ATTACHMENT A-2
SOLE SOURCE FACILITY JUSTIFICATION TRANSMITTAL

Public Contract Code section 3400 provides, in pertinent part, that:

"(a) The Legislature finds and declares that it is the intent of this section to encourage contractors and manufacturers to develop and implement new and ingenious materials, products, and services that function as well, in all essential respects, as materials, products, and services that are required by a contract, but at a lower cost to taxpayers.

(b) No agency of the state, nor any political subdivision, municipal corporation, or district, nor any public officer or person charged with the letting of contracts for the construction, alteration, or repair of public works, shall draft or cause to be drafted specifications for bids, in connection with the construction, alteration, or repair of public works, (1) in a manner that limits the bidding, directly or indirectly, to any one specific concern, or (2) calling for a designated material, product, thing, or service by specific brand or trade name unless the specification is followed by the words "or equal" so that bidders may furnish any equal material, product, thing, or service. In applying this section, the specifying agency shall, if aware of an equal product manufactured in this state, name that product in the specification. Specifications shall provide a period of time prior to or after, or prior to and after, the award of the contract for submission of data substantiating a request for a substitution of "an equal" item. If no time period is specified, data may be submitted any time within 35 days after the award of the contract.

(c) Subdivision (b) is not applicable if the awarding authority, or its designee, makes a finding that is described in the invitation for bids or request for proposals that a particular material, product, thing, or service is designated by specific brand or trade name for any of the following purposes:

(2) In order to match other products in use on a particular public improvement either completed or in the course of completion."

Distech Allure UNITOUCH ISA Room Temperature Sensor

This is a sole source procurement because:

- ☐ This is a sole provider of items compatible with existing equipment or systems.
- ☐ This is a sole provider of factory-authorized warranty service.
- ☑ This is a sole provider of goods or services that perform a unique function in order to meet the specialized needs of the District. Please provide specific detail below.

Distech Allure UNITOUCH devices are compatible with the ECLYPSE series terminal unit controller which was sole sourced by the District in January 2020.

- ☑ There are overriding circumstances upon with the Board can find that the exception found in Public Contract Code section 3400 (c) (2) applies to the identified product(s). Please provide specific detail below as to what those circumstances are, and why this sole source procurement would be in the best interest of the District.

This Distech Allure UNITOUCH temperature sensor is the preferred temperature sensor device due to its compatibility with the building systems control devices. In the past two years the District has been working with SC Engineering, to develop a comprehensive standard building controls system. The District is standardizing on temperature sensor compatible with the District's ECLYPSE terminal unit controller, which was sole sourced and approved by the board on January 23, 2020. The use of other types of temperature sendors devices would be counter- productive to establishing uniformity and remote access to our systems.

- Mobile app control via Bluetooth low energy technology for direct connection with a mirrored interface.
- Intuitive control system for control of temperature, fan speed, lighting and sun blinds from one device.
- Easy customization with Distech Controls units on building controls system.
- Flexible user interface. Occupant can activate a series of settings predefined such as meeting modes or tunable white settings.

This is a restricted brand or trade name, and no substitutions are allowed because:

☑ The requested product is an integral repair part or accessory compatible with existing equipment or systems.

Existing Equipment/System: ISA Room Temperature Sensor
Manufacturer/Model Number: Distech Allure UNITOUCH

☑ The District has standardized on the requested product, and use of another brand/model would require considerable time and funding to evaluate or implement.

☑ Please provide details below:

The need for consistency and capability with the District's connected systems controller building controls planned centralized remote programming software is required.

Supplier or Contractor Information:

Distech Controls Energy Services, Inc.
400 East Royal Lane
Building Three, suite 290
Irving, Texas 75039

Telephone: 450-444-9898
North America (Toll Free): 1-800-404-0043

RECOMMENDATION

Sufficient evidence has been provided upon which the Board can find that the exception found in Public Contract Code section 3400 (c) (2) applies to the identified product(s). Approve a finding to authorize use of the above stated exception for Distech Allure UNITOUCH ISA Room Temperature Sensor in the MiraCosta Design Standards Manual for all the projects in the MM program. Require that said finding be included in all pertinent bid/proposal documents for those projects where such product(s) will be used.

SIGNATURE:

Tom Macias, Facilities Director	3/24/20 **Date**
Geoff Bachanas, PMO Director	3/24/2020 **Date**

steinberg hart

Exhibit B-2
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

March 27, 2020

Re: Distech Allure Unitouch ISA Room Temperature Sensor

Within the Design & Construction Standards MiraCosta CCD has identified or designed various proprietary systems or products that meet specific District performance requirements, allow for seamless integration into existing systems, provide ease of maintenance, and afford a lower total cost of ownership. In these instances, the District is requesting that these systems and products shall be provided without substitution. The following Specification Section 23 09 00 is one that meets these special requirements.

Our experience working with other Colleges and Universities shows that single sources for some materials, products, equipment, and systems is a common approach to achieving best value.

We have reviewed the facility justification transmittal for the above-referenced item and believe that the District's sole-sourcing of this specification section meets the requirements for District's benefit as described above.

Sincerely,

Rob Barthelman
Principal

Compare

Allure UNITOUCH

SHARE

by Distech Controls

This cutting-edge touchscreen sensor enhances occupant experience with its inviting user interface and modernises the BMS room device portfolio with its contemporary design. The Allure UNITOUCH can be used for a wide range of HVAC, lighting, and sunblind applications, making it an ideal all-in-one addition to Distech Controls' Smart Room Control solution. Its 3.5", high-resolution capacitive touchscreen is easy to view and simple to use, allowing for the control of these applications using a single device. Furthermore, this communicating sensor allows for the wireless control of comfort from a mobile phone by using Bluetooth® low energy technology. This product series includes different models, with a choice in sensing capabilities (temperature, humidity, CO_2) and colour (black, white).

Features

- Interfaces with Distech Controls' ECLYPSE™ controllers
- Capacitive glass touchscreen
- LCD colour display
- Customisable with EC-gfxProgram
- Options with humidity and CO_2 sensors
- Available in black or white

Benefits

- Occupants will benefit from an engaging and user-friendly interface and will have access to a wireless control of comfort parameters via their mobile phone
- System integrators will experience a sensor that is both quick and easy to install using a single cable and simple to customise through an intuitive block in Ec-gfxProgram
- Building owners will appreciate the device's contemporary, sleek design and its technical capabilities which allow for an affordable yet high-end solution.

Spec Sheets

DOCUMENT TITLE		EMAIL
Allure UNITOUCH Spec Sheet	VIEW	EMAIL

EMAIL SELECTED
About Log In English

DISTECH CONTROLS

Search In... Search

Specifications

Literature

PRODUCTS

Software and Apps
Building Automation Systems
System and Equipment Control Solution
Room Control Solution
Occupant Interfaces and Room Sensors
Displays
Access Control Solution
Field Devices

SOLUTIONS

Hotels
Offices and Commercial Buildings
Colleges and Universities
Schools
Hospitals and Healthcare
Data Centers

RESOURCES

Project References
System Integrators
Consulting Engineers
Building Owners and Facility Managers
Specification Builders
All Resources
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