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."

LCN Auto Door Operator

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.

The LCN Auto Door Operator, Senior Swing model(s) 2800 and 9500 series replaces the District's standard Stanley Magic force unit which the district used for 17 years, but due to recent increases in initial and repair costs the district no longer see this as a feasible Product . The District researched an Alternative product and currently have had two (2) of these LCN units on site and in operation for two (2) years.

- ☑ 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.

The District has provided auto operators as an additional accommodation for those that need additional assistance beyond what is mandated by the Americans with Disability Act. The risk factors and challenges stated below present overriding circumstances which would negate the benefit that any competitive bid could offer:

- Lack of standardized equipment which increases training requirements for onsite repair staff and requires additional parts stocking.
- Lack of quality control as it relates to competitive products.
- Potential for system incompatibility and/or failure to integrate with existing access control system.
- No existing track record of the dependability.

Allegion is the sole manufacturer of the District's existing security equipment infrastructure, and its affiliated franchises are the exclusive providers of the service, maintenance and monitoring required to support the system. Due to the proprietary nature of the District's security infrastructure, it has been determined that Stanley Security is the only vendor who can provide products, service, maintain and monitor the existing security 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 LCN Auto Door Operator 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 equipment or systems.

Existing Equipment/System: LCN Auto Door Operator and Stanley Magic Force Unit
Manufacturer/Model Number: LCN Auto Door Operator Senior Swing 2800 and 9500 series

☑ 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.

Over the last 12 year, the District has invested in a proprietary security, access control, and monitoring system at all three campuses. These auto door operators are considered a substantial part of the District's mission to eliminate barriers. Installing other units could jeopardize the proper integration of door operators and access control systems, additionally the District would not have a track record of the dependability of the replacement unit.

Supplier or Contractor Information:

Allegion
11819 N. Pennsylvania Street
Carmel, IN 46032
(877) 671-7011

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 Auto Door Operator 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** 9/13/18

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ATTACHMENT B
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

September 1, 2018

Re: LCN Auto Door Operator

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,

Joe Sion
Associate Principal/Senior Manager

523 W 6th Street #245
Los Angeles CA 90014

Center pivot, emergency breakaway, pull
Shown w/ 3-3/4″ pivot

Center pivot, fixed stop, push
Shown w/ 3-3/4″ pivot

Head Frame	Minimum 52″ (L) x 5-3/4″ (H) x 4-1/2″ (W) (1524 mm x 146 mm x 114 mm)
Top Rail	Minimum 2″ (51 mm)
Opening and Closing Time	▪ Variable by adjustments to the electronic control box ▪ Maximum hold open time adjustable up to approximately 32 seconds.
System Diagram	See "AUTOMATIC OPERATORS" section page 51 for typical system wiring and page 53 for electrical data
Maximum Opening	Template allows 90 degree power opening and 90 degree manual opening

Notes:
- *Push N' Go permits non-switch activation with power boost providing additional latching force*
- *Electromechanical unit with microprocessor control*
- *36″ header length is standard, specify length 33″ - 49″ max*
- *Double header available 98″, specify length 49″ - 98″ max*
- *Fixed (positive) or breakaway stop available with center pivot arm*
- *Adjustable hold open time of 1-32 seconds*
- *Actuators available separately, see pages 115-131*

Sole Source Item #3 - LCN Auto Door Operator

2850 Series *Senior Swing*

Features

The 2850 SENIOR SWING by LCN is an ADA door operator that is a two-in-one swing door operator. SENIOR SWING operator when activated, opens doors automatically for wheelchair access, yet allows for manual operation for regular pedestrian traffic.

Certifications	Grade 1 - ANSI A156.19, UL325, UL1998, ADA, 100 Hour Salt Spray, Meets BAA - Buy American Act
Fluid	All Weather Fluid
Handing	Handed
Door Width	▪ Combined width min 52″ - 96″ ▪ Simultaneous pair - width per leaf 26″ minimum to 48″ maximum
Warranty	2 years

Fasteners	Wood and machine screw pack
Mounting	Double door, overhead concealed, center pivot, offset pivot, butt hinge
Arms	Offset Pivot Arm or Center Pivot Arm
Finishes/Colors/ Powder Coat	▪ Anodized Aluminum ▪ Anodized Dark Bronze

Special Templates | Customized installation templates or products may be available to solve unusual applications. Contact LCN Product Support for assistance.

Sole Source Item #3 - LCN Auto Door Operator