# Exhibit A-3
# 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."

---

**Integrated Automation Software (IAS) Event Automation Software**

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.

In 2018, the District awarded a project to replace all HVAC building controllers and server level software with Tridium Niagara 4 server level software and Tridium Niagara JACE 8000 Controllers. Niagara JACE 8000 controller are available from most building automation system manufacturers and are installed by multiple local channels. This product was funded through Proposition 39 energy funds and include system wide software to save energy and continuously optimize system performance.

Events2HVAC software link the District's existing 25LIVE scheduling software with the HVAC control system to allow event based scheduling of HVAC equipment.

☑ 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 has made concerted efforts to introduce open competition into the Integrated Automation Systems (IAS) throughout their current upgrade project to a Niagara 4 system. The platform will allow multiple vendors, manufactures, and installers to bid on each project while still standardizing on a compatible system. The software system is required to be expanded in future projects to maintain a unified IAS platform. If additional software systems are introduced to the IAS server platform for future projects, the District will lose the operation and energy savings benefits of controlling these disparate system through a single interface.

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

The District hired a consultant to perform a study of available IAS platform upgrades prior to their 2018 migration project. The study identified the availability, benefits, and market share of available products. See Direct Digital Controls Network Assessment, dates October 2017, authored by SC Engineers.

**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: IAS Event Automation Software
Manufacturer/Model Number: Events2HVAC Event Automation Software by Streamline Solutions

☑ 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.

The District has invested in the proposed software after an exhaustive analysis. Use of another brand/model for new buildings would result in the loss of continuity in the campus IAS network, would require additional District manpower to operate and maintain multiple systems, and would result in wasted energy and HVAC system errors as systems cannot communicate with each other across different software platforms.

**Supplier or Contractor Information:**

Streamside Solutions, LLC
P.O. Box 1576
Estes Park, CO 80517-1576

(888) 320 4277

**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 IAS Event Automation Software 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** 4/2/19

**Geoff Bachanas, PMO Director** — **Date** 4/2/19

steinberg hart

# Exhibit B-3
# SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

April 5, 2019

Re: IAS Events Automation Software

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.

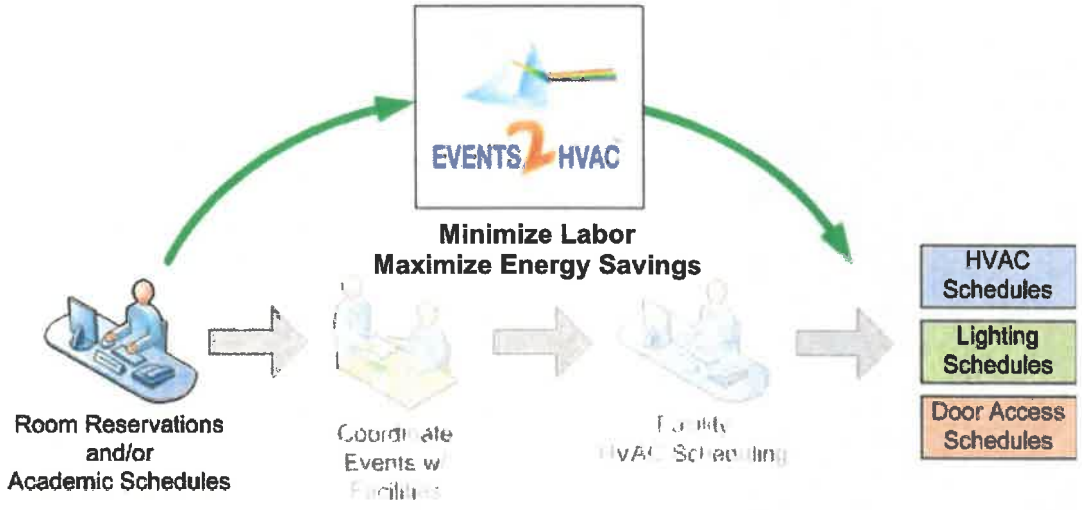
We have reviewed the facility justification transmittal for the above-referenced item and believe that the District's sole-sourcing of this specification section meets the requirements for District's benefit as described above.

Sincerely,
Steinberg Hart

Rob Barthelman
Principal

EVENTS2HVAC™
Event Automation Software

# Events2HVAC™
# Event Automation Software




**Events2HVAC** event automation software is the energy and labor saving bridge between your facility's event or room reservation system and your Building Automation System (BAS).

In a traditional setup, these two systems operate independently, with manual interaction and coordination required between them. The event system contains information about the events that are scheduled, the rooms that are booked, and when things need to happen. While the BAS controls the environment, lighting, and security in the facility.

One problem facilities face is coordinating the scheduled events with the facilities personnel to make sure the lights are on, the rooms are comfortable, and the necessary equipment is setup for an event. This is typically a manual process prone to mistakes. For a facility that is booking multiple rooms on an hourly or daily basis, keeping BAS schedules synchronized with event schedules can be a time-consuming job.

This leads to another common problem. Because of the labor required to keep schedules synchronized, some facilities resort to turning systems on prior to the first event, and leaving everything running until the final event for the day. Energy is wasted because the facility is heating, cooling, or lighting empty rooms.

**Events2HVAC** offers a solution to both problems. Successful automated synchronization between your event system and your BAS can yield significant energy and labor savings.

**Events2HVAC** allows you to setup and configure equipment that will be controlled by scheduled events. Once the equipment has been setup in the application and the appropriate actions have been defined, the daily scheduled events will automatically command your BAS to respond to those events.

### EVENT AUTOMATION

Equipment in each room is controlled directly from the event/room scheduled event information. No more manual coordination with facility managers.

### ENERGY SAVINGS

Automated scheduling of equipment can create significant energy savings for your facility. You will use energy only in rooms that are in use.

### LABOR SAVINGS

Automated scheduling of equipment will free up your facility management staff from coordinating with event managers and manual equipment scheduling.

### FLEXIBLE CONTROL

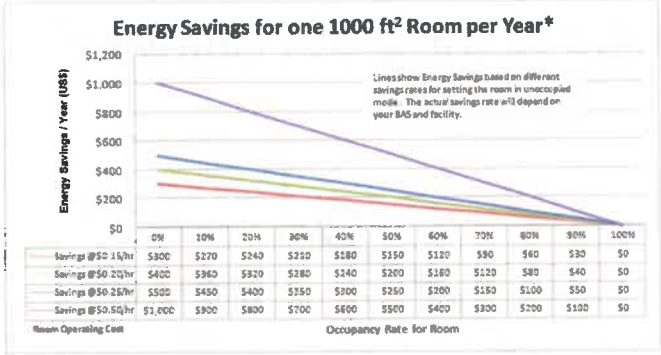
Define exactly how you want your equipment to be adjusted or controlled during the event. Chain multiple commands to multiple devices.

EVENTS2HVAC™
Event Automation Software

EVENTS2HVAC™

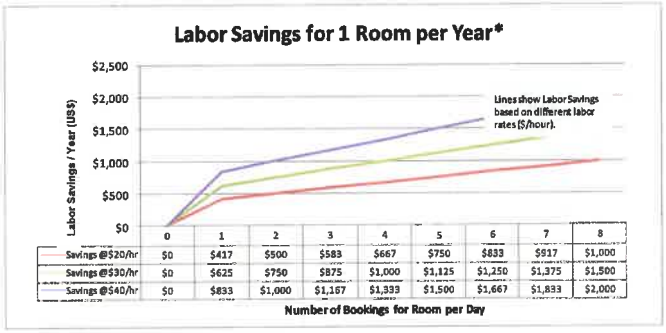
Event Automation Software

# Return on Investment




| | 0% | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Savings @$0.15/hr | $300 | $270 | $240 | $210 | $180 | $150 | $120 | $90 | $60 | $30 | $0 |
| Savings @$0.20/hr | $400 | $360 | $320 | $280 | $240 | $200 | $160 | $120 | $80 | $40 | $0 |
| Savings @$0.25/hr | $500 | $450 | $400 | $350 | $300 | $250 | $200 | $150 | $100 | $50 | $0 |
| Savings @$0.50/hr | $1,000 | $900 | $800 | $700 | $600 | $500 | $400 | $300 | $200 | $100 | $0 |

*Energy savings and labor savings are dependent on multiple factors including the type of HVAC equipment, lighting types, weather conditions, geographic location, cost of energy, and human behavior. These examples show possible savings given different variables




| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|---|
| Savings @$20/hr | $0 | $417 | $500 | $583 | $667 | $750 | $833 | $917 | $1,000 |
| Savings @$30/hr | $0 | $625 | $750 | $875 | $1,000 | $1,125 | $1,250 | $1,375 | $1,500 |
| Savings @$40/hr | $0 | $833 | $1,000 | $1,167 | $1,333 | $1,500 | $1,667 | $1,833 | $2,000 |

### *Energy Savings*

Depending on how you currently schedule equipment, your total scheduled area, and the equipment you use during events, the one-time cost of **Events2HVAC** software might be recovered in just a few months. But the savings benefits in both energy and labor will be realized for years to come.

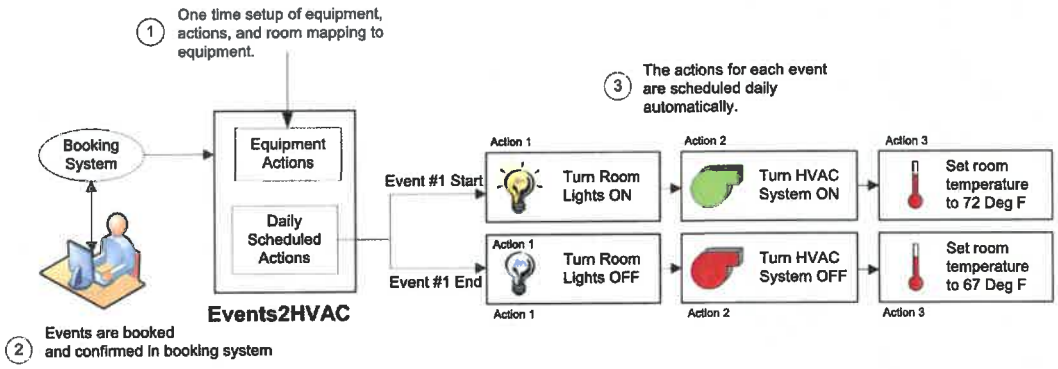
If you know the approximate cost per square foot to occupy a particular room, you can use the chart to the left to approximate your savings for one year.

### *Labor Savings*

Without event automation, facility managers must coordinate event schedules for the day or week and manually enter equipment schedules. Even with minimal scheduling, a facility manager can spend 1-3 hrs per week completing this task.

As shown in the chart to the left, scheduling labor becomes more intense as the frequency of events per room and the total number of rooms increase,

# How It Works




(1) After a one-time setup, the **Events2HVAC** controls the event system rooms that are linked to the defined equipment. For each equipment item, any number of actions can be executed on any number of BAS objects over multiple device interfaces. Each action is defined to occur at a specific time during the event (e.g. setup start, event start, event stop, teardown stop, etc.).

(2) Rooms are booked and confirmed in the event management system.

(3) **Events2HVAC** reads all of the confirmed events that are booked each day and schedules the actions to be executed at the right time.

## SUPPORTED EVENT PROVIDERS

- Dean Evans EMS®
- CollegeNet® R25®
- ministrEspace/COOL SPACE
- EmergingSoft MeetingPlanner
- Asure Resource Scheduler
- Microsoft Exchange Server

## SUPPORTED INTERFACES

- Johnson Controls Metasys® MSEA
- Johnson Controls P2000 Security Management System
- BACnet® Systems
- NetworkThermostat™ Net/X™
- Proliphix Thermostats

## SYSTEM REQUIREMENTS

- A supported event management software system
- One or more supported BAS Systems
- Windows® 7, 8, Server 2003, 2008, 2012
- Microsoft® SQL Server™ 2005/2008/2012 (or Express)
- Networked access to BAS system and event system

## OTHER SERVICES

- Technical support
- Installation and setup
- Custom solutions
- Custom interfaces


**Streamside Solutions, Inc.**
P.O. Box 1576
Estes Park, CO 80517-1576
Phone 888-320-4277 ext. 1
Fax 970-577-0066
http://www.events2hvac.com



Events2HVAC is a trademark of Streamside Solutions, LLC
EMS is a registered trademark of Dean Evans and Associates
CollegeNet and R25 are registered trademarks of CollegeNet, Inc
ministrEspace and COOL SPACE are trademarks of Cool Solutions Group, Inc.
NetworkThermostat and Net/X are registered trademarks of NetworkThermostat Inc
Metasys is a registered trademark of Johnson Controls, Inc.
Microsoft, Windows, SQL Server and SQL Express are registered trademarks of Microsoft, Inc


Follow us!

# Potential Savings with Events2HVAC Event Automation Software

September 2010

## Introduction

The Events2HVAC event automation software is the energy and labor saving bridge between your facility's event/room reservation software and your building automation system (BAS).

In a traditional setup, these two systems operate independently, with manual interaction and coordination required between them. The event/room reservation software contains information about the events that are scheduled, the rooms that are booked, and when things need to happen. While the BAS controls the environment, lighting, and security in the facility.

One problem facilities face is coordinating the scheduled events with the facilities personnel to make sure the lights are on, the rooms are comfortable, and the necessary equipment is setup for an event. This is typically a manual process prone to mistakes. For a facility that is booking multiple rooms on an hourly or daily basis, keeping BAS schedules synchronized with the event/room reservation software schedules can be a time-consuming job.

This leads to another common problem. Because of the labor required to keep schedules synchronized, some facilities resort to turning systems on prior to the first event and leaving everything running until the final event for the day. Energy is wasted because the facility is heating, cooling, or lighting empty rooms.

Events2HVAC offers a solution to both problems. Successful automated synchronization between your event/room reservation software and your BAS can yield significant energy and labor savings. This document outlines examples of the potential energy and labor savings from using Events2HVAC.

## Potential Energy Savings

One common approach to scheduling events in a BAS is simply to turn on the system at the start of the day and leave it on until the last scheduled event. If we make several assumptions, we can estimate the energy savings from using Events2HVAC compared to this approach. If we assume a 2000 hour year (50 weeks @ 40 hours/week), and estimate a savings rate per hour when a room is unoccupied, we can estimate the energy savings for a 1000 square foot room in one year as shown below:

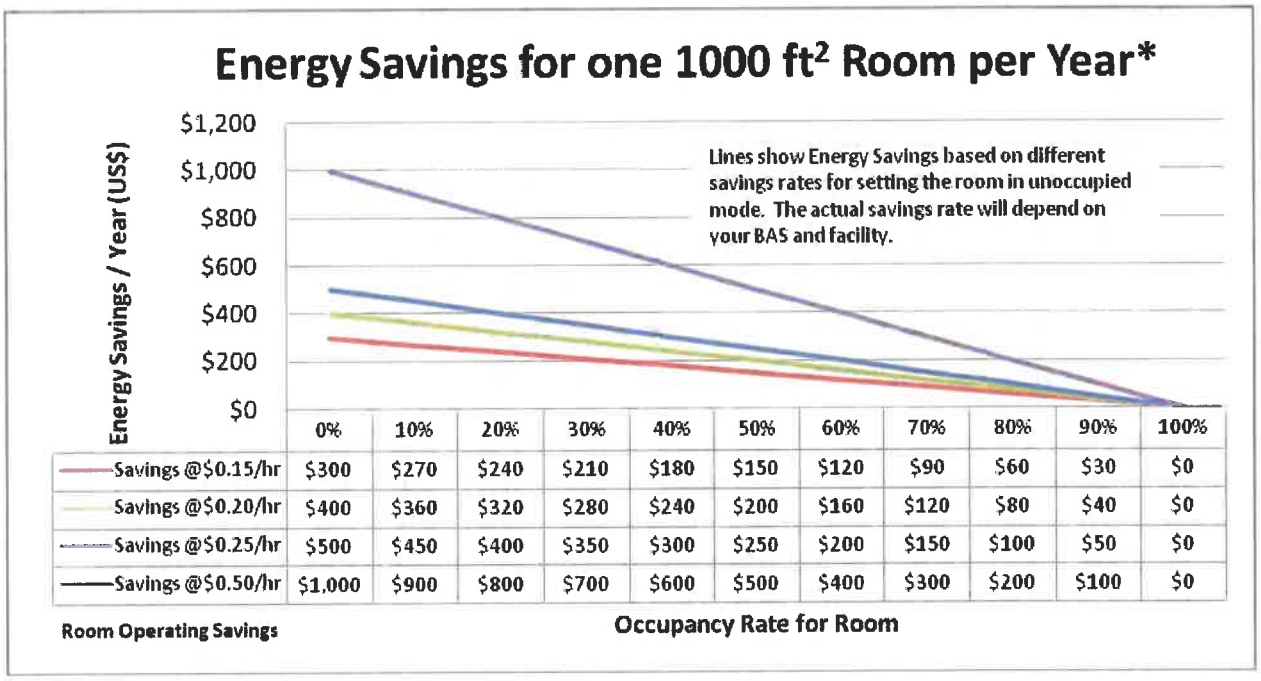
***Example***

*A 1000 square foot room is occupied 65% of the time. It is unoccupied 35% of 2000 hours, or 700 hours. The BAS system would normally be run continuously during this time. With Events2HVAC event automation software, the room can be set to unoccupied status and cooled, heated and lighted less.*

*If we assume that setting the room to unoccupied status saves $0.25 per hour (this includes the HVAC and lighting costs), you can save:*

*$0.25 / hr * 700 hrs / year = $175 per year for each 1000 square foot room*

If the occupancy rate decreases or the savings per hour increases, the overall energy savings will increase. Figure 1 shows the different potential savings for a single 1000 square foot room for one year, given different occupancy rates and energy savings rates.




| | 0% | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Savings @$0.15/hr | $300 | $270 | $240 | $210 | $180 | $150 | $120 | $90 | $60 | $30 | $0 |
| Savings @$0.20/hr | $400 | $360 | $320 | $280 | $240 | $200 | $160 | $120 | $80 | $40 | $0 |
| Savings @$0.25/hr | $500 | $450 | $400 | $350 | $300 | $250 | $200 | $150 | $100 | $50 | $0 |
| Savings @$0.50/hr | $1,000 | $900 | $800 | $700 | $600 | $500 | $400 | $300 | $200 | $100 | $0 |

**Figure 1: Energy Savings for one 1000 ft² Room per Year**

*Energy savings and labor savings are dependent on multiple factors including the type of HVAC equipment, lighting types, weather conditions, geographic location, cost of energy, and human behavior. These examples show possible annual savings given different variables as compared with leaving the room occupied for 40 hrs/week * 50 weeks/yr (2000 hrs).

To accurately determine your overall facility savings, you will need to do some energy cost analysis for each room and create a worksheet similar to the one below:

| Room Number | Area ($ft^2$) | Operating Cost ($/hr) (Occupied) | Operating Cost ($/hr) (Unoccupied) | Savings Potential ($/hr) | % Occupancy | Annual Savings* |
|---|---|---|---|---|---|---|
| Room #1 | 1,200 | $0.27/hr | $0.10/hr | $0.17/hr | 65% | $ 119 |
| Room #2 | 15,000 | $5.50/hr | $0.00/hr | $5.50/hr | 30% | 7,700 |
| Room #3 | 5,000 | $1.15/hr | $0.35/hr | $0.80/hr | 50% | 800 |
| | | | | | | |
| Total | | | | | | $8,619 |

* Annual savings vs. operating the room 40 hrs per week * 50 weeks/year

Determining the operating cost for each room requires extensive energy analysis. Some typical examples of energy use are described in the following sections.

*Lighting*

Lighting cost is the easiest to calculate. If you assume the typical design load for lighting an office is 1.5 Watts/ $ft^2$ and your energy cost is 10 cents/kWh, your operating cost per 1000 square feet is $0.15.

For spaces like auditoriums and theatres, the lighting load will be much higher per square foot.

*Heating and Cooling*

Determining your heating and cooling energy use is much more complicated and is beyond the scope of this document. Your facility manager might have some figures for your building. There are too many variables for a simple calculation, but if you have equipment that is turned on during occupied and turned off during unoccupied times, you can determine the load from the equipment specs and come up with an approximation.

For example, if you have a dedicated fan system that serves a room and you know the horsepower of the fan, you can calculate the operating cost of that fan using the following formula:

Fan kW = HP Fan * 0.746 / Motor Efficiency

Operating Cost ($/hr) = Fan kW * 1 hour * energy cost

***Example***

*A single room has a dedicated 2 Horsepower fan system that runs when occupied and is off when unoccupied.*

*We'll assume a typical fan motor efficiency of 89%.*

*Operating cost for fan = (2 HP * 0.746)/0.89 * $0.10/kWh = $0.17/hr*

*(This example doesn't include cost for heating or cooling.)*

## Potential Labor Savings

The other common scheduling approach for the BAS is to manually synchronize it with the scheduled events. Facility management must either:

1) Schedule the BAS system to turn on/off at the start/end of the event.
   OR
2) Go to the room and manually turn it on/off at the start/end of the event.

If we make several assumptions, we can estimate the labor savings from Events2HVAC compared to these approaches. Let's assume that it would take an average of five minutes for facility management personnel to schedule the BAS system to match the first event scheduled for a room and one minute for each additional event scheduled as shown in Figure 2.

| Number of Events for a Room / Day | Scheduling labor Required (min.)* |
|---|---|
| 1 | 5 |
| 2 | 6 |
| 3 | 7 |
| 4 | 8 |
| 5 | 9 |
| 6 | 10 |
| 7 | 11 |
| 8 | 12 |

**Figure 2: Scheduling Labor per Room**

*Labor includes coordination with event schedulers and manual entry of schedules.

Let's also assume that the facility is scheduled for 250 days per year and each room can be booked up to four times a day. We can then estimate the labor savings per room in one year as shown below:

*Example*

*A room is booked four times per day. Assume conservatively that it will take a person five minutes to set up the BAS schedule for the first event, and one minute for each event thereafter. This equals 8 minutes per day for four events.*

*Assume a facility employee is paid $30 / hour.*

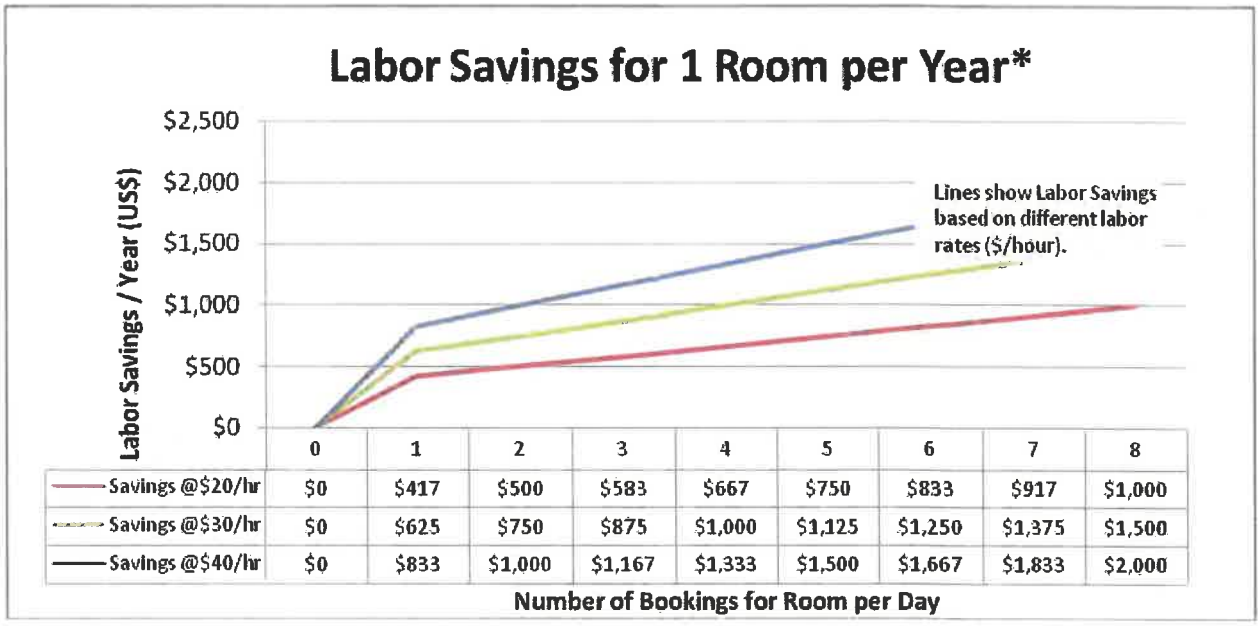
*The labor cost to keep event/room reservation software and the BAS synchronized would then be:*

*250 days / year * 8 minutes /day * 1 hour / 60 minutes = 33.3 hours / year*

*The labor savings for that room per year would be:*

*$30 / hr * 33.3 hrs / year = $1000 per year for each room*

If your facility is manually synchronizing events with facility equipment schedules, you might not realize as much energy savings as those who keep systems running when rooms are unoccupied, but you will reduce your labor and errors related to manual scheduling by using Events2HVAC event automation software. Figure 3 shows potential labor savings for a single room for one year, given different labor compensation rates.




| | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|---|
| Savings @$20/hr | $0 | $417 | $500 | $583 | $667 | $750 | $833 | $917 | $1,000 |
| Savings @$30/hr | $0 | $625 | $750 | $875 | $1,000 | $1,125 | $1,250 | $1,375 | $1,500 |
| Savings @$40/hr | $0 | $833 | $1,000 | $1,167 | $1,333 | $1,500 | $1,667 | $1,833 | $2,000 |

**Figure 3: Labor Savings for 1 Room per Year**

*** Labor savings are dependent on multiple factors including complexity of systems, number of scheduling tasks per room, coordination requirements, and human behavior.**

## Conclusion

Your facility has a unique combination of BAS equipment, rooms, occupancy rates, energy costs, labor rates, etc. A detailed study would be required to determine your savings from using Events2HVAC.

However, regardless of your facility size and setup, you will enjoy considerable savings by using Events2HVAC event automation software. In most cases, the one-time cost to deploy Events2HVAC can be recovered in a period of a few months, and thereafter the savings will fall straight through to increase your bottom line.

Call us for assistance in performing a detailed analysis of your particular facility and conditions.

**Streamside Solutions, Inc.**
PO Box 1576
Estes Park, CO 80517-1576
Phone 888-320-4277
Fax 970-577-0066
http://www.events2hvac.com
sales@streamsidesolutions.com

X6696

**From:** Fullwood, Wendell
**Sent:** Friday, November 16, 2018 10:59 AM
**To:** Miguel Renteria <mrenteria@eci-team.com>
**Cc:** Hernandez, Vicente <vhernandez@miracosta.edu>; Macias, Tom <tmacias@miracosta.edu>; Gibson, Tracy <TGibson@miracosta.edu>; Turner, Mike <mturner@miracosta.edu>
**Subject:** RE: Miracosta Design STd. Landscaping

Miguel,

Attached are documents that pertinent to District Grounds Department responsibilities and Design Standards needing implementation into Version 1.2.

***Please see comments on all Backflow and Isolation valves pertaining to Fire Main District Wide (up to Building Maintenance service connections) and Domestic Water service for Landscape Irrigation from Backflow POC***

As for the link that you sent me, the wording for each attachment i.e., E1, E2 etc., states 'Such as'. What that means to me is a general guideline for the schematic design process that the architect uses to develope prior to their presentation of each project. Given that, here are my comments to each Attachment.

Attachment A / Hardscape Finishes
4. Red Brick – REMOVE, outdated
6. Precast Pavers – Per Design of individual project
Attachment B / Pavers
GOOD, also open to changes per design of individual project
Attachment C / Concrete Walls
GOOD, also open to changes per design of individual project
Attachment D / Fencing
GOOD, also open to changes per design of individual project
Attachment E1 / Furnishings
GOOD, per design
Attachment E2 / Furnishings
GOOD,
ADD Permanent Trash Receptacles allowable per design
Attachment E3 / Furnishings
Building Maintenance (Tracy)
Attachment E4 / Furnishings
7. Outdoor Fountain – Building Maintenance (Tracy)
8. Outdoor EZH2O – Building Maintenance (Tracy)
1 – 6. GOOD, per design
Attachment F / Canopy Trees
REMOVE – 5. *Platanus racemose* / California Sycamore
ADD – Tipuana Tipu
Attachment G / Accent Trees
REMOVE – 8. *Washingtonia filifera* / California Fan Palm
Attachment H / Bioswale Planting
GOOD – Per design
***See Attached 'CalNativeDesignResource PDF.' As reference for plant palate standards.***
Attachment I1, I2 / Understory Planting
GOOD – Per design
***See Attached 'CalNativeDesignResource PDF.' As reference for plant palate standards.***

## Eileen White

**From:** Pelin Karakas <pkarakas@kitchell.com>
**Sent:** Friday, February 1, 2019 8:21 AM
**To:** Miguel Renteria
**Cc:** Geoffrey Bachanas; David Dunn; Eileen White
**Subject:** FW: Miracosta Design STd. Landscaping
**Attachments:** CalNativeDesignResource_MCC.pdf; 31 EARTHWORK.docx; 32 EXTERIOR IMPROVEMENTS.docx; 33 UTILITIES 2.docx; CONCRETE SITE WALLS.docx; SITE FURNISHINGS.docx; TREE AND PLANT PROTECTION.docx; Clow - Brass Body Fire Hydrants 2000 FH.pdf; Wilkins 375ASTDA - 2.5 - 10 inch Fire Service Backflow Device specificat....pdf; Wilkins 375AST - 2.5 - 10 inch backflow device specification sheet.pdf; Wilkins - 975XL2 Lead free Series 2 inch and smaller Backflow Device Spe....pdf; Clow Resilient Wedge Gate Valves Spec. Sheet FXF_GV (1).pdf

Miguel,

Please see below email from Wendell.

He states he sent his comments on Nov for Appendix update.

**Pelin Karakas, LEED AP, DBIA**
Director of Construction
MiraCosta CCD Measure MM Bond Program Team
1 Barnard Drive, Bldg. T120
Oceanside, CA 92056
Direct: 442-262-2405, C: 775.745.5029 | E: pkarakas@kitchell.com

**From:** Wendell Fullwood <wfullwood@miracosta.edu>
**Sent:** Friday, February 1, 2019 7:52 AM
**To:** Pelin Karakas <pkarakas@kitchell.com>
**Cc:** Thomas Macias <tmacias@miracosta.edu>
**Subject:** FW: Miracosta Design STd. Landscaping

Good morning Pelin,

In reference to your email regarding the Appendix and not having been reviewed by the district:

This is what I sent Miguel in November of last year. I can't speak for Tracy and his team, but the appendix was reviewed by myself. Further review and discussion is definitely required. The D. Standards and Appendix is fortunately a living document and ever changing as we progress.

I wanted you to be aware that this has already been addressed in some fashion.

Thank you,

*Wendell Fullwood*
*District Grounds Supervisor*

Attachment J / Planting Mulch

3. Vegetative Mulch – Forest Fines by Agri-Service

***Site Specific. If a Cal Native landscape was designed to have mulch in planter beds, you would use a redwood mulch***

Attached is the information for the Wilkins 375ASTDA Series - stainless steel backflow device assembly that is also fitted with a small "low Lead - Lead Free" bronze bypass meter and backflow device assembly installed in parallel.

The Wilkins 375ASTDA assembly is commonly specified whenever there is a need for a "Low Lead or Lead Free" 2 1/2" to 10" piping size - "Fire Service Backflow Device Protection Device". The Wilkins 375ASTDA is also is an "Approved and Certified Low Lead or Lead Free" Backflow Device Assembly" that can be directly connected to, and used with a Public Water System Agency - potable water supply piping system connection.

The 375ASTDA backflow device should also always be specified to be fitted with "OS&Y type shutoff valves that have a 150# flanged piping end connection. There are also other available options that can be specified to help meet other special installation situations if necessary. Commonly the small sized bronze bypass meter assembly is installed to record any small water flows that may occur. This meter can be specified to record the small water flows in gallons, or cubic feet, depending on the local Public Water District Specifications. The small bronze bypass backflow device is installed in parallel with the larger stainless steel backflow device to only prevent any backflow conditions from occurring in a reverse direction through the bypass meter assembly.

The attached Wilkins 375AST Stainless Steel Series information is related to the installation of water system backflow protection devices sizes 2 1/2" through 10".

These 375AST series "Low Lead - Lead Free" backflow devices can be specified and ordered with various options to help meet the specific installation requirements. The Wilkins 375AST series backflow device should always be specified and ordered with the standard 150 # flanged connection end shutoff valves whenever possible as this is considered to be the most durable type of shutoff valve for use in larger water services, or commercial piping system backflow device applications. The Wilkins 375AST series backflow device is <u>not</u> fitted with a small bypass meter, or small backflow device attached in parallel with the larger device. (Refer to the 375ASTDA series "Fire Service Backflow Device Protection" specification information)

The attached specification sheet information is related to the common backflow device installation's, 3/4" to 2" size.

The Wilkins 975XL2 series is very commonly used in the San Diego County area and the repair parts, or new devices are commonly and locally available.

The Wilkins 975XL2 series also meets the Standard Plumbing Code Requirements for any potable water use applications that only "Approved and Certified - Low Lead / Lead Free" type backflow device assemblies be used.

The attached information is for the flanged gate valves manufactured by the "Clow Valve Company" and these have a standard 2" x 2" operating nut, or they can be ordered or retrofitted with an optional wheel handle for the valve operation.

It would be best to only use the wheel handle version option when installing the valve above ground in a location for quick access. The standard 2" x 2" operating nut version can be installed above grade, or below grade as the assembly hardware ( Assembly Bolts & Nuts) are stainless steel.

The attached information is for the brass body fire hydrants that are manufactured by the "Clow Valve Company" which has a large warehouse in Corona, Ca.

There are various heights available and some optional multi-port assemblies 2 1/2" x 4" that are shown which would help in creating a more visible fire hydrant in some of the Main Campus locations. All hydrants specified should have a minimum of one, (1) - 4" hose connection port and one, (1) 2 1/2" hose connection port included in the hydrant assembly. The hydrants should also have a "Breakaway" flanged piping spool connected to the hydrant base flange using "Breakaway" stainless steel bolts and "Heavy" stainless steel nuts. All hydrant flanges should also be drilled to accept a standard 6" piping size -six (6) bolt hole hydrant flange that uses the standard size 3/4" bolts and nuts.

Please let me know if you need any additional information.

Thank you,

Wendell

**Wendell Fullwood**
*District Grounds Supervisor*

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**From:** Miguel Renteria <mrenteria@eci-team.com>
**Sent:** Friday, November 16, 2018 5:43 AM
**To:** Fullwood, Wendell <wfullwood@miracosta.edu>
**Subject:** Fwd: Miracosta Design STd. Landscaping

Wendell please see below and respond, preferably today because Version 1.2 is scheduled to be delivered this Wed.
Respond to what you know. Anótate what you are not ready to respond.
Thx
MR
Sent from my iPhone

Begin forwarded message:

> **From:** Jonathan Alarcon <jalarcon@land-lab.com>
> **Date:** November 15, 2018 at 6:52:01 PM PST
> **To:** 'Miguel Renteria' <mrenteria@eci-team.com>, Sherida Jeffrey <sjeffrey@land-lab.com>
> **Cc:** 'Joe Sion' <jsion@steinberghart.com>
> **Subject: RE: Miracosta Design STd. Landscaping**

Hello Miguel, please see link below to the appendix package we need feedback from the college.

Note that we updated the trash, bike racks and dg per our meeting.

If the college can get back to us on all these outstanding items on these sheet will be great.

Thanks.

https://www.dropbox.com/s/kd6fbammfqnbqv4/2017%201115%20MIRACOSTA%20DESIGN%20GUIDELINES_ATTACHMENTS.pdf?dl=0

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**From:** Miguel Renteria [mailto:mrenteria@eci-team.com]
**Sent:** Tuesday, November 13, 2018 1:18 PM
**To:** Sherida Jeffrey <sjeffrey@land-lab.com>; Jonathan Alarcon <jalarcon@land-lab.com>
**Subject:** Miracosta Design STd. Landscaping

Hi Sherida,

Last Fr we had a good design std. meeting at Oceanside College.

Would you send me the action items list that you want Facilities to respond regarding design stds.?

For example:

1. Facilities to delete trees that they do not want to see on campus (based on the Design Std. Appendix).
2. What other items do you want confirmation from Facilities?

Please advise.

Thanks.

**Miguel Renteria, AIA, LEED AP**
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