Exhibit A-6
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 Controls Connected System Controller

This is a sole source procurement because:

- ☐ This is a sole provider of a licensed, copyrighted or patented good or service.
- ☑ 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 Controls Connected System Controller and related family of unitary controllers provide flexible, free programmable demand led control to benefit the District energy management system. This terminal unit controller provide seamless plug and play integration with the Honeywell JACE 8000 building controller while using the work bench field level software for its diagnostics and programming, the same software which is used with the Tridium IAS and the Honeywell JACE 8000 building controller.

☑ There are overriding circumstances upon which 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.

The District's has maintained a very sophisticated HVAC energy management system over the last 26 years which uses field level controllers to maintain interior building temperatures. The risk factors and challenges stated below present overriding circumstances which would negate the benefit that any competitive bid could offer:

- Risk of comfort control within the campus building
- Lack of quality control as it relates to competitive products
- Potential for system incompatibility and/or failure to integrate with new Tridium Niagara 4 server level software, which has already been sole sourced
- Cost of removal, disassembly and replacement of existing serve and client level software
- Cost of additional training of staff and field level diagnosis equipment

What steps were taken to verify that these goods or services are not available elsewhere?

There are no other comparable connected system controller, which integrate with the existing building systems design developed by the District's building systems control consultants SC Engineering.

See Supplier and Contractor Information Page Below For Contact Details.

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: Connected System Controller
Manufacturer/Model Number: Distech Controls

☑ 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 additional detail below.

From the advice of the District's building management controls consultant, SC Engineering, the District has standardized on Distech Controls Connected Systems Controller.

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 Controls Connected System Controller 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	12/23/19 **Date**
Geoff Bachanas, PMO Director	12/18/19 **Date**

steinberg hart

Exhibit B-6
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

December 20, 2019

Re: Distech Controls Connected Systems Controller

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 28 00 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

ECY-S1000 Series

Control, Automation and Connectivity Servers

ECLYPSE™

Overview

The ECY-CSC is sized to cost-effectively meet the requirements of any HVAC application from small to medium to large systems. The most capable Connected System Controller model can be expanded to support up to 20 input/output (I/O) modules (up to 320 I/Os) while being able to adapt to new requirements as the need arises.

A connecting cable is used to connect successive rows of modules within a controls' cabinet to provide power and communication.

Features & Benefits

- Support for a range of communication protocols such as BACnet MS/TP, Modbus RTU, Modbus TCP, and M-Bus
- With the RESTful API, data can be accessed from different applications, such as energy dashboards, analytics tools, and mobile applications
- Expandable as needs increase to support up to 20 input/output (I/O) modules (up to 320 I/Os)
- Integrates up to three RS-485 ports
- Lighting and shade/sunblind expansion modules to control lights and shades/sunblinds
- Compatible with Distech Controls line of *Bluetooth*® low energy technology enabled devices and mobile application providing state-of-the- art occupant management
- Multi-sensor compatibility combines motion and luminosity (Lux) sensors
- Available remote access to program, configure, or maintain the installation, reducing costs associated with on-site visits
- Terminal blocks are uniquely identified and color-coded for clarity and to prevent wiring mistakes
- Embedded alarms, trend log and schedule support allows for fully distributed data and logic
- Automatic email notifications for system status and alarms to ensure faster system servicing and response time

Model Selection

Example: ECY-S1000*E-28-MS*

Series	WebServer	License Points Limit	BACnet MS/TP Routing
ECY-S1000	[blank] : No Embedded Graphics *E* : With Embedded Graphics	*-28* : 28 Points HW (3 Modbus) *-48* : 48 Points HW (10 Modbus) [blank] : No Limits (320 typ., 96 Modbus)	[blank] : No BACnet MS/TP Routing Option *-MS* : With BACnet MS/TP Routing[1]

1. Option already included in no limits license, please specify [blank]

Accessories

ECLYPSE Wi-Fi Adapter	Wi-Fi Adapter for ECLYPSE Connected Controllers.
ECLYPSE Open-To-Wireless™ Adapter	EnOcean communication protocol adapter for ECLYPSE Connected Controllers.

Product Specifications

Power Supply Input

Voltage	18VDC
Power Consumption	8.9W; external loads excluded

Communications

Ethernet Connection Speed	10/100 Mbps
Addressing	IPv4 or Hostname
BACnet Profile	BACnet Building Controller (B-BC)), AMEV AS-A and AS-B
BACnet Listing	BTL, WSP B-BC
BACnet Interconnectivity	BBMD forwarding capabilities BACnet MS/TP to BACnet/IP routing
BACnet Transport Layer	IP & MS/TP (optional)
Web Server Protocol	HTML5
Web Server Application Interface	REST API
BACnet MS/TP or Modbus RTU	1 × RS-485 serial communications ports
RS-485 Wiring	1-pair + Common/shield
RS-485 EOL Resistor	Built-in
RS-485 Baud Rates	9600, 19 200, 38 400, or 76 800 bps
RS-485 Addressing	Controller's Web Configuration Interface
Modbus TCP	Devices must be on the same subnet
Wireless Adapter	Optional, USB Port Connection
Wi-Fi Communication Protocol	IEEE 802.11b/g/n and 802.11s
Wi-Fi Network Types	Client, Access Point, Hotspot

Supported Smart Room Control Components

Maximum number of standard room devices supported per controller combined[1]	12
Allure EC-Smart-Vue Series[2]	12
Allure EC-Smart-Comfort Series	6
Allure EC-Smart-Air Series[2]	6
EC-Multi Sensor	4
ECx-Light-4 / ECx-Light-4D / ECx-Light-DALI	4
ECx-Blind-4 / ECx-Blind-4LV	4
Maximum number of Bluetooth low energy room devices per controller combined [3]	6
Allure UNITOUCH™	2
EC-Multi-Sensor-BLE	4

1. For more details about supported quantities, see the ECLYPSE Selection Tool.xlsm spreadsheet file available for download from SmartSource.
2. A controller can support a maximum of 2 Allure sensor models equipped with a CO_2 sensor. Any remaining connected sensors must be without a CO_2 sensor.
3. A mixed architecture with standard room devices and Bluetooth low energy enabled devices is not recommended.

Hardware

Processor	Sitara ARM processor
CPU Speed	1GHz
Memory	4GB Non-volatile Flash (applications & storage) 512MB RAM
Real Time Clock (RTC)	Real Time Clock with rechargeable battery Supports SNTP network time synchronization
RTC Battery	20 hours charge time, 20 days discharge time Up to 500 charge / discharge cycles
Cryptographic Module	FIPS 140-2 Level 1 Compliant
Ethernet	2 switched RJ-45 Ethernet ports (Supported Protocols: BACnet/IP, Modbus TCP, NTP, and REST)
USB Connections	2 × USB 2.0 Ports 1 × Micro-USB 2.0 Ports
RS-485 Serial Communications	Screw terminals (Supported Protocols: BACnet MS/TP or Modbus RTU)

Subnet	RJ-45
Green LED	Power status, Subnet TX, RS-485 TX, and Ethernet Traffic
Orange LED	Controller status, Subnet RX, RS-485 RX, and Ethernet Speed

Open-to-Wireless Adapter

Communication Protocol	EnOcean wireless standard[1]
Connector Type	USB
Number of Wireless Inputs[2]	18

1. Available when an optional external ECLYPSE Open-to-Wireless Adapter is connected to the controller. Refer to the Open-to-Wireless Application Guide for a list of supported EnOcean wireless modules.
2. Some wireless modules may use more than one wireless input from the controller.

Mechanical

Dimensions (H × W × D)	4.74 × 3.57 × 2.31" (120.31 × 90.67 × 58.56mm)
Shipping weight	0.85lbs (0.39kg)
Mounting	DIN rail or screw mounting
Enclosure Material	FR/ABS
Enclosure Rating[1]	Plastic housing, UL94-V0 flammability rating Plenum rating per UL1995

1. All materials and manufacturing processes comply with the RoHS directive and are marked according to the Waste Electrical and Electronic Equipment (WEEE) directive

Environmental

Operating Temperature	32 to 122°F (0 to 50°C)
Storage Temperature	-22 to 158°F (-30 to 70°C),
Relative Humidity	0 to 90% non-condensing
Ingress Protection Rating	IP20
Nema Rating	1

Standards and Regulations

CE Emission	EN61000-6-3: 2007+A1:2011
CE Immunity	EN61000-6-1: 2007
FCC	Compliance with FCC rules part 15, subpart B, class B
UL Listed (CDN & US)	UL916 Energy management equipment

Specifications subject to change without notice.
ECLYPSE, Distech Controls, the Distech Controls logo, EC-Net, Allure, and Allure UNITOUCH are trademarks of Distech Controls Inc. BACnet is a registered trademark of ASHRAE; BTL is a registered trademark of the BACnet Manufacturers Association. The Bluetooth® word mark and logos are registered trademarks owned by Bluetooth SIG, Inc. and any use of such marks is under license. All other trademarks are property of their respective owners.
©, Distech Controls Inc., 2015 - 2019. All rights reserved.
Global Head Office - 4205 place de Java, Brossard, QC, Canada, J4Y 0C4 - EU Head Office - ZAC de Sacuny, 558 avenue Marcel Mérieux, 69530 Brignais, France