ATTACHMENT A
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."

Weathermatic Weather Sensors

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 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.

  The District's Irrigation Center Control system is currently Weathermatic Smartlink. Communication between Smartlink and another brand would not be compatible.

- ☑ There are overriding circumstances which negate the benefit of compliance with applicable code and District policy regarding competitive bidding processes. Below are specific details 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 irrigation control system is Weatehrmatic Smartlink which allows the landscape team to manage and control all campus irrigation systems. The risk factors and challenges stated below present overriding circumstances which would negate the benefit that any competitive bid could offer:

- Risk of other brand weather sensors not being compatible and damaging landscape.
- Potential for system incompatibility and/or failure to integrate with the Weathermatic Smartlink software.
- Cost of removal, disassembly and replacement of existing irrigation systems throughout all campuses.
- Cost of additional training of staff on new software and equipment.

Weathermatic is the sole manufacturer of the District's irrigation central control system, its affiliated franchises are the exclusive providers of the equipment, services and maintenance required to support the irrigation system.

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

See Supplier and Contractor Information Page Below For Contact Details.
Each vendor was asked whether or not their firm could provide service, maintenance and monitoring to the Weathermatic Weather Sensors without removing, replacing or otherwise modifying the current equipment?

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 landscaping and irrigation systems.

Equipment/System:	Weathermatic Weather Sensors
Manufacturer/Model Number:	SLW5

☑ 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 District has standardize on the Weathermatic Smartlink irrigation control system. Only Weathermatic Flow Communications are compatible with the Smartlink technology.

Supplier or Contractor Information:

Weathermatic
3301 W Kinglsey Rd
Garland, TX 75041
(972)278-6131

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 Weather Sensors 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 — **Date** 9/14/18

Geoff Bachanas, PMO Director — **Date** 9/17/18

steinberg hart

ATTACHMENT B
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

September 1, 2018

Re: Weathermatic Weather Sensors

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 32 84 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,

Joe Sion
Associate Principal/Senior Manager

523 W 6th Street #245
Los Angeles CA 90014

SLW5 WEATHER SENSOR

ET "Every Time"

Delivers smart evapotranspiration watering schedules straight to your SmartLine® controller.

Not an Afterthought

Water conservation has always been our primary focus. The SmartLine® controller integrates perfectly with the SLW5 and SLW1. No additional box to mount next to the controller.

- Real-time weather data recording and processing enables ET-based water scheduling to occur
- Weather data is used to create powerful reporting when connected to the SmartLink™ Network
- Adjustable Rain Sensor - 1/8, 1/4, 1/2, and 3/4 inch
- Prevents watering during freezing weather - below 37°F/3°C
- Compatible with the SmartLine® controller family
- SLW5 900mhz Range - 1,500ft Line of Sight
  SLW1 Includes - 35ft of cable
- Wireless Version - SLW5
  Wired Version - SLW1

Once the SLW5 is connected to SmartLine® all of the "Smart" features become available, saving you a significant amount of water.

Model	Description
SLW5	Wireless Weather Sensor for SmartLine Controllers
SLW1	Wired Weather Sensor for SmartLine Controllers

Copyright 2017 Weathermatic. All Rights Reserved. AD4003_revC

Weathermatic
Water Conserving Innovation

Sole Source Item #22 - Weathermatic Weather Sensors

Weathermatic™
Water Conserving Innovation

Technical Specifications
SLW ON-SITE WEATHER STATION

FEATURES

- Microprocessor records and processes weather data for use in establishing Auto Adjust run times on any SmartLine® controller
- Easily installs in minutes in any SmartLine® controller with the SLHUB
- Once the SLW is connected to SmartLine® all of the "Smart" features become available, saving you a significant amount of water.
- Rain shut-off settable from 1/8 – 3/4" (3 – 19mm)
- Extended rain delay adds time to rain events before deficits begin to accumulate
- Rain events decrement current deficits in the SmartLine® controller
- Freeze shut-off activated at 37°F (3.0°C)
- Unit can be mounted in sunlight or shade and in close proximity to the roofline
- On-board diagnostics indicate battery and communication status
- Remote battery strength measurement from the SmartLine® controller
- Weather data is used to create powerful reporting when connected to the SmartLink™ Network
- SLW1 – Includes 35 feet of cable. Maximum run distance for shielded cable wired units is 200 feet
- SLW5 – Maximum wireless distance from controller to weather station is 1,500 feet line of sight.

CONSTRUCTION

- Protective white solar shields allow normal air flow while protecting sensor from direct sunlight for accurate temperature readings and eliminating the need for regular cleaning and maintenance of the weather station
- Adjustable arm aluminum bracket for gutter thumb screw or wall mounting

ELECTRICAL SPECIFICATIONS

- SLW1 – No power/batteries required
- SLW5 – (3) AAA Lithium Batteries – 10-year battery life

SmartLine Weather Station	
Model	**Description**
SLW1	Wired Weather Station
SLW5	900MHz Wireless Weather Station

Weathermatic™
Water Conserving Innovation
3301 W. Kingsley Road
Garland, Texas 75041-2207
888-484-3776 Fax: 972-271-5710
www.weathermatic.com

Technical Specifications
SLW ON-SITE WEATHER STATION

WEATHER STATION(S) shall be model SLW1 manufactured by Weathermatic Sprinkler Division of Telsco Industries. Weather stations must be compatible for use with SmartLine irrigation controls.

CONSTRUCTION: Weather station shall be wired in design using bi-directional communication. Weather station shall have integrated on-site sensors for rain-shut off, freeze shut-off and calculation of daily evapotranspiration irrigation deficits. Weather station shall have an integral mounting bracket with a two-point articulating arm made from aluminum. Weather station shall be suitable for outdoor mounting in commercial or residential environments. Weather station shall be capable of two-way communications with the SmartLine controls and have independent power supply, self-diagnostic circuit and microprocessor.

OPERATION: Weather stations rain sensor shall be adjustable to interrupt irrigation after a user selected precipitation amount of 1/8th", 1/4", 1/2", 3/4". Weather station shall be capable of interrupting irrigation after temperatures reach below 37 degrees Fahrenheit. Weather station shall provide instant notification to the controller of either a rain or freeze event and upon clearing of the same. Evapotranspiration deficits shall be calculated daily and transferred to the SmartLine controller each day.

WARRANTY: Weather station shall have a manufacturer's limited warranty of two (2) years.

WEATHER STATION(S) shall be model SLW5 manufactured by Weathermatic Sprinkler Division of Telsco Industries. Weather stations must be compatible for use with SmartLine irrigation controls.

CONSTRUCTION: Weather station shall be 900 MHz wireless in design using bi-directional communication. Weather station shall have integrated on-site sensors for rain-shut off, freeze shut-off and calculation of daily evapotranspiration irrigation deficits. Weather station shall have an integral mounting bracket with a two-point articulating arm made from aluminum. Weather station shall be suitable for outdoor mounting in commercial or residential environments. Weather station shall be capable of two-way communications with the SmartLine controls and have independent power supply, self-diagnostic circuit and microprocessor.

OPERATION: Weather stations rain sensor shall be adjustable to interrupt irrigation after a user selected precipitation amount of 1/8th", 1/4" or 1/2", 3/4". Weather station shall be capable of interrupting irrigation after temperatures reach below 37 degrees Fahrenheit. Weather station shall provide instant notification to the controller of either a rain or freeze event and upon clearing of the same. Evapotranspiration deficits shall be calculated daily and transferred to the SmartLine controller each day.

WARRANTY: Weather station shall have a manufacturer's limited warranty of two (2) years.

3301 W. Kingsley Road
Garland, Texas 75041-2207
888-484-3776 Fax: 972-271-5710
www.weathermatic.com