ATTACHMENT 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."

Distech Controls 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.

Distech Controls HVAC Field Level Controllers are needed for consistency and compatibility with the District's building controls systems.

- ☑ 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.

This Distech Controls HVAC Field Level Controllers are compatible with the District's building controls system product for remote access. In the past two years the District has been working with SC Engineering, to develop a comprehensive building controls system. The District is standardizing Distech HVAC Field Level Control devices compatible with the District's ECLYPSE terminal unit controller, which was sole sourced and approved by the board on January 23, 2020. The use of other types of HVAC field level control devices would be counter- productive to establishing uniformity and remote access to our systems.

- Operates and integrates with the District's Access Control software
- Ability to integrate multiple communication protocols and automation systems
- Benefit of scalable licensing model for modular hardware; ideal for multi-unit campuses
- Provides integrated control, supervision, data logging, alarming, scheduling and network management
- Ability to run additional EC-Net Access for managing the District's Lenel and HID access control devices

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: HVAC Field Level Controller
Manufacturer/Model Number: Distech Controls/EC BOS-8 (JACE 8000 with Drivers)

☑ 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. This Distech Controls EC BOS-8 replaces the previously sole sourced Siemens HVAC Field Level Control device to allow for better sub-contractor participation in building controls. 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

☑ Please provide details below:

The need for consistency and capability with the established Distech Controls brand building management system devices and local area network is required.

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 the Distech Controls 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	3/24/20 **Date**
Geoff Bachanas, PMO Director	3/24/2020 **Date**

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

March 27, 2020

Re: Distech 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 Section23 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

EC-BOS-8

Multi-Protocol Web Building Controller

Overview

The EC-BOS-8 is a compact, embedded controller and server platform for connecting multiple and diverse devices and sub-systems. With Internet connectivity and Webserving capability, the EC-BOS-8 provides integrated control, supervision, data logging, alarming, scheduling and network management. It streams data and graphical displays to a standard Web browser via an Ethernet or wireless LAN, or remotely over the Internet.

The EC-BOS-8 operates with EC-Net™ 4 web-based building management platform powered by the Niagara Framework®. The EC-BOS-8 can also run EC-Net Access for managing access control systems.

Features & Benefits

- Scalable licensing model and modular hardware make the EC-BOS-8 suitable for installation in small buildings, as well as large multi-unit campuses when combined with EC-Net Supervisor
- Integrates many communication protocols and automation systems including HVAC, lighting, energy, fire & smoke, physical access, video and industrial/processing
- Two on-board isolated RS-485 ports for connecting to various common networks, e.g. BACnet MS/TP, Modbus RTU, Wiegand access control devices
- Option modules for additional physical network connections, e.g. LonWorks® FTT-10A, RS-232, RS-485, and Wiegand access readers
- USB type A port for station backup and restore functions
- Backward compatibility allows the EC-BOS-8 to run an EC-Net™ station (minimum requirement is 3.8.111)

Model Selection

To order a fully functional EC-BOS-8, the following three components are required: EC-BOS-8, Core Software, Software Maintenance Agreement (SMA). If ordering a demo core, an SMA is not required. Refer to the EC-Net Selection Tool to calculate the required components.

EC-BOS-8 Series

Example: EC-BOS-8 *with Worldwide WiFi*

Series	WiFi Setting[1]
EC-BOS-8: EC-BOS-8 includes two isolated RS485 ports, two 10/100MB Ethernet ports and USB Backup & Restore.	**With US WiFi:** US WiFi setting for enabling WiFi on EC-BOS-8 units installed in the US. **With Worldwide WiFi:** Worldwide WiFi setting for enabling WiFi on EC-BOS-8 units installed anywhere in the world except the US. **With Permanently Disabled WiFi:** WiFi setting for permanently disabling WiFi on EC-BOS-8 units.

1.Refer to the EC-BOS-8 Global Shipping Guide for more information.

EC-BOS-8 Core Software

Example: EC-BOS-8 Core - *100 Devices/5000 Points*

Series	Devices/Points[1]
EC-BOS-8 Core: EC-BOS-8 core software. Includes standard open drivers. Requires EC-Net 4.1 or higher. Software Maintenance Agreement (SMA) must be purchased in conjunction with core software.	**5 Devices/250 Points:** Supports up to 5 devices and 250 points. **10 Devices/500 Points:** Supports up to 10 devices and 500 points. **25 Devices/1250 Points:** Supports up to 25 devices and 1250 points. **100 Devices/5000 Points:** Supports up to 100 devices and 5000 points. **200 Devices/10000 Points:** Supports up to 200 devices and 10000 points.
EC-BOS-8 Core – Demo: EC-BOS-8 core software. Includes all available drivers. Supports up to 500 devices and 25000 points. Runs on EC-Net 4.1 or higher and EC-Net^{AX} (minimum v3.8.111). Note: This license expires annually, and its renewal is covered by the EC-Net Support Fee.	**N/A**

1. Devices/Points cannot be added to the Demo version (EC-BOS-8 Core – Demo) of the EC-BOS-8 core software.

For more information regarding the EC-Net drivers currently offered by Distech Controls, refer to the EC-Net Drivers Reference Guide.

EC-BOS-8 Software Maintenance Agreement

Software maintenance is required when purchasing an EC-BOS-8. The minimum initial software maintenance plan is 18 months. Optional 3- or 5-year maintenance may be substituted.

If Maintenance coverage is not purchased for any period, the price of Maintenance for the next period for which it is purchased will be (a) the Maintenance fee for the period(s) for which Maintenance was not purchased, up to a maximum of 5 years; and (b) the Maintenance fee for the next year.

These software maintenance plans are ordered separately according to the EC-BOS-8 model chosen. See the price list for more details. Take advantage of the Asset Manager online tool to receive notifications about SMA expirations and Enterprise SMA to align all SMA expiration dates to a single one for the entire system.

Example: EC-BOS-8 (100 Device Core) *3 year SMA*

Series	Software Maintenance Agreement
EC-BOS-8 (5 Device Core) **EC-BOS-8 (10 Device Core)** **EC-BOS-8 (25 Device Core)** **EC-BOS-8 (100 Device Core)** **EC-BOS-8 (200 Device Core)**	**18 month SMA:** Initial 18-month software maintenance agreement. Must be purchased in conjunction with initial core software. Optional 3 or 5 year maintenance may be substituted. **1 year SMA:** 1-year software maintenance agreement (includes new and interim releases). **3 year SMA:** 3-year software maintenance agreement (includes new and interim releases). **5 year SMA:** 5-year software maintenance agreement (includes new and interim releases).

EC-BOS-8 Device Integration Pack

Example: EC-BOS-8 Device Integration Pack - 25

Series	Devices/Points
EC-BOS-8 Device Integration Pack: EC-BOS-8 device integration pack purchased in conjunction with initial core software.	**10**: Adds support for additional 10 devices and 500 points to core software. **25**: Adds support for additional 25 devices and 1250 points to core software. **50**: Adds support for additional 50 devices and 2500 points to core software.

EC-BOS-8 Device Upgrade Pack

Example: EC-BOS-8 Device Upgrade Pack - 25

Series	Devices/Points
EC-BOS-8 Device Upgrade Pack: EC-BOS-8 device upgrade pack purchased any time after initial core software purchase.	**10**: Adds support for additional 10 devices and 500 points to core software. **25**: Adds support for additional 25 devices and 1250 points to core software. **50**: Adds support for additional 50 devices and 2500 points to core software.

EC-BOS-8 Software Option

Example: EC-BOS-8 AX *Station Pack*

Option	Description
EC-BOS-8 AX Station Pack	Enables EC-BOS-8 to run EC-Net^{AX} (minimum 3.8.111)
EC-BOS-8 EC-Net Access Pack	Enables EC-BOS-8 to run EC-Net Access (minimum 2.3.118). Includes licensing for 32 readers and EC-BOS-8 AX Station Pack.

EC-BOS-8 Hardware Accessory

Example: EC-BOS-8 *Wall Plug Module*

Accessory	Description
EC-BOS-8 Wall Plug Module	100-240VAC, 50/60 Hz. Wall Adapter – Connects to the 2.5mm barrel plug 24V input on the EC-BOS-8 and includes US, EU, UK, and AU style plugs.
EC-BOS-8 WLAN Antenna Cable Extension	Extension cable and bracket for EC-BOS-8 WLAN antenna.

EC-BOS-8 Add-on Modules

Example: *IO-R-16*

Add-on Module	Description
EC-NPB8-LON	EC-BOS-8 - Add-on single port LON FTT10A module.
EC-NPB8-2X-485	EC-BOS-8 - Add-on dual port RS-485 module.
EC-NPB8-232	EC-BOS-8 - Add-on single port RS-232 module.
IO-R-16	16 Point IO Module. Powered by IO-R-34. Connected to the EC-BOS-8 remotely over RS485.
IO-R-34	34 Point IO Module. Powered by 24VAC/DC. Capable of powering (4) IO-R-16 modules. Connected to the EC-BOS-8 remotely over RS485.
EC-Net Access Remote Reader	Remote reader module - 2 card reader inputs, 4 supervised inputs, 2 digital inputs, 2 form C (SPDT) relay outputs.
EC-Net Access Remote IO	Remote I/O module - 8 supervised inputs, 2 digital inputs, 8 form C (SPDT) relay outputs.

Expansion Modules

Modules	Description	Maximum Expansion Modules Supported
EC-NPB8-LON	EC-BOS-8 - Add-on single port LON FTT10A module.	4
EC-NPB8-2X-485	EC-BOS-8 - Add-on dual port RS-485 module.	2
EC-NPB8-232	EC-BOS-8 - Add-on single port RS-232 module.	4
IO-R-16	16 Point IO Module	16[1]
IO-R-34	34 Point IO Module	8[1]
EC-Net Access Remote Reader	Remote reader module	16 (each or combined)
EC-Net Access Remote IO	Remote I/O module	

1. For detailed information about maximum number of modules supported and maximum combinations, refer to the EC-BOS-8 I/O Modules datasheet.

Maximum Combinations (*see figure below*):

Expansion 1	Expansion 2	Expansion 3	Expansion 4
EC-NPB8-232 OR EC-NPB8-LON	EC-NPB8-232 OR EC-NPB8-LON	EC-NPB8-232 OR EC-NPB8-LON	EC-NPB8-232 OR EC-NPB8-LON
EC-NPB8-2X-485	EC-NPB8-232 OR EC-NPB8-LON	EC-NPB8-232 OR EC-NPB8-LON	EC-NPB8-232 OR EC-NPB8-LON
EC-NPB8-2X-485	EC-NPB8-2X-485	EC-NPB8-232 OR EC-NPB8-LON	

Product Specifications

Platform

Processor	TI AM3352 1000MHz ARM® Cortex™-A8
Memory	1GB DDR3 SDRAM
	- Removable micro-SD card with 4GB flash total storage/2GB user storage
	- Real-time clock
	- Batteryless
	- Secure boot

Communications

Wi-Fi	Client or WAP
Wi-Fi Communication Protocol	IEEE802.11a/b/g/n
	IEEE802.11n HT20 @ 2.4GHz
	IEEE802.11n HT20/HT40 @ 5GHz
Configurable radio	Off, WAP, or Client
Client Authentication Method	WPAPSK/WPA2PSK supported
USB type A connector	Back-up and restore support
RS-485	2 isolated RS-485 with selectable bias and termination
Ethernet	2 10/100MB Ethernet ports
BACnet Listing	BTL, B-BC listed with version 4.4.93 or later

Power Supply

Voltage	24VAC/DC power supply
Consumption	24VA (24VAC); 24W (24VDC)

Environmental

Operating Temperature	-20 to 60°C (-4 to 140 °F)
Storage Temperature	-40 to 85°C (-40 to 185 °F)
Relative Humidity	5% to 95% - Non condensing
Shipping and Vibration	ASTM D4169, Assurance Level II
MTTF	10 years+

Operating Systems

EC-Net 4	4.1 or later
EC-Net^AX	3.8.111 or later
EC-Net Access	2.3.118 or later

EC-Net Access Licensing Quantities

Card Readers	32
Access Rights	250
Schedules	100
Access Zones	50
Simultaneous Users	10
Personnel	20,000
Area Controllers	N/A

Standards and Regulations

UL	UL 916 C-UL listed to Canadian Standards Associations (CSA) C22.2 No. 205-M1983 "Signal Equipment"
	UL 864, 10th Edition, UUKL Listed Smoke Control Equipment[1] (UUKL model only)
CE	EN 61326-1
FCC	Part 15 Subpart B, Class B, Part 15 Subpart C
R&TTE Compliance	1999/5/EC R&TTE Directive
Other compliances	CCC, SRRC, RSS, RoHS

1. For detailed specifications regarding the EC-BOS-8 UUKL model, refer to the Distech Controls UUKL Smoke Control Design Guide (UUKL Design Guide_UG_10_EN) and Distech Controls UUKL Smoke Control Application Guide (UUKL Application Guide_UG_10_EN).

EC-BOS-8 Controllers

Optional Expansion Module

Specifications subject to change without notice.
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