Exhibit A-4
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 Eclypse Connected Terminal Unit 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 Eclypse Connected Terminal Unit 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 terminal unit 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 Terminal Unit Controller
Manufacturer/Model Number: Distech Controls Eclypse

☑ 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 Eclypse Connected Terminal Unit 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 Eclypse Connected Terminal Unit 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 — **Date** 12/23/19

Geoff Bachanas, PMO Director — **Date** 12/18/19

steinberg hart

Exhibit B-4
SOLE SOURCE ARCHITECT/ENGINEERING JUSTIFICATION SUMMARY REPORT TRANSMITTAL

December 20, 2019

Re: Eclypse Connected Terminal Unit 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 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,

Rob Barthelman
Principal

ECLYPSE™ Connected Terminal Unit Controller

ECLYPSE™

Overview

The ECLYPSE Connected Terminal Unit Controller (ECY-TU/PTU) is designed to control terminal units such as fan coil units, chilled beams, ceilings, and heat pumps.

It integrates a control, automation and connectivity server, a power supply, and dedicated I/Os in one convenient package.

Each model supports BACnet/IP communication and is listed as a BACnet Building Controller (B-BC).

These products feature wired and wireless advanced IP connectivity for efficient and reliable installation.

The ECY-TU/PTU comes with an embedded web server that enables web-based application configuration and an HTML5 visualization interface. It also features embedded scheduling, alarming, and logging. Control logic and graphic user interface can be customized as required for the application.

Moreover, as part of the Smart Room Control solution, these controllers can control lighting fixtures (DALI, ON/OFF, dimming) and shades/sunblind motors (24 VDC or 100-240 VAC, up/down and angle rotation) through additional expansion modules.

Features & Benefits

- Utilizes BACnet/IP and IT standards, delivering empowered IP connectivity and open integration with building management systems
- No external transformer required
- Uses cryptographic modules making it FIPS 140-2 Level 1 Compliant
- Via its RESTful API, data can be accessed from different applications, such as energy dashboards, analytics tools, and mobile applications
- Comes with ENVYSION™ Viewer and the associated preloaded rooftop unit applications and graphics pre-installed
- xpressENVYSION offers a simplified and streamlined experience in a workflow oriented, drag & drop GUI environment
- Supports EC-*gfx*Program, which makes Building Automation System (BAS) programming effortless
- Supports Smart Room Control for an end-to-end system for the control of HVAC equipment, lighting, and shades/sunblinds
- Embedded alarms, trend log and schedule support allows for fully distributed data and logic providing a more robust system
- Automatic email notifications for system status and alarms to ensure faster system servicing and response time

Model Selection

Example: ECY-*PTU-208 (SI)*

Series	Supply Voltage Input	Model	Units
ECY-	*PTU* : 100-240 VAC *TU* :[1] 24 VAC	*-107* : 12 Points, 3 Line-Powered Relay Outputs, 2 Line-Powered Triac Outputs *-207* : 16 Points, 3 Line-Powered Relay Outputs, 2 Line-Powered Triac Outputs, 4 Analog Outputs *-208* : 16 Points, 3 Line-Powered Relay Outputs, 2 24 VAC Triac Outputs, 4 Analog Outputs, 24 VAC Power Supply Outputs *-203* :[2] 16 Points, 3 Unpowered Relay Outputs, 2 24 VAC Triac Outputs, 2 Analog Outputs, 2 Digital/Analog Outputs, 24 VAC Power Supply Outputs	*(SI)* : Preloaded Apps in SI (Metric) units *(IMP)* : Preloaded Apps in Imperial (US) units

1. Only available with the 203 Model
2. Only available with the 24 VAC Supply Voltage Input

Product Specifications

Power Supply Input (ECY-PTU-107, ECY-PTU-207, and ECY-PTU-208)

Voltage Range	100-240 VAC; ±10%
Frequency Range	50 to 60Hz
Overcurrent Protection	4.0 A external circuit breaker type C
Device Insulation Type	Double Insulation
Overvoltage Category	II - 2.5 kV
Power Consumption	5 W plus all external loads
Maximum Consumption	4 A

Power Supply Input (ECY-TU-203)

Voltage Range	24 VAC; ±15%; Class 2
Frequency Range	50 to 60Hz
Overcurrent Protection	2.0 A fast acting, 5x20mm (GMA-2A) internal fuse
Device Insulation Type	Double Insulation
Overvoltage Category	II - 2.5 kV
Power Consumption	5 W plus all external loads
Maximum Consumption	2 A

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 Transport Layer	IP
Web Server Protocol	HTML5
Web Server Application Interface	REST API
Wireless Adapter	Optional, USB Port Connection
Wi-Fi Communication Protocol	IEEE 802.11b/g/n
Wi-Fi Network Types	Client, Access Point, Hotspot

Subnetwork

Communication	RS-485
Cable	Cat 5e, 8 conductor twisted pair
Connector	RJ-45
Connection Topology	Daisy-chain
Maximum number of standard room devices supported per controller combined[1]	4
Allure EC-Smart-Vue Series[2]	4
Allure EC-Smart-Comfort Series	4
Allure EC-Smart-Air Series[2]	4
EC-Multi Sensor	4
ECx-Light-4 / ECx-Light-4D / ECx-Light-DALI[1]	4
ECx-Blind-4 / ECx-Blind-4LV[1]	4
Maximum number of Bluetooth low energy room devices per controller combined [3]	4
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	600MHz
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 with integrated fail-safe for daisy-chaining

USB Connections	2 × USB 2.0 Ports 1 × Micro-USB 2.0 Ports
Subnet	RJ-45
Green LED	Power status and Ethernet Traffic
Orange LED	Controller status 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)	142 × 145 × 57 mm (5.60 × 5.71 × 2.24")
Dimensions with Terminal Covers (H × W × D)	195 × 145 × 57 mm (7.67 × 5.71 × 2.24")
Shipping Weight	0.6 kg [1.32 lbs]
Enclosure Material[1]	FR/ABS
Enclosure Rating	Plastic housing, UL94-5VB flammability rating Plenum rating per UL1995
Mounting	Din-rail or wall-mounting

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	+5°C to +40°C (+41°F to +104°F)
Storage Temperature	-20°C to +70°C (-4°F to +158°F)
Relative Humidity	0 to 90% non-condensing
Ingress Protection Rating	IP30 (with terminal block covers and strain relief)
Nema Rating	1
Altitude	< 2000 m (6560 ft)
Pollution Degree	2

Standards and Regulations

CE Emission	EN61000-6-3: 2007+A1:2011
CE Immunity	EN61000-6-1: 2007
CE Electrical Safety	EN 60730-1 : 2011
FCC	Compliance with FCC rules part 15, subpart B, class B
UL Listed (CDN & US)	UL 61010-1 Energy management equipment

Universal Inputs (UI)

General

Input Type	Universal; software configurable

Contact

Type	Dry contact (0 – 3.3VDC)

Counter

Type	Dry contact (0 – 3.3VDC)
Maximum Frequency	1Hz maximum
Minimum Duty Cycle	500milliseconds On / 500milliseconds Off

0 to 10VDC

Range	0 to 10VDC (40kΩ input impedance)

Resistance/Thermistor

Thermistor	10KΩ Type 2, 3 (10KΩ @ 77°F; 25°C)

Sensor Inputs (SI)

General

Input Type	Sensor; software configurable

Contact

Type	Dry contact (0 – 3.3VDC)

Counter

Type	Dry contact (0 – 3.3VDC)
Maximum Frequency	1Hz maximum
Minimum Duty Cycle	500milliseconds On / 500milliseconds Off

Resistance/Thermistor

Thermistor	10KΩ Type 2, 3 (10KΩ @ 77°F; 25°C)
Accuracy	±0.1°C @ 25°C (±0.18°F @ 77°F)

Digital Inputs (DI)

General

Input Type	Digital; software configurable

Contact

Type	Dry contact (0 – 3.3VDC)

Counter

Type	Dry contact (0 – 3.3VDC)
Maximum Frequency	1Hz maximum
Minimum Duty Cycle	5 milliseconds On / 5 milliseconds Off

Power Supply (Vref)

Output (Vref)	5 VDC for polarization (I < 1 mA)

Triac Outputs

General (ECY-PTU-107 and ECY-PTU-207)

Output Type	Triac
Voltage Range	0 or 100-240 VAC (same as device power supply)
Maximum Current per Output	0.5 A continuous 1 A @ 15% duty cycle for a 10-minute period
Inrush Current	3.0 A maximum (<20 milliseconds)
Common Terminal	1 per pair of outputs

General
(ECY-PTU-208 and ECY-TU-203)

Output Type	Triac
Power Source	Internal on-board 24 VAC power supply
Voltage Range	See on-board 24 VAC power supply
Current	See on-board 24 VAC power supply
Common Terminal	1 per pair of outputs

Digital (On/Off)
(ECY-PTU-107 and ECY-PTU-207)

Voltage Range	0 or 100-240 VAC (same as device power supply)

Digital (On/Off)
(ECY-PTU-208 and ECY-TU-203)

Voltage Range	0 or 24 VAC

PWM

Application	Typically Thermal Valve Control
Range	Adjustable period from 2 to 65 seconds

Floating

Minimum Outputs	2 consecutive outputs
Minimum Pulse On/Off Time	500 milliseconds
Drive Time Period	Adjustable

Powered Relay Outputs

General
(ECY-PTU-107, ECY-PTU-207, and ECY-PTU-208)

Output Type	Digital
Application	Typically Fan Speeds
Supplied Voltage	Same as device power supply
Current	3.0 A max. (inductive or resistive load) for the total sum of the 3 outputs
Resting State	Normally Open
Common Terminal	Shared

Unpowered Relay Outputs

General
(ECY-TU-203)

Output Type	Digital
Application	Typically Fan Speeds
Supplied Voltage	None
Supported Voltage	100-277 VAC
Current	3.0 A max. (inductive or resistive load) for the total sum of the 3 outputs
Protection	Must be protected with an external circuit breaker or fast acting, high breaking fuse in accordance with the controlled load (3 A max. / min voltage according to the controlled load)
Resting State	Normally Open
Common Terminal	Shared

Digital Relay Contact Outputs

General

Output Type	Digital
Application	Typically Electric Heater
Protection	Must be protected with an external circuit breaker or fast acting, high breaking fuse in accordance with the controlled load (10 A max. / min voltage according to the controlled load)

Contact

Type	Dry contact
Voltage Range (ECY-PTU-107 / ECY-PTU-207 / ECY-PTU-208)	100-240 VAC
Voltage Range (ECY-TU-203)	100-277 VAC
Current	9.0 A max. on a resistive load (2 kW @ 230 VAC)
Resting State	Normally Open
Common Terminal	Dedicated digital

Analog Outputs

General
(ECY-PTU-207, ECY-PTU-208 and ECY-TU-203)

Output Type	Analog
Voltage Range	0-10 VDC linear
Current	5 mA max
Current sourcing	Maximum 5 mA at 10 VDC (minimum resistance 2 kΩ)
Current sinking	Maximum 2 mA at 1 VDC (minimum resistance 5 kΩ)

24 VAC Outputs

(ECY-PTU-208 and ECY-TU-203)

Power Source	Internal on-board 24 VAC power supply
Voltage Range	See on-board 24 VAC power supply
Current	See on-board 24 VAC power supply

On-board 24 VAC Power Supply

General
(ECY-PTU-208 and ECY-TU-203)

Power Source	Internal on-board 24 VAC power supply
Voltage Range	24 VAC; ± 10%
Frequency	50 Hz
Current	700 mA max. on a resistive load (16 VA @ 24 VAC)
Peak current	850 mA
Short-circuit protection (ECY-PTU-208)	Integrated Fail Safe
Short-circuit protection (ECY-TU-203)	Fuse
Overload protected	Yes

Digital-Analog Outputs

General
(ECY-TU-203)

Output Type	Digital Triac or Analog; software configurable
Triac Output Mode	See Triac Output specifications
Analog Output Mode	See Analog Output specifications

Dimensions

Figure 1: ECY-PTU without terminal block covers

Figure 2: ECY-PTU with terminal covers

Specifications subject to change without notice.
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