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."

Siemens (TEC) HVAC Field Level 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.

Siemens (TEC) HVAC field level controllers are needed for consistency and capability with on hand parts inventory.

- ☑ 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.

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 Siemens (TEC) HVAC Field Level Controller 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: Siemens (TEC) HVAC Field Level Controller
Manufacturer/Model Number: Siemens (550-490)

☑ 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 26 years, the District has invested in a proprietary building management system at all three campuses. Any change in the current system would incur considerable time and funding for evaluation and implementation. Such a change would involve the hiring of architects and engineers to redesign and segregate new building management systems from the existing systems. These planning costs would be in addition to the servicing and maintenance costs impacted if the building management system devices are changed due to not sole sourcing the HVAC Field Level Controllers.

☑ Please provide details below:

The need for consistency and capability with the established Siemens building management system and local area network is required.

Supplier or Contractor Information:

Siemens Building Technologies
10100 Willow Creek Road
San Diego, CA 92131
(858) 693 8711

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 HVAC Field Level 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	9/14/18 **Date**
Geoff Bachanas, PMO Director	9/13/18 **Date**

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ATTACHMENT B
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

September 1, 2018

Re: Siemens HVAC Field Level 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 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,

Joe Sion
Associate Principal/Senior Manager

523 W 6th Street #245
Los Angeles CA 90014

MiraCosta College Design And Construction Standards

Item #1: Siemens DDC Thermostat

SIEMENS

Technical Specification Sheet
Document No. 149-715
February 19, 2018

Series 2200/3200 Communicating Room Sensors for Use with Siemens Terminal Equipment Controllers

QxAx2xx.EWSC
Sensing Only

QxAx2xx.DWSC
with Display

QxAx2xx.FWSC
Full HMI

Description

These Series 2200/3200 Room Sensors are designed for use with Siemens Terminal Equipment Controllers (TECs)*. The sensor and controller communicate using an RJ-11 cable with plug connections at both ends for easy and error-free wiring. Installation is quick and straightforward with all hardware included for mounting on a standard 2" × 4" electrical box. Screws and anchors are provided for mounting the sensor directly to a wall. Matching gaskets and trim rings are also available.

All units include an RJ-11 tool port at the bottoms of the sensor housings for connection to Siemens configuration, commissioning and start-up tools.

QAA Series Sensors measure room temperature, while QFA Series sensors measure both temperature and relative humidity. The QPA Series Sensors measure temperature and CO_2 or temperature, CO_2* and relative humidity.

QPA Series sensors are designed to help maintain occupant comfort and are not intended for use in life safety applications.

The "E" versions have a blank front to prevent unauthorized adjustments and are ideal for high traffic areas or remote spaces that are not supervised.

The "D" versions display room temperature and/or room humidity.

The "F" versions feature a full HMI that can display room conditions and temperature setpoint. The display is easily configured to limit the information that is available to the occupant. Temperature setpoint can be adjusted using soft touch plus (+) and minus (-) keys, and an override key enables the user to manually signal to the controller that the space is occupied.

Specifications

Temperature	
Measuring range	32°F to 122°F (0°C to 50°C)
Accuracy	
QAA2280.EWxC	± 0.50°F (± 0.28°C)
QAA2280.DWxC	± 0.9°F (± 0.5°C)
QAA2280.FWxC	± 0.9°F (± 0.5°C)
QPA2282.EWxC	± 0.9°F (± 0.5°C)
All others	± 0.54°F (± 0.3°C) @ 77°F (25°C)
Humidity (QFA and QPA2284)	
Measuring Range	0 to 100% rh
Accuracy	± 2% between 10 to 90%
Long-Term Stability	<0.5% rh/year
Resolution	0.03% rh
Repeatability	± 0.1% rh
CO2 (QPA Models)	
Technology	Dual Beam NDIR
Measuring Range	0 to 2000 PPM
Accuracy*	± (50 ppm + 2% of MV)
Field Calibration	Not required
CO2 Drift	± 5% of range over 5 years
Setpoint/Override ("F" versions only)	
Setpoint Range	55°F to 95°F (13°C to 35°C)
Input Power	
QAA and QFA	Powered using TEC RJ-11 port
QPA	Requires AQM2200
Agency Listing	UL cUL CE FCC RCM
Color	White
Dimensions	4.5" × 2.75" × 1.18" (115 mm × 70 mm × 30 mm)
Shipping Weight	6 oz. (170 g)

* Allow up to 96 hours for unit to reach published accuracy.

Sole Source Item #11 - Siemens HVAC Field Level Controller

Product Ordering Information

Part Number[1]	Temp	Humidity[2]	CO_2 [3]	Display	Setpoint Adjustment	Tool Port	Communication Type
QAA2280.DWSC	•	—	—	•	—	•	Digital (P1)
QAA2280.EWSC	•	—	—	—	—	•	Analog - Resistive
QAA2280.FWSC	•	—	—	•	•	•	Digital (P1)
QFA3280.DWSC	•	•	—	•	—	•	
QFA3280.EWSC	•	•	—	—	—	•	
QFA3280.FWSC	•	•	—	•	•	•	
QPA2282.EWSC[2]	•	—	•	—	—	•	
QPA2284.EWSC[2]	•	•	•	—	—	•	
QPA2284.FWSC[2]	•	•	•	•	•	•	

[1] For no-logo version, change "S" to "N" in part number position 10.
[2] QPA models require an AQM2200 24V Power Module.
[3] P1 TECs cannot read relative humidty and CO_2 data. Use BACnet TECs for applications requiring these measurements.

Accessories Ordering Information

Description	Part Number
Power Module[1] (Required only with QPA2282 and QPA2284 sensors)	AQM2200
Room Unit Back Plate (10-pack)[1]	AQA2200-INTL
Room Unit Back Plate (Single)[1]	AQA2200-2X4
Room Sensor Insulating Gasket (10-pack) (Recommended for hollow wall installations.)	563-102 GSKT KIT
25-foot (7.6 m) cable with connections	588-100A
50-foot (15.2 m) cable with connections	588-100B
100-foot (30.5 m) cable with connections	588-100C
Passkey Tool (Used to set room unit parameters)	544-643A
Replacement RH Sensing Element – TEC Room Unit[2]	AQF3060

[1] For use when installing Series 2200/3200 Sensors on conduit boxes other than US style 2" × 4". Back plate measures 3-1/4" × 5" (82.55 mm × 127 mm).

[2] For use with all QFA models and QPA2284.xxxx only.

Disposal

The devices are considered electrical and electronic equipment for disposal in terms of the applicable European Directive and may not be disposed of as domestic garbage.

- Dispose of the devices through channels provided for this purpose.
- Comply with all local and currently applicable laws and regulations.

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