coverage must include:

- (a) Event Management;
- (b) Unauthorized Access/use;
- (c) Computer Virus;
- (d) Denial of Service Attack;
- (e) Libel, Cyber-libel, Slander, Product Disparagement;
- (f) Violation of Right of Privacy;
- (g) Regulatory Costs;
- (h) Privacy Costs- Privacy Injury and Identity Theft;
- (i) Programming Errors & Omissions Liability;
- (j) Replacement or Restoration of Electronic Data (First Person);
- (k) Extortion Threats;
- (l) Business Income and Extra Expense (to \$1 million);
- (m) Public Relations Expense; and
- (n) Security Breach Expense.

**ARTICLE X  
TECHNOLOGY REQUIREMENTS**

**10.01 Cloud Provider.** When some or all of the Consultant's Work involve being a Cloud Provider, the following shall apply:

- (a) **Security Policies and Procedures.** The Consultant shall provide the City with copies of its information security policies and procedures within three (3) business days upon City's request covering:
- i. Data Classification and privacy;
  - ii. Security training and awareness;
  - iii. Systems administration, patching and configuration;
  - iv. Incident response;
  - v. Managing workstations, mobile devices, and antivirus applications;
  - vi. Backups, disaster recovery and business partners and contractors;
  - vii. Audit and testing schedules;
  - viii. Requirements for third-party business partners and contractors;
  - ix. Compliance with information security or privacy laws, rules, regulations, or standards;
  - x. Evidence of background checks that support security of sensitive or confidential information;
  - xi. Disclosure of previous data breaches; and
  - xii. Any other relevant information regarding security policies or procedures.
- (b) **Industry Best Practices.** Consultant must provide all services using the best commercially-available security technology and techniques according to industry best practices and standards; the City's security standards, policies and procedures including those relating to fraud prevention and detection and any other inappropriate system and network use or access, including:
- i. Providing secure (SSL, HTTPS, or similar) access to all levels of users as defined by the City via the internet;
  - ii. Having controls meeting applicable laws and the latest Framework for Improving Critical Infrastructure Cyber security from National Institute of Standards and Technology (NIST) or compatible industry security frameworks;
  - iii. Completely testing and applying patches for hardware bios/firmware, bare metal operating systems (e.g., VMware ESXi), virtualized server operating systems, and software products before release; and
  - iv. Having all servers providing work to the City solely physically located within the continental United States of America. Contractor must house all

servers and equipment in an operational environment meeting industry standards including a climate-controlled room with a fire and security hazard detection system and a network and electrical redundancy system, including backup Uninterruptable Power Supply (UPS) and automatic fail-over stand-by generators and physical security.

**(c) Data Breach.**

- i. **Notice.** Consultant must immediately notify the City by telephone and email no later than twenty-four (24) hours if there is a reasonable probability of a data security incident. Consultant must send a written letter following up on the data security incident within forty-eight (48) hours following a data breach. The Consultant must:
  1. Cooperate with the City's request to investigate and resolve the incident in a timely manner;
  2. Promptly implement necessary remedial measures; and
  3. Document responsive actions taken related to the data breach, including any post-incident review and actions taken to make changes in business practices in providing the work, if necessary.
- ii. **Consultant Agreement Breach.** If a data breach results from Consultant's breach of the Contract, Consultant must:
  1. Bear any costs associated with the investigation and resolution of the data breach
  2. Notify individuals, regulators and all others required by Identity Theft Enforcement and Protection Act in the Texas Business and Commerce Code Chapter 521 Unauthorized Use of Identifying Information;
  3. Engage a credit monitoring service or identity protection service;
  4. Publish a website or toll-free number and call center for affected individuals as required by state or federal law;
  5. Complete all corrective actions as reasonably determined based on root cause; and
  6. Send the City written findings and remedial measures from the data breach.

**(d) Preventive Security Procedures.** Consultant must:

- i. Provide on-going software updates as they become available complying with the defined maintenance windows. The Consultant must completely test updates; including any bug fixes, patches, and other improvements;
- ii. Monitor system and error logs and perform preventive maintenance to minimize and predict system problems, including initiating and completing an appropriate response;

- iii. Conduct a third-party independent security/vulnerability assessment at its own expense at least annually and submit the results of such assessment to the City;
- iv. Agree to third-party application and vulnerability security scans and schedules;
- v. Comply with the City's directions/resolutions to remediate security/vulnerability assessment results aligning with City Security Vulnerability Assessment Standards;
- vi. Limit logical and physical access to all system components and provide access only to those individuals with a business need for work provided. Individuals who have access to systems and data must have a criminal background check;
- vii. Annually audit the data center through an independent third-party auditor. Audit results must form part of the Consultant's applicable Service Organization Control (SOC) report. The audit results must comply with industry standard controls for data security and disaster recovery that the Consultant shall report to the City in writing; and
- viii. Take all necessary measures to protect the data and encryption keys including, but not limited to the off-site servers daily backup according to industry best practices and encryption techniques.

**(e) Disaster Recovery.** Consultant must comply with any and all City disaster recovery and resiliency protocols to prevent system interruption. In the event of system breach, Consultant shall notify the City and restore the system within twenty-four (24) hours from discovery of breach.

**(f) Closeout.**

- i. **Agreement Expiration.** When the Agreement term expires or terminates, and at any other time at the City's written request, Consultant must promptly return to the City all intellectual and physical property subject to the Agreement including, but not limited to system configuration data and information in file or document formats in the Contractor's possession or control.
- ii. **Access.** The City will have access to export and retrieve its data for no less than ninety (90) days after the Agreement expiration or termination date. The City must be able to access its data at any time during the Agreement term in a readily readable, structured, and documented format, such as CSV-format or some other standard format offered by the Consultant. The Consultant must provide the City transition work after Agreement expiration or termination at Consultant's then-current and generally-charged hourly rates.
- iii. **Data Removal.** At the City's request upon Agreement expiration or termination, the Consultant must remove, delete, purge, overwrite or otherwise render inaccessible within a reasonable time, all City data

remaining on Consultant's servers to the extent possible based on the then-current technology available. Contractor must provide the City a written and signed statement confirming data has been deleted, purged, overwritten, or otherwise rendered inaccessible. The Consultant will not otherwise delete the City's data without City's prior written consent.

**10.02 Premise Solutions.** When some or all of the Consultant's Work involve providing Premise Solutions, the following shall apply:

**(a) Requirements:** Contract must:

- i. Provide the City with its security architecture. The security architecture must at a minimum meet applicable laws and the latest Cybersecurity Framework for Improving Critical Infrastructure from National Institute of Standards and Technology (NIST) or compatible industry security frameworks;
- ii. Have data access limited to only required support service;
- iii. Evidence of background checks that support security of the City's sensitive or confidential information;
- iv. Notify the City within twenty-four (24) hours when any patches resulting from security vulnerability and threats become available;
- v. Provide City with all applicable security assessments, audits and certifications related to system security annually;
- vi. Train City staff on security-related procedures regarding system operation and maintenance; and
- vii. Take all necessary measures to protect the City's data and data encryption when applicable.

**(b) Data Breach.**

- i. **Notice.** Consultant must immediately notify the City by telephone and email no later than twenty-four (24) hours if there is a reasonable probability of a data security incident. Consultant must send a written letter following up on the data security incident within forty-eight (48) hours following a data breach. The Consultant must:
  1. Cooperate with the City's request to investigate and resolve the incident in a timely manner;
  2. Promptly implement necessary remedial measures; and
  3. Document responsive actions taken related to the data breach, including any post-incident review and actions taken to change business practices in providing the work, if necessary.
- ii. **Consultant Agreement Breach.** If a data breach results from Consultant's breach of this Agreement, Consultant must:

1. Bear any costs associated with the investigation and resolution of the data breach;
2. Notify individuals, regulators and all others required by Identity Theft Enforcement and Protection Act in the Texas Business and Commerce Code Chapter 521 Unauthorized Use of Identifying Information;
3. Engage a credit monitoring service;
4. Publish a website or a toll-free number and call center for affected individuals as required by state or federal law;
5. Complete all corrective actions as reasonably determined based on root cause; and
6. Send the City written findings and remedial measures from the data breach.

(c) **Data Removal.** At the City's request upon Agreement expiration or termination, the Consultant must remove, delete, purge, overwrite or otherwise render inaccessible within a reasonable time, all City data remaining on Consultant's servers to the extent possible based on the then-current technology available. Consultant must provide the City a written and signed statement confirming data has been deleted, purged, overwritten, or otherwise rendered inaccessible. The Consultant will not otherwise delete the City's data without City's prior written consent.

**10.03 Background Checks.** The Consultant agrees to assume all responsibility for and to perform background checks on all its employees, agents and assigns working on the Project. Such background checks include but are not limited to, criminal records and civil judgments, professional license verifications, motor vehicle records, social security number, court records, military service records, other public records reports, and verifications of employment, and education. This must be done prior to such individuals commencing their work on the Project. Consultant agrees to produce any and all background checks information as described herein when requested to the City. To the degree allowed by applicable law, City agrees to keep such information confidential.

**10.04 Change Management.** Any major change to the system shall be authorized and approved by the City. The changes will follow the change management process outlined by the City and in accordance with this Contract. All enhancements and upgrades shall be included in the change management scope of work. All changes will be reasonably tested by the vendor in accordance with the requirements of the City. All major upgrades with exception to emergency upgrades, such as to address a vulnerability, will be scheduled on a calendar and back-out plans presented to the City.

**10.05 Work Completion.** Unless explicitly provided for otherwise in this Contract or expressly mutually agreed upon by the parties in writing, the Work will be considered complete when it functions in the City’s current technology environment.

**ARTICLE XI  
TERMINATION**

**11.01** At any time, the City may terminate the Project for convenience, in writing. At such time, the City shall notify Consultant, in writing, who shall cease work immediately. Consultant shall be compensated for the work performed. In the event that the City terminates this Contract for convenience, the City shall pay Consultant for the work performed and expenses incurred prior to the date of termination.

**11.02** No term or provision of this Contract shall be construed to relieve the Consultant of liability to the City for damages sustained by the City or because of any breach of contract by the Consultant. The City may withhold payments to the Consultant for the purpose of setoff until the exact amount of damages due the City from the Consultant is determined and paid.

**ARTICLE XII  
MISCELLANEOUS TERMS**

**12.01 Venue and Applicable Law.** This Contract has been made under and shall be governed by the laws of the State of Texas. The parties agree that performance and all matters related thereto shall be in Brazos County, Texas.

**12.02 Notices.** Notices shall be mailed to the addresses designated herein or as may be designated in writing by the parties from time to time and shall be deemed received when sent postage prepaid U.S. Mail to the following addresses:

**CITY:**

City of College Station  
Attn: Jennifer Luna  
P.O. Box 9960  
College Station, Texas 77842  
jluna @cstx.gov

**CONSULTANT:**

DESIGNA Access Corporation  
Attn: Sean Neasi  
5050 Westway Park Boulevard, Ste 175  
Houston, TX 77041  
sean.neasi@us.designa.com

**12.03 Performance of Work.** Consultant, its employees, associates or subconsultants shall perform all the Work hereunder. Consultant agrees that all of its associates, employees, or subconsultants who work on this Project shall be fully qualified and competent to do the Work described hereunder. Consultant shall undertake the Work and complete it in a timely manner.

**12.04 Compliance.** The Consultant shall comply with all applicable federal, state, and local statutes, regulations, ordinances, and other laws, including but not limited to the Immigration Reform and Control Act (IRCA). The Consultant may not knowingly obtain the labor or work of an unauthorized alien. The Consultant, not the City, must verify eligibility for employment as required by IRCA.

**12.05 Waiver.** No waiver by either party hereto of any term or condition of this Contract shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

**12.06 Assignment.** This Contract and all rights and obligations contained herein may not be assigned by Consultant without the prior written approval of the City.

**12.07 Invalidity.** If any provision of this Contract shall be held to be invalid, illegal, or unenforceable by a court or other tribunal of competent jurisdiction, the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. The parties shall use their best efforts to replace the respective provision or provisions of this Contract with legal terms and conditions approximating the original intent of the parties.

**12.08 Prioritization.** Consultant and City agree that City is a political subdivision of the State of Texas and is thus subject to certain laws. Because of this there may be documents or portions thereof added by Consultant to this Contract as exhibits that conflict with such laws, or that conflict with the terms and conditions herein excluding the additions by Consultant. In either case, the applicable law or the applicable provision of this Consultant excluding such conflicting addition by Consultant shall prevail. The parties understand this section comprises part of this Contract without necessity of additional consideration.

**12.09 Entire Agreement.** This Contract represents the entire and integrated agreement between the City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. This Contract may only be amended by written instrument approved and executed by the parties.

**12.10 Bound by Terms.** The parties acknowledge that they have read, understood, and intend to be bound by the terms and conditions of this Contract.

**12.11 Effective.** This Contract goes into effect when duly approved by all the parties hereto.

**12.12 No Boycott Israel.** To the extent applicable, this Contract is subject to the following:

- (a) Boycott Israel. If this Contract is for goods and services subject to § 2270.002 Texas Government Code, Consultant verifies that it i) does not boycott Israel; and ii) will not boycott Israel during the term of this Contract;
- (b) Boycott Firearms. If this Contract is for goods and services subject to § 2274.002 Texas Government Code, Consultant verifies that it i) does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm

trade association; and ii) will not discriminate during the term of the contract against a firearm entity or firearm trade association; and

- (c) Boycott Energy Companies. Subject to § 2274.002 Texas Government Code Consultant herein verifies that it i) does not boycott energy companies; and ii) will not boycott energy companies during the term of this Contract.

**List of Exhibits**

- A. Scope of Work
- B. Payment Schedule
- C. Certificates of Insurance

**DESIGNA ACCESS CORPORATION**

By: Sean Masi  
Printed Name: Sean Neasi  
Title: General Manager  
Date: 5/20/2026

**CITY OF COLLEGE STATION**

By: \_\_\_\_\_  
City Manager  
Date: \_\_\_\_\_

**APPROVED:**

Aaron Longoria  
City Attorney  
Date: 5/21/2026

[Signature]  
Assistant City Manager/CFO  
Date: 5/21/2026

**Exhibit A**  
**Scope of Work**

Contract is for the Parking Access and Revenue Control System (PARCS) in the College Main Parking Garage; as fully described in RFP 26-043.

Reference attached full scope document. Two voluntary optional technologies and all three alternate bids are included in the Scope of Work.

DESIGNA will be performing the scope of the full RFP response provided, in addition to the confirmation of two voluntary optional technologies (listed on page 15) and all 3 Alternate Bids (listed on page 22 and 23) of their response.

### **Optional Technology**

**DESIGNA Control Center:** Centralizes operations of DESIGNA, Parkmobile, and Parking Guidance System into a single user interface with unified reporting.

**DESIGNA PAY Mobile:** Allows patrons to scan QR code on bottom of ticket or displayed in garage to pay using their mobile device.

### **Alternate Bids**

**Alternate Bid 1:** Parking Guidance System (PGS): This alternate includes the deployment of an INDECT Automated Parking Guidance System utilizing ultrasonic mini-sensors and Upsolut multi-space sensors to provide real-time parking space detection and guidance throughout the garage. Ceiling-mounted ultrasonic sensors deliver highly accurate single space detection with up to 99.98% accuracy, while the Upsolut multi-space sensors monitor up to six parking spaces per device using a combination of infrared detection, camera analytics, and advanced onboard processing. The system supports license plate recognition (LPR), vehicle tracking, and integrated surveillance capabilities while maintaining low maintenance requirements through sealed IP67-rated hardware designed for parking garage environments. Real-time occupancy data is communicated to dynamic wayfinding signage, including LED matrix signs at garage entrances and interior guidance displays at key decision points. These signs provide clear parking availability information and directional guidance to drivers, reducing circulation time and improving garage safety and efficiency. The system also includes INDECT's software platform with a browser-based graphical interface for monitoring occupancy, generating reports, managing alerts, and administering license plate inventories, allow/block lists, and enforcement zones. Historical data and customizable reports provide actionable insights to help the City optimize parking utilization and operational decision-making. The platform supports open API integration and allows unlimited user access without recurring software license fees. The proposed project schedule does include installation of PGS with the assumption that the City is providing all required electrical and network infrastructure to support PGS implementation. If this is not the case, and turnkey implementation is required, installation of PGS will take 14-15 weeks dependent on which technology the city selects.

**Note:** We have accounted for the \$50,000 cost in the payment terms for DESIGNA to perform installation of electrical and network infrastructure. This is also listed in the cost proposal. It is clear that DESIGNA will be running the PGS contract.

**Alternate Bid 2:** Striping and Bollards: This alternate includes restriping and repainting of key parking garage markings and protective elements to improve safety and visibility. Work includes pressure washing and repainting ADA handicap symbols, van accessible aisles with “NO PARKING” markings, “Small Car Only” stall markings, directional arrows in entry and exit lanes, and repainting of existing yellow protective bollards using durable traffic-grade coatings.

**Alternate Bid 3:** Equipment Canopies: This alternate includes the supply and installation of protective aluminum canopies over selected PARCS equipment locations to provide weather protection and improve equipment longevity. The proposed system consists of cantilevered aluminum canopy structures with powder-coated finishes designed to shield the equipment while maintaining a clean and durable appearance consistent with the garage environment.

## SPECIAL PROVISIONS

### Financial Condition

Contractor must provide audited financial statements within 30 days, if requested, to the City.

### Pre-Proposal Meeting

A **Pre-Proposal Meeting** will be held at the **College Main Parking Garage located at 309 College Main, College Station, TX 77840 at 2:00 p.m. CST on Thursday, February 05, 2026**. This meeting is not mandatory, but attendance is highly recommended. A formal site visit will be provided after the meeting.

The Proposer is responsible for becoming familiar with local conditions that may affect cost, progress, performance or furnishing of the Work. The City encourages Proposers to also visit the College Main Parking Garage during the peak usage times that are generally 10:00 PM to 3:00 AM on Thursday, Friday, and Saturday nights and 10:00 AM to 2:00 PM on Sundays. All travel accommodations (vehicles, lodging, food, etc.) are the responsibility of the Proposer.

## SCOPE OF WORK

It is the City's intent that the successful firm will be involved for the full duration of the project.

### General Requirements

1. Proposer shall provide all equipment and services related to the removal and disposal of the existing equipment, in addition to the design, installation, setup, testing, and preventive maintenance and support of the new parking access and revenue control system for the College Main Parking Garage.
2. Proposer shall provide all necessary civil, electrical, mechanical, and administrative services, as well as equipment and other hardware necessary to deliver a fully functioning system. This includes, but is not limited to, removal and disposal of the existing PARCS equipment, all electrical and communication wiring and conduit within the facility and in the parking office, servers, computers, equipment, installation, concrete work, wire terminations, training, testing, programming, set-up services, and regularly scheduled preventive maintenance and support services.
3. The City is requesting that the new PARCS use a barcode or QR code on a durable thermal printer paper receipt instead of the traditional gate tickets. **Note: When the word ticket is used throughout this RFP Scope of Work, it refers to a barcode or QR code, thermal printed paper. QR code is the preferred method.**
4. No part of the currently installed system shall be reused for the implementation of the proposed system. This includes, but is not limited to, gates, ticket dispensing devices, exit verifiers, gate arm boxes, ticket and card readers, computers, Pay-on-Foot stations, software, communication and control wiring, etc. The system shall be a completely new turnkey solution and needs to be installed once the 2026 Texas A&M spring semester ends. The project would need to commence on Monday, May 11, 2026, and be completed no later than Thursday, June 11, 2026. The proposer shall remove and dispose of old equipment.
5. All parking control system equipment components shall be linked to the parking office located in the North-east corner of the College Main Parking Garage. The parking office will be the focal point for day-to-day monitoring, operational management, maintenance, and customer support. All components of the system shall communicate in real time to a Facility Management Computer located within the office and securely remotely accessible from outside the garage.
6. The Proposer will also be responsible for coordinating with the City's IT department as needed regarding the acquisition, installation, activation, and troubleshooting of any necessary computer hardware and software.

7. The system must be highly intuitive and user-friendly. This is critical as most patrons will have different comfort levels and familiarity with the technology associated with such systems. The system must allow patrons to clearly determine the amount owed and the procedure by which they must remit payment. Additionally, the system must be designed to quickly cycle patrons through a credit/debit **card-only** payment process available at the exit gates and Pay-on-Foot stations located within the garage, ensuring a smooth and efficient flow of pedestrian and vehicle traffic.
8. The City reserves the right to negotiate the details of each proposed plan with the selected vendor. The submitted proposal should not be viewed as a final offer but rather a starting point for developing a solid parking and revenue control system that provides optimal customer service excellence to the patrons at Northgate and the residents of College Station.
9. The included Parking Access and Revenue Control System (PARCS) College Main Parking Garage Proposed Pricing spreadsheet must be completed fully and submitted as part of the proposal. This must include all ongoing software, preventive maintenance, and support fees. The sheet is not all-inclusive, and the Proposer may add additional information if so desired.

### **Payment Card Security**

To ensure the security of credit card data, the entire system, including equipment and software, shall comply with all Payment Card Industry Data Security Standards (PCI DSS), FACTA regulations, and credit card PCI Software Security Framework (SSF) rules and practices, including the Visa CISP program, Mastercard's CSIP program, and Discover's DISC program. The City of College Station currently uses Open Edge as its credit card payment processor; however, it is open to other providers. The City accepts Visa, MasterCard, and Discover. We would also like to accept American Express (AMEX). AMEX's data security program is DSOP. The proposal must explain the process for a transaction to get from the payment terminals (pay stations and exit gates) to the credit card processor. Make sure to include gateways or special software required for these authorizations and any associated costs. The credit card reader shall feature a security chip reader, a slide-to-swipe function, and a tap-to-pay capability (NFC). **We are also interested in open wallets such as Apple and Google Pay.**

The **Payment Card Industry Data Security Standard (PCI DSS)** is the primary, mandatory standard for any entity that stores, processes, or transmits cardholder data. It is developed and maintained by the PCI Security Standards Council (PCI SSC), which includes major payment brands like Visa, Mastercard, American Express, and Discover. The 12 main requirements of PCI DSS are:

- **Build and maintain a secure network:** This involves using firewalls and not using vendor-supplied defaults for system passwords.
- **Protect cardholder data:** This requires encrypting stored data and using encryption when transmitting data over public networks.
- **Maintain a vulnerability management program:** Implement anti-virus and anti-malware software and develop and maintain secure systems and applications.
- **Implement strong access control measures:** Restrict access to cardholder data based on "need to know" and assign a unique ID to every person with computer access.
- **Regularly monitor and test networks:** Track and monitor all access to network resources and cardholder data and regularly test security systems and processes.
- **Maintain an information security policy:** Establish a policy that addresses information security for all personnel.

### **PCI Software Security Framework (SSF)**

The **PCI SSF** is the modern replacement for the retired **Payment Application Data Security Standard (PA-DSS)**. For companies using or developing payment software, compliance is achieved through the SSF, which includes two standards:

- **PCI Secure Software Standard:** Focuses on the security of the payment software itself.
- **PCI Secure Software Lifecycle (Secure SLC) Standard:** Focuses on the software vendor's process for developing, maintaining, and managing software securely throughout its lifecycle.

### **Fair and Accurate Credit Transactions Act (FACTA)**

**FACTA** is the U.S. federal law enacted to combat identity theft. Key provisions related to credit card data include:

- **Truncation of card numbers:** Electronically printed receipts at the point of sale must not show more than the last five digits of a card number or the expiration date.
- **Disposal Rule:** Businesses must take reasonable measures to protect sensitive consumer information from unauthorized access during its disposal.
- **Red Flags Rule:** Financial institutions and creditors are required to implement written identity theft prevention programs to detect and prevent identity theft.

### **Auditing**

The proposed system must enable staff to perform daily audits to track revenue and determine a precise history of transactions for daily reconciliation between the parking system reports and the revenue deposited into City bank accounts. The ideal system should automatically generate a report for staff that provides the total amount of revenue and transactions collected by the system each day, allowing for audits in accordance with established City policy. The user must specify the length of the reporting day. It must allow for a specific time and date range. It must not be just one 24-hour day.

### **Reports**

Types of reports shall include, but are not limited to:

- Daily, Event, Weekly, and Monthly Reports – A summary of daily, event, weekly, or monthly activity. The report shall provide but is not limited to: (1) A revenue total, (2) A summary revenue by transaction, type, rate, and device, (3) A summary of non-revenue by transaction type and device (i.e. during free period time and exiting during 15 minute entrance grace period), and (4) A summary of the number of transactions by type (broken down by credit/debit card type, within entrance grace and free periods).
- Debit/Credit card reports by device, type, date, and time, and transaction total.
- An occupancy statistics and revenue report that can be broken down or shows the following: (1) Parking Spaces without reservation, (2) Parking Spaces with reservation, and (3) Parking Spaces with and without reservation. Must be able to generate statistics for core times. The desired statistics shall allow for the following: (1) Annual (per days), (2) Monthly (per days), (3) Weekly (per days and hours), (4) Daily (per days and hours), (5) Average week (peak times), and (6) Average week (non-peak).
- Daily Alarm or System Event Log – Facility lane and POF equipment alarms (i.e. illegal forwards, illegal reverses, broken gate arms, Group blocked, licensee (RFID) account expired, I/O check faults, licensee (RFID) & transient back-outs, thermal receipt paper low or out, credit card jam, credit card type not allowed, etc.), communication messages, and system log on/off.
- Monthly Lane Volume Report – Shall provide entrance and exit counts by date and time.
- Credential History (AVI/RFID) – Activities of contract holders, e.g., date and time of when they enter and exit the facility, pass-back denied messages, invalid ID/time, etc.
- Transient Tracking: (1) a report that provides a complete sequence of transactions related to individual tickets (i.e. information about how and when the barcoded or QR code paper ticket was issued shall be tied to how and when it was processed at exit), (2) outstanding ticket report – provide a listing of tickets that have been issued but are not yet processed at an exit.
- All reports should have the capability of being exported to Excel and PDF formats.

Vendor will work with the City to ensure that all desired reports will be available for access at any given time.

## **Specification for Transient Daily Parker Entrance/Exit Process**

1. During hours of operation, daily patrons will be permitted entrance to the College Main Parking Garage via the use of a barcode or QR code technology. Entry Stations shall be equipped with a push-button-activated ticket dispenser. Once a vehicle pulls into the lane, the Entry Station will perform the following checks as part of the entrance process:
  - a. Vehicle must be present on loops.
  - b. The push-button must be depressed while the vehicle is on the loops if a barcode or QR code ticket is desired.

If all conditions have been met, the Entry Station shall permit entrance to the College Main Parking Garage in the following manner:

Issuance of a time and date encoded ticket to the transient patron. The time and date, along with a device and fee number, shall be encoded on the ticket in both the manual and machine-readable formats. Once the patron pulls the ticket from the dispenser, the barrier gate shall rise. As the vehicle pulls forward and passes through the lane, the barrier gate arm shall lower. If any of the conditions are not met, the Entry Station shall not issue a ticket.

2. In the event that a patron pushes the barcode or QR code ticket issuance button but then backs out of the lane w/o pulling the ticket, the count and monitoring system shall report a back-out with a ticket in throat alarm message on the Facility Management system. Tickets accessed in this scenario must be retracted by the system (ticket gobbler system – eats the ticket and voids it).
3. In the event that a patron backs out of the lane before pressing the button for a ticket, this event shall be recorded as a back-out w/o a ticket on the central count and monitoring system.
4. In the event that a patron holds down the push-button for an extended period of time while pulling a ticket from the dispenser, a second ticket shall not be issued.
5. When a transient daily patron (as opposed to a contract RFID/AVI holder) wishes to exit the College Main Parking Garage, the patron pays for the parking fee in the following method:
  - a. The parker or patron approaches the Automated POF (Automated Pay-on-Foot) on foot and scans their barcode or QR code at the kiosk's scanner. The POF shall automatically calculate and display the parking duration and required fee. The parker completes the payment via debit/credit card. The system shall accept and authorize the payment. However, if the patron's bank account has insufficient funds, it shall decline the attempted payment. Once payment is accepted, the APS shall update the ticket's payment status in the system. Once at the exit station, the system will recognize the validated ticket upon scanning. A patron receipt shall be issued only upon demand. All transactions made shall be recorded and available for retrieval if needed. Upon completion of payment at the APS, the patron has a pre-programmed amount of time ("grace period") to present the paid ticket at the Exit Station located at the daily exit lanes. If the patron does not show the ticket to the Exit Station within the allotted grace time, the Exit Station will not accept the ticket, and the patron will need to pay any additional fees. The allotted exit grace time shall be 15 minutes and should be programmable or modifiable by City Staff.
6. The fee computer processor shall have the capability of processing and reporting separately numerous transactions, including, but not limited to, the following:
  - a. Normal transaction.
  - b. Lost ticket transaction.
  - c. Insufficient funds transaction.
  - d. Mutilated or unreadable ticket transaction.
  - e. Non-revenue (no charge) transaction.
  - f. Blank or used ticket transaction.
  - g. Validation transaction.

7. As the vehicle approaches the exit lane and stops at the Exit Station, the loop must be covered by a vehicle allowing the Exit Station to be activated, accept the barcode or QR code ticket, and debit/credit card. The parker or patron scans their entry ticket's barcode or QR code. If a fee is due, the screen will display the amount. The parker then pays via debit/credit card. If payment was already made at a Pay-on-Foot station, the system will recognize the validated ticket upon scanning. If the above conditions are met at the Exit Station, the debit/credit card is returned to the patron if they use the chip reader, and the Exit Station then signals the gate arm to rise. Suppose the conditions above have not been met. In that case, the Exit Station will return the debit/credit card to the patron, exit will be denied, and the patron will need to make additional payment as required if the barcode or QR code ticket was paid: (1) immediately after parking or (2) the parker stays past the paid grace time.
8. All transaction data from the fee computer processor terminals shall be transmitted to an online revenue data collection system (Facility Management System). All information recorded locally on the fee computer and parking ticket shall be included in the transaction stream. This information shall include, but not be limited to:
  - a. Device number.
  - b. Fee computer ID number.
  - c. Transaction number.
  - d. Date and time of the entrance ticket issue.
  - e. Date and time of exit.
  - f. Rate structure applied to ticket.
  - g. Fee amount.
9. Facility Management System (FMS) shall enable City staff to have the ability to control the operation of the lane equipment, e.g., open/close/remote-vend gates, open/close reverse lanes.
10. In the event that a system component, including a failure of the Facility Management computer, the security of the revenue control system shall not be compromised (i.e., if the system goes offline, the PARCS must have offline functionality and store at a minimum, 1,000 offline credit card txns that can be processed once online functionality is restored).

## **RFID/AVI Toll Tag – Based Parking Access Control System (or Equivalent)**

### **1. Introduction**

As part of the new Parking Access Control System, the selected vendor shall provide RFID/AVI (Automatic Vehicle Identification) technology, modeled after the **Texas Toll Tag system** (e.g., TxTag, NTTA, EZ TAG). The system must support hands-free, automated vehicle access and integrate with a centralized parking management platform for access control, monitoring, and revenue tracking. The system will be based on entrance and exit tracking, with full support for anti-passback, time-based access, and pass validation.

### **2. Project Scope**

#### **2.1 System Design**

- Conduct a comprehensive site assessment to determine optimal placement of RFID/AVI readers, gate equipment, and supporting infrastructure.
- Ensure the system supports **monthly, six-month, and annual parking passes**, with configurable access rights and expiration dates.

#### **2.2 Equipment and Installation**

- Furnish and install:
  - RFID/AVI readers capable of reading windshield-mounted toll tags.

- Vehicle detection loops or sensors for gate actuation.
- Entry/exit barrier gates with safety features.
- Lane controllers and communication hardware.
- All equipment must be outdoor-rated, tamper-resistant, and ADA-compliant.
- **Read-zone performance must achieve a minimum of 99.5% first-pass read rate per lane, based on 100 consecutive vehicles.**

### 2.3 Software and Integration

- Provide a centralized software platform for:
  - Credential management (tag registration, user profiles, pass durations).
  - Real-time access control and event logging.
  - Reporting and analytics for occupancy and revenue.
- System must be **entrance/exit-based**, tracking each vehicle's movement to:
  - Enforce **anti-passback** (no re-entry without exit, and vice versa).
  - Validate time-based access windows (e.g., 24/7 or 5:00 AM–10:00 PM).
  - Support accurate billing.
- Support **privileged access levels**, allowing designated users (e.g., City staff, emergency vehicles, VIPs) to bypass standard restrictions.
- **User account management** must include:
  - Full name
  - Physical address
  - Email address
  - Phone number
  - Vehicle make and model
  - License plate number
  - **EZ Tag number** associated with the RFID/AVI credential
- System must:
  - Accept **only on-line payments** for parking passes. No in-person payment.
  - **Automatically activate** the user's AVI credential upon successful payment.
  - **Automatically deactivate** the AVI credential when the account expires or payment lapses.
  - Send a **standard automated email notification** to users prior to account expiration (configurable notice period, e.g., seven days before expiration).

### 2.4 Testing and Commissioning

- Perform full system testing, including:
  - Tag read accuracy and reliability.
  - Gate operation and safety compliance.
  - Anti-passback enforcement and logging.
  - **Verification of 99.5%+ first-pass read rate across 100 consecutive vehicles per lane.**
  - Time-based access control and privileged access functionality.
  - Payment processing and automated credential activation/deactivation.
- Conduct User Acceptance Testing (UAT) with designated staff and test vehicles.

### 2.5 Training and Documentation

- Provide on-site training for system administrators and parking operations staff.
- Deliver comprehensive documentation, including:
  - System diagrams and configuration files.
  - User manuals and maintenance procedures.
  - Troubleshooting and escalation protocols.

## 2.6 Support and Maintenance

- Provide a minimum one-year warranty on all equipment and software.
- Offer optional service-level agreements (SLAs) for ongoing support, preventive maintenance, and software updates.

## 3. Deliverables

- Fully operational RFID/AVI-based Parking Access Control System with:
  - Entrance/exit-based tracking.
  - Anti-passback enforcement.
  - Privileged access support.
  - Configurable pass durations (monthly, six-month, annual).
  - Time-based access control (24/7 and 5:00 AM–10:00 PM).
  - Payment processing and automated credential management.
  - User account database with required fields and EZ Tag number association.
  - Automated expiration notifications.
- The system must be capable of managing 1,500+ active credentials without performance degradation.
- RFID/AVI Entry/Exit must be near-instantaneous recognition.
- All hardware and software components installed and configured.
- Training sessions completed and documentation delivered.
- Final commissioning report with test results, including read-rate performance validation.

### **Specification for a Standard Facility Count & Monitoring System**

1. The College Main Parking Garage shall be provided with a facility count/monitoring system and shall be displayed on the FMS system. This system shall record the following information in real time:
  - a. The total number of vehicles crossing the gate loops in each controlled entrance and exit lane (count to be obtained regardless of the status of the equipment, e.g., gate arm raised).
  - b. The total number of legal contract access (RFID/AVI) vehicles for each controlled entrance and exit lane.
  - c. The total number of daily vehicles (transient) for each controlled entrance and exit lane.
  - d. The number of illegal forward and illegal reverse vehicles for each controlled access lane. An illegal vehicle is defined as a directional movement through a lane for which no gate vend signal was detected.
2. The count/monitoring system shall provide a real-time count of vacancies/occupancies of the parking facility for both transient and contract access (RFID/AVI) patrons by adding/subtracting numbers for vehicle entrance and exit. These count totals are to be obtained regardless of the status of equipment components (e.g., gate arm raised). This is necessary to control the occupancy of the parking facility for transient and contracted parkers.
3. Two dynamic facility count signs are to be located on the College Main and Second Street side of the parking garage to alert customers of available parking. Once the garage is at maximum capacity, the sign shall indicate "FULL or CLOSED." When the parking garage is not at full capacity, it shall indicate "OPEN." Signs shall be clear and visible to all motorists.

### **System Components – Performance Specifications**

#### **Barrier Gates**

The automatic barrier gates shall meet the following specifications and are not limited to:

1. Barrier gates shall be installed and shall provide an effective barrier to vehicles in entrance and exit lanes. Barrier arms shall retract quickly in a vertical plane on command signal from the Entry/Exit Station, fee computer, and RFID reader, and return to lower position upon signal from the inductive loop beyond the gate location.
2. Each gate shall be equipped with a straight (breakaway) gate arm constructed of aluminum and finished in diagonal strips of black and white, yellow, or orange. Gate arms shall have caution and warning indicators of possible injury to pedestrians, bicyclists, and motorists. **The City does not want folding barrier arms.**
3. Each gate shall support a gate arm of up to ten (10) feet. The City would like the entry gate arms to measure at 7'5" feet for clearance purposes. The gate arms shall be cut by the vendor before installation and future order deliveries.
4. Minimum of three vend inputs (transient, contract, and misc.).
5. Ability to have a loop configuration (if applicable).
6. Ability to support a straight arm.
7. Ability for Staff to operate as a free gate from FMS.
8. Ability to support multiple devices in one lane (e.g., card reader for RFID/AVI tags if they can't be read, barcode or QR code ticket dispenser, and exit terminal (QR code infrared reader and credit card reader – pay at exit). **The reason for the RFID/AVI reader is that many Tesla and Land Rover models, tags for things like toll passes or parking garages, do not work well due to radio-frequency (RF) shielding integrated into the vehicle. In newer Range Rovers, this is part of advanced anti-theft security, while in Tesla's, it is often a side effect of the glass composition.**
9. In the College Main Reverse lane where two devices reside (Entry/Exit), the device not processing the transaction must be disabled so that the system cannot be manipulated.
10. Each gate shall have a sensory unit that will ensure that the gate arm will automatically reverse its direction should an object (e.g., bicycle, car, or pedestrian) be struck by the gate arm during its descent (and notify the alarm system of a gate rebound).
11. The gate motor shall be equipped with a reset motor overload button.
12. Gate shall be equipped with an Auto-Manual-Up switch to test the motor and to raise the gates manually. Battery backup shall be provided for barriers to be raised in the event of a power failure in the College Main Parking Garage.

### Entry Stations

**Three Total:**

**Two on the College Main Side (one is reversible)**

**One on the Second St. Side**

The Entry Stations shall meet the following specifications and are not limited to:

1. LED display. **Display must be bright, easily readable instruction screen visible in day and night conditions.**
2. Minimum capacity of 4,000 – 6,000 barcode or QR code durable thermal paper ticket (10,000 preferred).
3. Ability to be programmed remotely.
4. Alert the parking office in the event of a malfunction or low thermal paper.
5. Ability to report a back-out or illegal lane of travel alarm to the Facility Management System PC.
6. Ability to retract a back-out thermal paper ticket.
7. Each machine must contain an IP camera and be compatible with the City's existing Avigilon camera system.
8. Each machine must contain an IP intercom system to communicate with the parking garage office.
9. AVI/RFID tag reading. A card reader for an RFID tag if it can't be read.
10. Capability to communicate with Facility Management computer.
11. Entry station shall issue a thermal paper ticket within 1.5 seconds after activation by depression of the designated button.
12. Dispense a barcode or QR code ticket.
13. The dispenser must have the capability to dispense barcode or QR code tickets by push button.
14. A dispensed barcode or QR code ticket must have the following information visible and encoded in the ticket:
  - a. System ticket number

- b. Fee/Rate Code
- c. Device Number
- d. Time
- e. Date
- f. Facility

15. The following types of conditions and transactions shall be recorded and reported to the Facility Management System's PC:

- a. A current barcode or QR code ticket was issued.
- b. A thermal paper ticket jam occurred.
- c. A thermal paper ticket was retracted.
- d. Barrier gate not operational.
- e. The Entry Station is not in operation (i.e., Terminal is out of Service).
- f. Low thermal paper ticket supply.
- g. Out of thermal paper tickets.

16. Each Entry Station is to have the capacity to be programmed with multiple-rate structures. Each rate could be different in time increments, on different hours of the day and different days of the week. Fees may be both variable and fixed within one structure. The fee structure shall be initially set up by Proposer/Installer to the City's requirements.

Subsequent changes to the fee structure and/or allocated grace time shall be completed by the Proposer as requested.

17. Signage to display "Open" and "Garage Full or Closed" LED display.

18. Entry Stations must have decals that plainly and clearly read:

- a. Press for Assistance
- b. Push for barcode or QR code ticket.
- c. Access Card Reader for AVI/RFID tags (in case of an AVI/RFID tag not being readable by the AVI reader).
- d. 24-hour assistance number

19. Battery backups shall be provided for Entrance Stations so they can continue dispensing barcoded or QR coded tickets in the event of power failure in the College Main Parking Garage. And the reader must be able to read AVI/RFID passes in case the AVI system goes offline.

20. The Entry Stations must be weather-resistant and corrosion-resistant housing. It shall have heating and cooling components (temperature controlled). Reliable operation during high-volume traffic conditions and designed for 24/7 continuous use.

### **Exit Stations**

**Three Total:**

**Two on the College Main Side (one is reversible)**

**One on the Second St. Side**

The Exit Stations shall meet the following specifications and is not limited to:

1. LED display. **Display must be bright, easily readable instruction screen visible in day and night conditions.** Clear prompts for scanning QR codes and completing payments. Real-time feedback such as "Approved", "Declined", "Invalid QR Code Ticket," and "Please Try Again."
2. Exit station must have the capability to dispense receipts upon request and alert the parking office in the event of low receipt paper.
3. Point of sale - ability to accept debit/credit cards and process in less than 4-6 seconds.
4. Meet "chip" and tap to pay (NFC) compliancy (EVM ready).

5. Meet Payment Card Industry Data Security Standards (PCI DSS), FACTA and PCI Software Security. Framework (SFF) compliance standards and practices.
6. Ability to report a back-out alarm to the Facility Management PC.
7. Ability to report an illegal lane of travel alarm to the Facility Management PC.
8. Each machine must contain an IP camera and be compatible with the existing City's Avigilon camera system.
9. Each machine must contain an IP intercom system to communicate with the parking garage office.
10. Each machine must contain an AVI/RFID card reader.
11. Capability to communicate with the Facility Management computer.
12. Ability to read a barcode or QR code ticket and calculate fee. **QR code scanning must be high-speed, reliable scanner capable of reading QR codes under various lighting conditions.**
13. Ability to take transactions in the event of a communication failure (credit card gateway goes down or PARCS system goes offline). Minimum storage capacity of 1,000 transactions. Able to process transactions once communication is restored.
14. Ability to accept voucher/validation barcode or QR code tickets.
15. Ability to accept a grace/lag period barcode or QR code ticket which was paid at a pay station.
16. Each Exit Station must have a "Lost Ticket" button and capability.
17. Each Exit Station to have capacity to be programmed with multiple rate structures. Each rate could be different in time increments, on different hours of the day and different days of the week. Fees may be both variable and fixed within one structure. The fee structure shall be initially set up by Proposer/Installer to the City's requirements. Subsequent changes to the fee structure and/or allocated grace time shall be completed by the Proposer as requested.
18. Exit Station to generate a variety of reportable data, including but not limited to financial and statistical reports.
19. Exit Stations must have decals that plainly and clearly read:
  - a. Lost Ticket
  - b. Cancel
  - c. Scan barcode or QR code ticket here
  - d. Credit Card Here w/accepted credit card logos (VISA, MC, DISCOVER, and AMEX)
  - e. Press for Assistance
  - f. Access AVI/RFID Reader Identifier
  - g. 24-hour assistance number
21. Battery backups shall be provided for Exit Stations so they can continue reading barcoded or QR-coded tickets and process credit card payments in the event of a power failure in the College Main Parking Garage. And the reader must be able to read AVI/RFID passes in case the AVI system goes offline.
22. The Exit Stations must be weather-resistant, vandal-resistant, and corrosion-resistant housing. It shall have heating and cooling components (temperature controlled). Reliable operation during high-volume traffic conditions and designed for 24/7 continuous use.

**Automated Pay-on-Foot Station (Debit/Credit Card Only)**

**Four Total:**

**Two on College Main Side (SE Corner)**

**Two on the Second St. Side (SW Corner)**

The Automated Pay-on-Foot shall meet the following specifications and is not limited to:

Automate Pay-on-Foot shall be an unmanned debit/credit card only station that calculates the required parking fee to be paid upon scanning barcode or QR code ticket scanning. Once the debit/credit card is inserted into the device, is swiped or the tap-to-pay feature is used, the system shall accept and authorize the payment. However, if the parker's bank account has insufficient funds it shall decline the attempted payment. Once payment is accepted, the APS shall validate the barcode or QR code ticket within the FMS, allowing the parker to use the paid barcoded or QR ticket to exit the garage.

1. The automated POF shall perform the following functions:
  - a. Read and validate the barcoded or QR code ticket. **QR code scanning must be high-speed, reliable scanner capable of reading QR codes under various lighting conditions**
  - b. Point of sale - ability to accept debit/credit cards and process in less than 4-6 seconds.
  - c. Issue a receipt upon request.
  - d. Read bank debt/credit cards.
  - e. Credit card processing capability with the ability to complete a transaction in under 6 seconds.
2. POF to generate a variety of reportable data, including but not limited to financial and statistical reports.
3. POF to provide a visual display to prompt the customer through the transaction and to advise of the parking fee. User display and instructions shall be LED - a bright, clear display screen that provides step-by-step instructions.
4. Shall have an IP intercom speaker with a "Press for Assistance" button.
5. Meet "chip" (EVM ready) and tap to pay compliancy (NFC).
6. Meet Payment Card Industry Data Security Standards (PCI DSS), FACTA, and PCI Software Security Framework (SFF) compliance standards and practices. Shall only show the last four digits of the card used.
7. Ability to take transactions in the event of a communication failure (credit card gateway goes down or PARCS system goes offline). Minimum storage capacity of 1,000 transactions. Able to process transactions once communication is restored.
8. Ability to report a back-out alarm to the Facility Management PC.
9. Each Pay-on-Foot is to have capacity to be programmed with multiple rate structures. Each rate could be different in time increments, on different hours of the day, and on different days of the week. Fees may be both variable and fixed within one structure. The fee structure shall be initially set up by Proposer/Installer to the City's requirements. Subsequent changes to the fee structure and/or allocated grace time shall be completed by the Proposer as requested.
10. POF must have a "Lost Ticket" button and capability.
11. POF must have decals that plainly and clearly read:
  - a. Lost Ticket
  - b. Press for Assistance
  - c. Receipt
  - d. Cancel
  - e. Scan ticket here
  - f. Credit Card Here w/accepted credit card logos (VISA, MC, DISCOVER, and AMEX)
  - g. 24-hour assistance number
12. Battery backup shall be provided for Pay-on-Foots so they can continue to take payments and validate barcoded or QR-coded tickets in the event of power failure in the College Main Parking Garage.
23. POF must be weather-resistant, vandal-resistant, and corrosion-resistant. It shall have heating and cooling components (temperature controlled). Reliable operation during high-volume traffic conditions and designed for 24/7 continuous use.

### **Cashier Station (1)**

Cashier station shall meet the following specifications, and is not limited to:

1. Support a fee display and validator/ticket reader.
2. Credit card processing capability with the ability to complete a transaction in under 6 seconds.
3. Meet "chip" and tap to pay compliancy (EVM ready).
4. Meet Payment Card Industry Data Security Standards (PCI DSS), FACTA, and PCI Software Security Framework (SFF) compliance standards and practices.

5. Cashier Station is to have the capacity to be programmed with multiple rate structures. Each rate could be different in time increments, on different hours of the day, and on different days of the week. Fees may be both variable and fixed within one structure. The fee structure shall be initially set up by Proposer/Installer to the City's requirements. Subsequent changes to the fee structure and/or allocated grace time shall be completed by the Proposer as requested
6. Cashier Station to have a programmable lost ticket button.
7. Cashier Station to have a programmable broken gate arm button.
8. Provide financial reports, e.g., cashier report, daily lane report.
9. Ability to create specialty passes (i.e., congress or VIP passes that will allow a customer to enter and exit the facility with no fee associated with the pass. Passes must have at a minimum, a 1-10 trip capability that can be adjusted by City staff. One trip consists of an entrance followed by an exit.
10. Ability to take transactions in the event of a communication failure (credit card gateway goes down or PARCS system goes offline). Minimum storage capacity of 1,000 transactions. Able to process transactions once communication is restored.
11. Battery backup shall be provided for the Cashier Station Pay so it can continue to take payments and validate barcoded or QR coded tickets in the event of power failure in the College Main Parking Garage.

### **Special Event Pre-Paid Parking**

There is an average of seven to eight Texas A&M home football games a year, as well as several other special events that take place in the Northgate District. The new system must have the capability of providing customized Special Event parking and pre-paid validated parking as needed. City Staff must be able to set up determined dates/times and fees as needed.

### **Vehicle Detection Loops**

Vendor must test all existing loops in each lane. New vehicle detection loops were installed in December 2019, and they are still fully functional with zero issues. However, if the Proposer determines new detectors require installation for the detection of vehicle presence essential to equipment component operation and facility entrance/exit count totals, they must submit a detailed report or summary to the City as to why. If new loops are required, the loop detectors shall be solid-state electronic devices with fully self-tuning and self-scanning features.

1. Vehicle detector loops (arming and closing) installed at all entrance/exit equipment lanes shall provide complete facility entrance/exit count totals, regardless of the status of the equipment component (e.g., gate arm raised).
2. A minimum of two (2) switch-selectable operating frequencies is required.
3. The loop detector shall be integrated into the overall vehicle count control system. The detector shall be of sufficient speed and reliability to permit accurate operation of the system.
4. Ability for City Staff to "tune" loops as needed.
5. Ensure integration or synchronization with QR code scanner, AVI/RFID readers, payment devices and gate arm controllers.

### **Intercoms**

Intercom shall be an IP-based Intercom System (Voice Over Internet Protocol) to allow patrons to communicate with the parking office during regular business hours and can be programmed to forward to a phone number in the event no one is in the office. All devices (Entry/Exit Stations and Automated Pay Stations) shall have IP-based intercoms. The same applies to after-hours (when no staff are on duty). The staff must be able to send commands to the parking garage devices through their cellular device (send a remote gate vend with a specific numerical and special character code). The assistance intercom alarm or sound must be programmable or automatically deactivate within two to three minutes of activation. The audio quality and performance must support high-quality audio with minimal latency, ensure clarity for both the patron and staff, and provide automatic volume adjustment based on ambient noise levels. The intercom-based phone must display the lane or device identification when a call is initiated.

## **Remote Access/Management**

City staff must have the ability to maintain 24/7 access to the management system controlling parking operations. Staff must be able to remotely bring the system back to operational status in case of a system failure with minimal loss of revenue.

## **Desktop Client for PARCS Garage City Computers**

The proposed Parking Access and Revenue Control System shall include a desktop client application installed on designated City-owned desktops. The client PC is necessary to provide City staff with direct operational control, reporting, and oversight capabilities (e.g., alarms, facility counts, etc.).

### **• General Requirements**

1. The PARCS solutions shall include a desktop client application compatible with City IT standards (Windows 11, City-managed domain environment).
2. The desktop client shall provide secure SSO User authentication for City staff to access garage operations and revenue data.
3. The vendor shall be responsible for the installation, configuration, and testing of the desktop client on designated computers.

### **• Functional Requirements**

1. System monitoring: The desktop client shall provide real-time visibility of entry/exit lanes, Pay-on-Foot stations, gate status, occupancy counts, alarms, and equipment diagnostics.
2. Transaction & Revenue Management: The desktop client shall allow staff to:
  - a. Access transaction logs and payment history.
  - b. Generate and export revenue and audit reports.
  - c. Reconcile daily, weekly, and monthly revenue activity.
3. Credential & Access Control: The desktop client shall allow authorized staff to issue, modify, and deactivate RFID/AVI tags.
4. Exception Handling: The desktop client shall provide functionality for lost tickets, misreads, equipment overrides, and other manual interventions.
5. Customer Service Tools: The desktop client shall allow staff to resolve customer issues in real time, including validations, fee adjustments, and gate operations.

### **• Security & Compliance Requirements**

1. The desktop client shall operate within the City's IT security policies, including Active Directory authentication and role-based access control. SSO/SAML Authentication is required.
2. All data accessed via the desktop client shall be encrypted in transit and at rest, following City cybersecurity standards.
3. The desktop client shall maintain full audit logging of user activity, available by City admin.

### **• Maintenance and Support Requirements**

1. Vendor shall provide all software updates, patches, and upgrades to desktop client at no additional cost during the maintenance terms.
2. Vendor shall provide documentation and training for City IT staff on installation, configuration, and troubleshooting of the desktop client.
3. Vendor shall ensure the desktop client remains compatible with future PARCS server upgrades and City IT operating environments.

### **Barcode or QR Code Thermal Paper (Ticket)**

Proposer shall get with the City on the design and language/wording for the Barcode or QR Code thermal paper tickets. Facility Management System must allow for ticket batches to be cleared (open and closed tickets). Once cleared, no "open" tickets that were deleted shall work again in any of the automated pay stations, exit gates, or cashier stations. On the back of the thermal paper, the City would like the following: (1) LOST OR STOLEN TICKETS CUSTOMER'S RESPONSIBILITY, (2) CUSTOMERS HAVE 15 MINUTES TO EXIT THE GARAGE AFTER PAYMENT, and (3) THE CITY OF COLLEGE STATION IS NOT RESPONSIBLE FOR DAMAGE OR LOSS TO VEHICLE OR CONTENTS. The barcode of QR code ticket must print on high-quality, be both heat-resistant and water-resistant, and fade-resistant thermal stock.

### **Implementation**

Upon selection, Proposer shall provide an installation schedule based on the priority of the parking needs and operation. The schedule must include the time for the complete project, including but not limited to start date, site construction, electrical, training, testing, etc. The successful Proposer shall meet with City of College Station staff to determine the parking needs during installation. Installation time frame **must** commence on Monday, May 11, 2026 (when Texas A&M spring semester ends), and be completed no later than Thursday, June 11, 2026. **The project must be completed in phases so contract or licensee motorists can continue to use the parking garage w/o disruption of service as well as transient parkers and so the City does not completely lose its revenue stream. If the successful Proposer does not meet the end deadline date, it will result in a monetary penalty agreed upon between the vendor and City of College Station.**

#### **Project Management**

The proposer must designate a Project Manager who will:

- Serve as the primary point of contact.
- Coordinate all vendor and subcontractor activities.
- Provide project updates to the City both verbally and in email.
- Lead status meetings.
- Ensure the project remains on schedule.
- Resolve any issues that may affect progress or performance.

The designated Project Manager is expected to remain assigned to the project for its entirety, unless a reassignment is necessitated by an unforeseen emergency.

### **Delivery, Storage and Handling of New Equipment**

1. The equipment shall be delivered to the site packaged to prevent damage and marked for easy identification of each component when ready to install.
2. The equipment shall be stored in a clean, dry location provided by the City of College Station.
3. Damaged equipment shall be replaced at no cost to the City of College Station.
4. Proposal will include all cost for freight charges for delivery of the new system to site.
5. Proposer will provide the means to unload shipped boxes/containers from freight carriers to location provided by the City of College Station. **City of College Station staff are not responsible for unloading any of the shipment boxes or containers.**

### **Spare Parts**

Each equipment system will be unique in design and therefore each will have different internal components. Proposer shall provide itemized pricing for recommended spare parts. Proposer shall determine the type and quantity of spare parts that are essential for maintaining the system. **If credit card readers are upgraded later to new industry standards, the**

successful Proposer shall give advance notice to the City in writing; so, we can budget ahead of time and allocate funds. At least six months' notice shall be given, failure to do so will result in no cost to the City for the upgrade in credit card readers.

### Testing and Acceptance

The system acceptance test shall be conducted by the Proposer as a demonstration to the City that the installed equipment is performing correctly. **Proposer must provide an on-site technician for at least the first three peak nights: that being Thursday, Friday and Saturday at night peak times, 11:00 PM – 3:00 AM. This is to be scheduled with City staff after system go-live.**

### Service

Proposer shall define normal business hours, days, as well as holiday schedule for service calls. Proposer shall also provide the published hourly service rate and trip charge (if any) for normal business hours, holidays, weekends etc. not covered by warranty/maintenance agreement.

### Maintenance & Customer Service/Technical Support

Proposer shall provide the cost details for providing System Warranty and Support Services. This includes all equipment, hardware, software and services. Proposer shall describe manufacturer and installer warranties that are provided as part of your proposal. Any required maintenance of the system during the warranty period shall be detailed. Maintenance responsibilities and services with related costs should also be detailed. It is important the successful Proposer provide 24/7/365 customer/technical support. If the City does not have the capability to repair the malfunction, a support system is required that will enable us to have the system repaired without lost revenue.

1. Response time (that being a call from support) **must be 30 minutes or less.** Failure to do so will result in no cost accrued to the City for any after-hours work. A written explanation of why support did not respond within the 30-minute timeframe will be required by the City. On-site response time if required **shall be no longer than three hours.**
2. Preventative maintenance is to be carried out on a monthly basis. Documentation/reports shall be made available for customer inspection on site.
3. A detailed report on maintenance actions shall be provided no later than 72 hours upon completion of the preventative maintenance.
4. City shall be notified 72 hours in advance of a pending PM (preventative maintenance).
5. Business hours are normally 8:00 AM to 5:00 PM Monday-Friday.
6. Equipment or parts to be excluded from the maintenance contract are to be defined, together with estimates of operational life and replacement costs.
7. Annual Service and support must be provided for years two-five (2-5).

Preventive Maintenance tasks for each PM visit must include the follow tasks, at minimum

- Cleaning and inspection of QR code scanners.
- Cleaning and testing of thermal printers.
- Cleaning internally of devices (cobwebs/spiderwebs, dirt, etc.) and externally (outside shall be disinfected and free of dirt and dust).
- Replacement of worn print heads (as required).
- Testing of EMV (chip-reader), NFC, and mag-stripe card readers.
- Inspection of gate arm mechanisms and safety sensors.
- Testing of vehicle detection loops and RFID/AVI system.
- Verification of intercom audio quality.
- Inspection of wiring and conduit.

- Ensuring all device enclosures are secure.
- Firmware and software updates.
- Backup verification and system health checks.
- Review of alarm logs and device errors.
- Testing of UPS or backup power systems.

### **Training**

Proposer shall provide adequate training to City staff on system operation, troubleshooting, device maintenance, payment processing, reporting tools, special event programming, and AVI/RFID credential management. Training shall be delivered on-site. Staff included in the training will be: (1) District Enforcement Specialists and Management, (2) City Training manual/materials must be provided. Total hours of training must be 40 hours. The proposer must provide complete documentation, including: (1) system manuals, (2) installation guides, (3) user guides, (4) network diagrams, (5) as-built drawings and (6) warranty documentation. All documentation must be provided in both electronic (PDF) and printed form.

### **Warranty**

1. The warranty period will start once the equipment is installed, operational, and approved ***in writing*** by the City and shall be provided by the Proposer, and not by a third party.
2. Proposer shall provide extended parts and labor warranty for years two, three, four, and five. The City would prefer a four-year extended parts and labor warranty over yearly renewals.
3. During the warranty period, software modifications (updates) that improve the functionality of the system shall be provided to the City at no additional cost.

### **IT Requirements**

#### **Garage Central Office – Central Computer (Facility Management System)**

In coordination with the City's IT department, replace one fee computer (manual cashiering station) and all associated peripheral equipment and necessary software licenses. Central office renovation also involves the replacement of the two uninterrupted power supply units and surge protectors for the revenue control system, as well as the installation of a new assistance intercom system. The cashiering station computer, along with all software and necessary applications/peripherals included, must be compatible with the Windows 11 operating system.

#### **Software/Hardware:**

The vendor must provide a detailed specification list for all hardware required for successful implementation. Any proprietary hardware will be purchased from the solution vendor, but for any non-proprietary computer hardware, the City IT department will purchase it separately. The server hardware operating system must be Windows-based, with a minimum requirement of Windows 2022 and be VMWare compatible. Oracle and Linux will not be supported in the City environment. Vendor software that will need to be installed in the City's environment will need to be completed by the vendor and City IT personnel. For any system maintenance that the Vendor needs to complete, including but not limited to system updates/upgrades, operating system, and database management, must be coordinated first with City staff, including City IT personnel. City IT prefers to have a testing environment and a production environment established for users and IT to test the system upgrades and subsequent new features without affecting ongoing production. The software installation process and requirements will be thoroughly documented by the vendor and will be available to the City for review and acceptance prior to installation. Technical and end-user administrator knowledge transfers will be performed to ensure that the City IT personnel can maintain the installation or perform a re-install if necessary.

A Disaster Recovery environment should be considered. The software installation process and requirements will be thoroughly documented by the vendor and be available to the City for review and acceptance prior to the actual installation. Additionally, criteria demonstrating a successful installation will be itemized and available for the City to review and approve.

Technical and end-user administrator knowledge transfers will be performed to ensure that the City can maintain the installation or perform a re-install if necessary, and that the end user can sufficiently maintain business rules and mandates. If the solution is a Cloud-based solution, the vendor must provide the Data Center Security standards followed and the SOC II compliance.

All cameras must be compatible with the City's current camera system, Avigilon.

### **Data/Database Management:**

For on premise solutions, database platform for applications must be at a minimum Microsoft SQL Server 2022. Oracle and Linux will not be supported in the City's environment. Vendor must provide detailed data backup recommendation/plan for City data. Methods of backup the City supports are Rubrik and SQL. Any proposed backup plans from vendor must be compatible with both or either of these. Vendor will need to work closely with City IT personnel to complete maintenance plans set up. Existing historical data and all other related data supporting current systems will be cleaned, converted where required and imported/migrated into new system for at least six (6) months of data. This imported historical information will be accessible for viewing and reporting in for vendor hosted solutions, data needs to be easily accessible to City staff and should be backed up periodically to ensure no loss of data in case of outage. System should offer no degradation of service during system backup and maintenance functions.

### **System Redundancy:**

For on premise solutions, the successful vendor should provide detailed recommendations/action plans and support for City staff to be able to keep systems up and running in case of any outage or downtime. For vendor hosted solutions, the successful vendor should describe specific actions and policies that they follow to ensure that all systems stay up and operating in case of any outage or downtime.

### **Go-Live Support**

Full implementation support must be described, including the respondent's plan for on-site startup assistance and support for the application.

### **Financial Data Export: (Both for IT & Finance)**

With the current system, the City currently has a batch file exported with financial data that gets imported into the City's Tyler Munis ERP system. The successful vendor should be able to create an interface where users can extract this data or create a similar type of file for staff to be able to import financial data into the ERP system.

### **Finance Requirements**

#### **1. Credit/Debit Card Processing**

- The City's preference is to have an integrated processor/gateway within the software.
- PCI Compliance: Require the PARCS system to be PCI DSS compliant and to use Point-to-Point Encryption (P2PE) or EMV chip readers.
- Acceptance Rules: Define which card brands (Visa, MC, Amex, Discover) and mobile wallets (Apple Pay, Google Pay, NFC contactless) will be accepted.
- Transaction Types: Approvals must support both real-time authorization and offline fallback if the network drops.
- All fees need to be charged separately on a monthly basis through the City's bank account.

#### **2. Revenue & Reconciliation**

- Daily Reconciliation Reports: Finance should define the reporting needs by certain characteristics needed by the system.
- Exception Reporting: Reports for unpaid tickets, lost tickets, voids, discounts, validations, etc.

- Integration: The City would prefer to have a downloadable GLDL batch for Tyler Enterprise ERP System. Each Revenue type and Tax will need to be configured in downloadable batch with separate GL account.
- Audit Trail: Require detailed transaction logs for revenue assurance.

### 3. Taxation & Fees

- Sales Tax Settings: Finance needs to specify local/state tax rates.

### 4. Refunds & Chargebacks

- Refund Process: Define whether refunds are done via PARCS, the finance-only portal, or manually through the processor.
- Chargeback Handling: Who monitors disputes and provides evidence (PARCS should retain transaction records).

### 5. Security & Compliance

- PCI DSS Attestation: Finance should confirm that both PARCS and the payment processor maintain current PCI compliance.
- SOX / Internal Controls: Define separation of duties between operations and finance (reconciliation).
- Data Retention: Specify how long financial records are kept.

## Alternate Bids

The City reserves the right to select any, all, or none of the alternate bids submitted as part of this Request for Proposals. The selection of alternates will be made at the sole discretion of the City and may include:

- Acceptance of all alternate bids,
- Acceptance of one or more alternate bids, or
- Rejection of all alternate bids.

The final contract award may reflect any combination of base bid and selected alternates, as determined to be in the best interest of the City.

## Alternate Bid 1: Smart Real-Time Parking System (IoT-Based)

### 1. Introduction

The City would also like, as part of this RFP, an alternate bid for the design, installation, and support of a Smart Real-Time Parking System utilizing Internet of Things (IoT) technologies or an equivalent to IoT. This system is to enhance parking management through real-time space monitoring, data analytics, and optional user-facing applications.

### 2. Project Objectives

- Improve parking space utilization and turnover.
- Provide real-time occupancy data to facility managers and parkers.
- Enable data-driven decision-making through analytics.
- Ensure scalability for future expansion if the garage is added onto vertically (additional garage floors).

### 3. Scope of Work

#### 3.1 Occupancy Detection

Vendors shall propose one or both of the following technologies:

- **In-ground sensors** (e.g., magnetic, ultrasonic) for individual space detection.
- **Overhead cameras** with AI-based image recognition for space monitoring.

The system must:

- Accurately detect vehicle presence.
- Operate reliably in various environmental conditions.
- Provide real-time updates to the central system.

### 3.2 Data Transmission and Integration

- Use secure wireless communication protocols (e.g., LoRaWAN, NB-IoT, LTE-M, Wi-Fi).
- Transmit real-time occupancy data to the Facility Management System (FMS).
- Integrate with digital signage at garage entrances to display space availability.
- Provide APIs for integration with third-party systems.

### 3.3 Optional User Interface

Vendors may include a mobile app or web portal that:

- Displays real-time parking availability.
- Offers navigation to available spaces.
- Supports user account management.

### 3.4 Analytics and Reporting

The system must include a dashboard and reporting tools that provide:

- Occupancy rates and turnover metrics.
- Peak usage analysis and demand forecasting.
- Customizable reports are exportable in standard formats (CSV, PDF, Excel).

### 3.5 Scalability

- The system must support phased deployment and future expansion.
- Support remote firmware and software updates.

### 3.6 Installation and Commissioning

- Conduct site surveys and infrastructure assessments.
- Install sensors, cameras, and signage.
- Configure and calibrate the system.
- Perform system testing and validation.
- Provide training for garage staff.

### 3.7 Maintenance and Support

- Include warranty coverage for all hardware.
- Provide SLA-based technical support and preventive maintenance.
- Enable remote diagnostics and troubleshooting.

### 3.8 Compliance and Security

- Ensure compliance with applicable regulations (e.g., FCC, ADA).
- Implement data privacy and cybersecurity best practices (e.g., GDPR, ISO 27001).
- Include secure authentication and role-based access control.

**\*\*NOTE:** The real-time parking equipment system, including lights and associated hardware, shall be installed at a height sufficient to prevent tampering, vandalism, or interference from pedestrians. The mounting height **must** be above the reach of individuals attempting to hang on, strike, or damage the equipment. This is because of potential intoxicated patrons due to nearby bars. Equipment should also be designed and positioned to discourage climbing or grabbing, while remaining accessible for authorized maintenance technicians and City staff.\*\*

## **Alternate Bid 2: Repainting of Handicap Spaces, Van Access Aisles, Small Car Spaces, and Garage Bollards/Railings**

### **Scope of Work:**

Contractor shall provide all labor, materials, and equipment necessary to repaint the following:

1. Handicap Parking Spaces: Repaint all existing handicap space international symbols (wheelchair) and associated blue & white pavement markings to meet ADA standards.
2. Van Accessible Aisles (Cross Hatch Areas): Repaint all x-hatch striped access aisles adjacent or next to ADA spaces, including bold white striping and "NO PARKING" lettering in each aisle.
3. Small Car Spaces: Repaint all designated "SMALL CAR" stalls with fresh stall striping and legible "SMALL CAR" wording inside each space.
4. Yellow Protective Bollards and Railings: Re-paint of all yellow protective bollards and railings in the parking garage.  
**\*\*Note: There are bollards located near the Pay-on-Foot devices.\*\***
5. Garage Entry and Exit Laneways: Repaint all existing directional arrows in white reflective pavement marking paint.

### **Specs.:**

- Use durable, traffic-grade, and reflective pavement marking paint.
- Use durable, traffic-grade, and reflective yellow paint.
- Colors shall meet ADA and MUTCD compliance blue/white for handicap, white for x-hatch marks, and white for standard small car stalls.
- Lettering must be sharp, legible, and consistent across all stalls.
- Contractor shall verify the # of spaces, aisles, and yellow bollards/railings prior to work for accurate pricing.

### **Deliverables:**

- Completed repainting of all identified spaces, aisles, bollards & railings, and directional arrows (entry and exit lanes).
- Cleaned work areas free of paint splatter or debris.
- Work shall be performed during low traffic hours to minimize disruptions and allow for maximum drying times.

### **Proposal Requirements:**

- Unit pricing for repainting each stall & aisle type, bollards & railings, and directional arrows in the entry & exit lanes. Provide a lump sum.
- ET for completion.
- Warranty information on paint products and workmanship.

## **Alternate Bid 3: Entry Station Weather Protection**

The City of College Station's Entry Station (College Main side) in our PARCS garage is exposed to inclement weather conditions, including intense heavy rains and winds. At times, this exposure or weather allows water to penetrate the machine, which has led to malfunctions in the equipment and wet tickets. This has resulted in disruptions to customer service. To mitigate this risk and ensure reliable device operation, we would like one of three protective measures:

1. **Protective Canopy or Overhang:**

- Install a weather-resistant canopy or overhang above the **College Main** and **Reverse Entry** Station to shield the unit from direct rainfall and wind-driven precipitation, as rainwater currently just pools on top of the Entry Stations and eventually leaks through the top seals.
- The canopy should extend far enough outward and to the sides to prevent rain from entering the machine at an angle. However, the canopy cannot protrude too far out, as we have some large trucks (parkers) with side mirrors that may cause damage to their trucks or the canopy itself.

2. **Wind Barriers:**

- Install side panels or partial wind screens integrated with the canopy structure to provide additional protection.

3. **Weather Gaskets and Seals:**

- Reinforce gaskets and seals to vulnerable points on the Entry Station (barcode or QR code thermal ticket slot, etc.) to minimize water intrusion.

Provide the cost for material and labor with the best recommended solution. Contractor and the successful parking vendor must ensure that the proposed solution will not impact on the functionality of the Entry Station.

**Exhibit B  
Payment Terms**

Payment is a fixed fee in the amount listed in Article II of this Contract. This amount shall be payable by the City pursuant to the schedule listed below and upon completion of the work and written acceptance by the City.

Schedule of Payment for each phase:

Cost Proposal \$314,748.00  
+ Alternates \$489,141.00  
Year 1 Total \$803,889.00

Preventative Maintenance/Software Fees + Alternate Annual Fees:

Year 2 Total \$39,729.00  
Year 3 Total \$39,729.00  
Year 4 Total \$39,729.00  
Year 5 Total \$39,729.00

TOTAL COST: \$962,805.00

Reference Final Cost Proposal Attached

DESIGNA (Cloud)						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
PARCS Equipment	\$224,948	-	-	-	-	\$224,948
Barrier Gates	included	-	-	-	-	\$0
Entry Stations	included	-	-	-	-	\$0
Exit Stations	included	-	-	-	-	\$0
Pay-on-Foot Stations	included	-	-	-	-	\$0
Cashier Station	included	-	-	-	-	\$0
RFID AVI System	included	-	-	-	-	\$0
RFID Windshield Tags	\$12,500	-	-	-	-	\$12,500
Credential Management Software	included	-	-	-	-	\$0
Facility Management System	included	-	-	-	-	\$0
Dynamic Count Signs	included	-	-	-	-	\$0
Spare Parts	included	-	-	-	-	\$0
Installation	included	-	-	-	-	\$0
Freight/Delivery	included	-	-	-	-	\$0
Extended Warranty (Years 2-5)	\$77,300	-	-	-	-	\$77,300
Preventative Maintenance/Software Fees	included	\$10,560	\$10,560	\$10,560	\$10,560	\$42,240
Other: Equipment wrapped in Aggie Maroon	included	-	-	-	-	included
<b>Cost Proposal</b>	<b>\$314,748</b>	-	-	-	-	<b>\$356,988</b>
Optional: DESIGNA Control Center	\$12,468	\$15,000	\$15,000	\$15,000	\$15,000	\$72,468
Optional: DESIGNA PayMobile	\$2,500	\$3,384	\$3,384	\$3,384	\$3,384	\$16,036
<b>Total Cost Proposal</b>	<b>\$329,716</b>					<b>\$445,492</b>
Alternate 1: Smart Real-Time Parking	\$430,658	\$10,785	\$10,785	\$10,785	\$10,785	\$473,798
Alternate 2: Repainting (ADA, Small Car, Bollards, Arrows)	\$10,135	-	-	-	-	\$10,135
Alternate 3: Entry Station Weather Protection	\$33,380	-	-	-	-	\$33,380
<b>Total w/ Alternates</b>	<b>\$803,889</b>					<b>\$962,805</b>

City of College Station - Purchasing Division  
RFP 26-043  
Parking Access and Revenue Control System  
in the College Main Parking Garage  
Opening: (Revised Per Addendum 2) Thursday, March 12, 2026 @ 2:00 p.m.

Main Proposal

Category / Item Description	Notes	Qty	Unit Cost	Total Cost	Yes / No
Demolition & Disposal	Removal/disposal of existing PARCS equipment	1	(N/A)	(N/A)	Yes
Civil/Electrical/Mechanical	Site prep, wiring, conduit, concrete, painting	1		Included	Yes
PARCS Equipment	Complete new system (no reuse of old system) – Base price	1	(N/A)	224948	Yes
Barrier Gates	Automatic, breakaway, straight arms, battery backup	6		Included	Yes
Entry Stations	Barcode/QR code ticket dispensers, IP camera/intercom	3		Included	Yes
Exit Stations	Receipt dispensers, debit/credit card only readers, barcode/QR/RFID readers, lost ticket button, decals, IP camera/intercom	3		Included	Yes
Pay-on-Foot Stations	Debit/credit only readers, barcode/QR readers, lost ticket button, decals, receipt, IP camera/intercom	4		Included	Yes
Cashier Station	Manual cashiering, fee display, validator, debit/credit card only readers	1		Included	Yes
Credit Card Readers	Visa, MC, Discover, AMEX, Apple Pay, Google Pay (EMV, NFC)	8	(N/A)	(N/A)	Yes
RFID AVI System or Equivalent	EZ TAG-style system: UHF readers, antennas, controllers, credential management, anti-passback, online-only activation. Must support 24/7 and 5:00 AM – 10:00 PM access windows for monthly, six-month, and annual passes.	1		Included for all 6 lanes. LPR proposed as Alternate on separate form.	Yes
RFID Windshield Tags	Minimum of 1,000 tags for contract parkers (EZ TAG compatible)	1,000	12.5	12500	Yes
Credential Management Software	Online payment, auto-activation/deactivation, expiration alerts, user database	1		Included	Yes

City of College Station - Purchasing Division  
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Privileged Access Configuration	Set-up for City staff and emergency vehicles (i.e. CSPD, Fire, etc.)	1		<b>Included</b>	Yes
Facility Management System	Central computer, software, reporting, export tools	1		Included	Yes
Dynamic Count Signs	“OPEN/FULL” LED signs for entrances	2		Included	Yes
Intercom System	IP-based, all stations, CFWD capability	1		Included	Yes
Special Event Programming	Ability for City staff to create special event programming for Texas A&M home football games, Congress or VIP passes, etc.	—	(N/A)	<b>Included</b>	Yes
Vehicle Detection Loops	New loops were installed in 2019. Are current loops compatible with new system? If not provide cost to replace.			<b>Reuse existing</b>	Yes
Alarm Management	Illegal Exits, tag holders and transient back-outs, tag holder anti-passback, barrier gate arm broken, device offline, etc.	—	(N/A)	(N/A)	Yes
Spare Parts	Recommended spares for maintenance including windshield tags, receipt paper, thermal paper/ticket, etc. (provide a separate spare parts itemized list with unit cost)	—		Includes 6 spare straight arms, 20k barcode tickets, 32 rolls of receipt paper.	Yes
Installation	Labor, setup, testing, training, documentation	—		Included	Yes
Freight/Delivery	Shipping, unloading, storage	—		Included	Yes
Warranty (Year 1)	Parts & labor, software updates	1	(N/A)	(N/A)	Yes
Extended Warranty (Years 2-5)	Parts & labor, software updates	4	19325	77300	Yes
Preventive Maintenance (annual service + support)	Monthly PM, documentation, technician reports (include years 2-5 support)	12	Included in Extended Warranty	Included in Extended Warranty	Yes
Customer/Tech Support	24/7/365, response times, on-site support, trip charge (Provide a cost breakdown)	—	Included in Extended Warranty	Included in Extended Warranty	Yes
Meet Installation Deadline	Monday, May 11, 2026 – Thursday, June 9, 2026	—	(N/A)	(N/A)	Yes Yes
Acceptance of Post go-live Visit	On-site technician from Thursday – Saturday night (5 PM – 4 AM)	—	(N/A)	<b>Included</b>	Yes

City of College Station - Purchasing Division  
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Training	On-site, manuals/materials (Must be 40 hours)	—		Included	Yes
Sample out of Box Reports Provided	Reports exportable to Excel/PDF (provide sample reports)	—	(N/A)	(N/A)	Yes
Offline Transaction Support	Minimum 1,000 offline transactions with auto-sync	—	(N/A)	(N/A)	Yes
Software/Hardware Licenses	All required licenses	—		Included	Yes
IT Integration	ERP export, backup, disaster recovery, redundancy	—		Included	Yes
Other	Any additional items	—	Equipment wrapped in Aggie Maroon	Included	

**City of College Station - Purchasing Division**  
**RFP 26-043**  
**Parking Access and Revenue Control System**  
**in the College Main Parking Garage**  
**Opening: (Revised Per Addendum 2) Thursday, March 12, 2026 @ 2:00 p.m.**

**Ongoing Fees**

Category / Item Description	Notes	Qty	Unit Cost	Total Cost	Yes / No
Software Fees	Annual/monthly software/support (include licensing, updates)	12 (months)	880	10560	Yes
Preventive Maintenance	Monthly/annual PM fees, documentation, reports	12 (months)		Included in Base Bid	Yes
Support Fees	24/7/365 support, response time ≤ 30 min, on-site ≤ 3 hrs	12 (months)		Included in Base Bid	Yes
Other	Any additional ongoing fees (e.g., cloud hosting, backups)	—		Included in Base Bid	

City of College Station - Purchasing Division  
RFP 26-043  
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**IT Requirements**

IT Requirement Area	Description	Included? (Yes/No)	Notes / Cost (if applicable)
System Architecture	Supports on-premise (Windows Server 2022, VMWare) and/or cloud-hosted (SOC II compliant)	Yes	Included in base bid
Client Compatibility	Desktop client compatible with Windows 11, SSO/SAML authentication	Yes	Included in base bid
Active Directory User Group	Admin/Supervisor/Tech, etc.	Yes	<b>Included in base bid</b>
Data Security	Encryption at rest and in transit, full audit logging	Yes	Included in base bid
Disaster Recovery	Documented DR plan; no service degradation during backup	Yes	Included in base bid
Database Platform	Microsoft SQL Server 2022 (Oracle/Linux not supported)	Yes	Included in base bid
Backup Compatibility	Supports Rubrik and SQL-based backups	Yes	Included in base bid
Testing Environment	Separate test and production environments for upgrades	Yes	Included in base bid
Remote Access	24/7 remote access for City staff to manage/restore system	Yes	Included in base bid
Camera Compatibility	All IP cameras compatible with Avigilon	Yes	Included in base bid
Software Maintenance	All patches, updates, and upgrades included during term	Yes	Included in Cloud Deployment
IT Training & Documentation	Admin training, install/reinstall guides, knowledge transfer	Yes	Included in base bid

City of College Station - Purchasing Division  
RFP 26-043  
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Finance Requirements

Finance Requirement Area	Description	Included? (Yes/No)	Notes / Cost (if applicable)
Credit/Debit Card Acceptance	Visa, MC, Discover, AMEX, Apple Pay, Google Pay (EMV, NFC)	Yes	Same as existing system
PCI Compliance	PCI DSS, P2PE, SSF, FACTA, DSOP (AMEX)	Yes	Same as existing system
Offline Transaction Support	Minimum 1,000 offline transactions with auto-sync	Yes	Same as existing system
Revenue Reporting	Daily, weekly, monthly, event-based, and occupancy reports (provide sample reports)	Yes	Same as existing system
Audit Trail	Logs for lost/voided tickets, validations, chargebacks	Yes	Same as existing system
ERP Integration	Tyler Munis GLDL batch export with revenue/tax mapping	Yes	Same as existing system
Refunds & Chargebacks	Defined workflows; transaction record retention	Yes	Same as existing system
Internal Controls	SOX-compliant separation of duties (Ops vs. Finance)	Yes	Same as existing system
Tax Configuration	Local/state tax rates configurable	Yes	Same as existing system

City of College Station - Purchasing Division  
 RFP 26-043  
 Parking Access and Revenue Control System  
 in the College Main Parking Garage  
 Opening: Thursday, February 26, 2026 @ 2:00 p.m.

**Alternate Bid 1 – Smart Real-Time Parking System (IoT-Based)**

Category / Item Description	Notes	Qty	Unit Cost	Total Cost	Yes / No
Occupancy Sensors	In-ground or overhead camera sensors	539		380658.35	
Data Transmission	Wireless protocols (LoRaWAN, NB-IoT, etc.)				
Digital Signage	Real-time space availability displays	9	2 Monument + 7 Interior	Included	
Mobile/Web App	User interface, navigation, account management				
Analytics Dashboard	Reporting tools, exportable reports				
Installation	Site survey, setup, calibration				
Maintenance/Support	Warranty, SLA, remote diagnostics	2 Year		Included	
Compliance/Security	FCC, ADA, GDPR, ISO 27001				
Other	Additional items		Installation of electrical and network infrastructure if not provide by The City	50,000	

City of College Station - Purchasing Division  
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Opening: Thursday, February 26, 2026 @ 2:00 p.m.

**Alternate Bid 2 – Repainting (ADA, Small Car, Bollards, Arrows)**

Category / Item Description	Notes	Qty	Unit Cost	Total Cost	Yes / No
Handicap Spaces	Repaint symbols, blue/white markings (ADA compliant)	16		5400	Yes
Van Access Aisles	Repaint cross-hatch, "NO PARKING"	16		Included Above	Yes
Small Car Spaces	Repaint striping, wording	61		Included Above	Yes
Bollards/Railings	Repaint all yellow bollards/railings on first floor of the garage	69		4735	Yes
Directional Arrows	Repaint entry/exit lane arrows (reflective paint)	5		Included Above	Yes
Warranty	Paint/workmanship warranty (one year)	—	—	Included for all	Yes
Other	Additional items				

**City of College Station - Purchasing Division**  
**RFP 26-043**  
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**Alternate Bid 3 – Entry Station Weather Protection**

Category / Item Description	Notes	Qty	Unit Cost	Total Cost	Yes / No
Protective Canopy/Overhang	Weather-resistant canopy for entry stations	2	16690	33380	Yes / No
Wind Barriers	Side panels/wind screens		Included		
Weather Gaskets/Seals	Reinforce entry station seals		Included in Base		
Installation	Labor/materials		Included		
Other	Additional items				

**Voluntary Alternates (LPR, Value-added Software modules) - BAFO  
CLOUD**

<b>Optional Technology</b>	<b>Quantity</b>	<b>One-time Cost</b>	<b>Annual Software Cost</b>	<b>Annual Support Cost</b>	<b>Description</b>
DESIGNA Control Center	1	\$ 12,468.00	\$ 15,000.00	\$ -	Centralizes operations of DESIGNA, Parkmobile, and Parking Guidance System into a single user interface with unified reporting.
DESIGNA PAY Mobile	1	\$ 2,500.00	\$ 3,384.00	\$ -	Allows patrons to scan QR code on bottom of ticket or displayed in garage to pay using their mobile device.

**Exhibit C**  
**Certificates of Insurance**





### ADDITIONAL REMARKS SCHEDULE

AGENCY Berger Briggs Insurance & Risk Solutions, LLC An ISU Network Member		NAMED INSURED Designa Access Corporation Wescor Parking Control 5050 Westway Park Blvd. #175 Houston, TX 77041	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

**ADDITIONAL REMARKS**

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

**Description of Operations/Locations/Vehicles:**

- .
- .
- .
- .
- .
- .

The City of College Station is added as Additional Insured as required by written contract. 30 Day Notice of Cancellation Applies.  
 The general liability & auto liability includes a blanket additional insured endorsement (or provision) that provides additional insured status to the certificate holder only when there is a written contract between the named insured and certificate holder that requires such status.  
 The general liability, auto liability & workers' compensation includes a blanket waiver of subrogation endorsement (or provision) that provides waiver of subrogation status to the certificate holder only when there is a written contract between the named insured and certificate holder that requires such status. Primary and Non-contributory with regards to the General Liability  
 See forms attached.