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."

DIRTT Environmental Solutions

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.

DIRTT "Doing IT Right This Time" productions create customizable, sustainable architectural interior solutions such as wall, floors, doors, power and data cabling components and flooring.

- ☑ 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.

There are numerous modular and/or prefabricated wall systems on the market; however the DIRTT products offer the following advanced benefits:

- Modular walls allow for full integration of technology and equipment into learning spaces.
- Provides maintenance teams easy access to wall cavity giving them the ability to update, repair and/or replace power and data without having to tear out drywall, repaint or refinish.
- The horizontal reveal called "the antler" means that DIRTT walls will support any and all industry standard workstation product along the horizontal support. This allows for all existing and any future component purchases to easily attach to the wall.
- Offer a unique industry advancement to various ceiling heights with its stack-on-frame and removable skins.
- Their walls are 99% reusable and 96% recyclable at end of life, depending on finishes selected.
- DIRTT Power & Data Networks provide modular plug-and-play integrated into the wall cavity.
- Provide ICE planning software integrates numerous construction processes saving projects time and money. ICE software reduces the potential for human error or possible design misinterpretation by a third party cutting down on lead time and reducing unnecessary product waste.
- Offers virtual reality 3D design and specification software for project stakeholders to easily understand what their future spaces will look like.

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

Over the past few years the District's facility team has done research of modular walls at other facilities and have found the DIRTT modular wall system to be superior to all others on the market.
The Oceanside campus currently has four (4) installations of DIRTT wall product in use today.

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: Modular Wall Systems
Manufacturer/Model Number: DIRTT Environmental 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.

Over the last few years, the District has done research on modular wall systems and products at other college campuses and commercial facilities across the country. Based on research, the District's conclusion is that the DIRTT products are a leading technology driven manufacturer of highly customized interiors and are preferred.

Supplier or Contractor Information:
DIRTT Environmental Solutions
836 East University Drive
Phoenix, AR 85034
phoenix@dirtt.net

(602) 396 4726

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 DIRTT Environmental Solutions 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** 2/5/19

Geoff Bachanas, PMO Director — **Date**

steinberg hart

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

February 27, 2019

Re: DIRTT Environmental Products

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 06 13 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

ATTACHMENT A

SPECIFICATIONS

Section 06120 Agile Architectural Solutions by DIRTT Guide Specification

Part 1 - General

1.01 Description of Work

A. Provide all materials, labor, and equipment to install DIRTT Environmental Solutions Modular Unitized solid and glazed walls, componentized Stick Built, interior hard wall cladding Curtain Wall, and low profile access floors (or industry recognized equivalent) as shown on the drawings.

B. All Agile Architectural Solutions by DIRTT are parametric in design (no standard sizes, any increment can be specified without impact to lead time or pricing which is based on minimum and maximize size range).

C. Compatible modular power shall be available and can terminate within the solid wall panel. Modular connections within solid walls shall be accessible for easy disconnection and reconnection to accommodate wall disassembly and reconfiguration.

D. Floors are to be a low-profile access floor, not to exceed 2-5/8" height. Floor is to be accessible in 24" square sections. Floor tiles must be supported by polypropylene insulated and connected metal supports that are spaced via a connected web. Individual cups or supports that are not connected or supports that are plastic are unacceptable.

1.02 Related Documents

A. The general provisions of the contract and Division I, General Supplementary and Special Conditions apply to the work specified in this section.

1.03 Submittals

A. Manufacturer shall certify that wall products have been tested in accordance with ASTM E 72 and, ASTM E 84, ASTM E 90, BIFMA X-5.6-2003 Section 6, and other applicable tests. Floor products shall pass structural load tests per ICC-ES AC-151 to CISCA defined methods. Floor products shall pass a 1-Hour duration fire test per ICC-ES AC-151-R1-0100.

B. Provide DIRTT Agile Architectural Data Sheets (or industry recognized equivalent) regarding material components described in Section 2.01 of this specification.

C. All submissions shall be submitted and approved prior to products manufacture.

1.04 Quality Assurance

A. Manufacturer will provide Warranty documents for building owner acceptance.

1.05 Product Delivery, Storage and Handling

A. Manufacturing production time of all standard finish non-special product shall not exceed six weeks.
B. Receiving, handling and installation shall be provided by regional distribution partners.

Part 2 - Products

2.01 Description of Product

A. DIRTT Solid Walls (or industry equivalent) consisting of the following

1. Must be specified and manufactured parametrically to allow specification in any increment between 6" and 48" in width for solid, up 60" wide for unitized glazed, and up to 12' wide for stick built glass wall with no vertical mullions design with no affect on lead time.

2. Solid walls shall consist of aluminum frame with formaldehyde free insulation. Frames and skins must be packaged and installed separately for lighter weight, easier installation and to minimize damage to finished surfaces.

3. Frames must be able to arrive earlier than skins for priority installation.

4. Skins to be available in Low Pressure Laminate covered substrate, Painted MDF, back painted glass white boards, MDF substrate wrapped in veneer, fabric, white board material, etc. Skins shall be available in monolithic or segmented application. Skins shall be able to be attached in either vertical or horizontal orientation with either an on-module or off-module connection. Each side of wall must have the capability for different aesthetic and function to suit different requirements.

5. Skins will be factory milled for modular electrical when specified or can be field modified to accept any j-box configuration. Electrical locations are to be specified parametrically.

6. Corner connections must be able to come in several different shapes.

7. Two types of horizontal extrusions for either load-bearing or hidden skin attachment must be available. This should allow for hanging of furniture, artwork, white-boards, shelving, etc. without altering the aesthetic or function. Walls will have brackets that will accept any manufacturer's furniture.

8. Unitized glass panels shall come in monolithic or segmented construction. Number of segments and their location shall be specified parametrically.

9. Solid and glass movable walls must work together to allow a seamless mix of glazing and solid finishes.

10. Solid panels will have a minimum certified STC Rating of 37 with the ability to reach 44 using standard configurations.

11. Veneer skins must be available to be scribed to the floor without base trim.

12. Wall cavity must be able to accept owners technology, and protect that technology with a pane of glass, and from temperature spikes with adequate ventilation.

B. DIRTT Power (or industry equivalent)

1. Shall consist of a 10-wire system with 4-4-2 circuits and 2 + 2 grounding. Electrical system must be capable of working with other manufacturers' products.

2. Zone box to be 1" thick, suitable for any access floor or ceiling applications.

3. Duplex chassis and receptacles shall not be pre-dedicated. They must be able to be easily switched to suit the conditions allow the user to select the circuit required.

4. 4. Extender cables from the power box to the end user must be available in 5', 10', 15' & 20' lengths. Connections are to be clearly denoted male to female without intermediary components required.

5. Modular electrical systems shall have zone distribution boxes that are completely modular with no hardwire connections between electrical panel and system's duplex outlets. Cables shall have j-box option for hardwiring of any manufacturer's furniture power feed cable. Zone box power feed cables must be available in up to 190' lengths.

6. Service module must sit flush and easily accessible in the access floor or wall tile.

C. DIRTT Movable Glass Walls

1. Parametric engineering allowing horizontal Muntin extrusions to be placed anywhere within the frame is a requirement.

2. Choices of inserts must include Berman glass, 3-form ecoresin, Vanceva laminated glass and custom.

3. Visible aluminum structural elements must be able to be veneer wrapped with real wood veneer.

4. Panels must arrive on-site fully glazed and unitized.

5. Panels must come in widths of up to 5'.

6. Spandrel element must be available to meet demising walls with front walls without the need for an additional 3-way connector or separating panels for an additional connection.

7. Must have the capability to be designed as a real curved wall-not faceted. Curve radius to be 6' and up. Curved glass, curved extrusions and curved barn door must be available.

D. DIRTT Stick Build Walls

1. Seamless glazed walls installed on site must be available in up to three sections of glass with maximum extrusion length of 12' minimum.

2. Glass must be available to butt-joint with polycarbonate strip providing non-fading, non-discoloring clear connection.

3. Glass to be purchased locally or from the manufacturer.

E. DIRTT Floor

1. Dimension from floor to top of tile to be maximum 2-5/8" to not compromise ceiling heights.

2. Fire retardant polypropylene webbing shall hold steel supports in place.

3. Cableway to hold up to 206 CAT 5e data cable.

4. Webbing shall be fastened to the floor with removable mastic.

5. Steel supports shall be 4" diameter x 1.7" tall steel supports made with 20 gauge steel and polypropylene top pads to provide strength and sound dampening. Each support shall have the capability of removal from webbing and replaced if damaged.

6. Perimeter support shall be a steel support channel meeting up with the existing walls.

7. Tiles shale be 2'x2', 21 mm thick cementitous (wood fiber and cement) each weighing 21 lbs with a dead load of 6.03 lbs per sq. ft.

8. Tiles shall be fire and water resistant.

9. Tiles shall be opened up in channels providing a stable platform for installers to install modular power, data, safety and security technology.

10. Adhesive is to be rolled on tops of the floor ready for carpet tile.

F. DIRTT Interior Curtain Wall

1. Must be available with interchangeable components with other DIRTT products.

G. DIRTT Barn Door

1. Engineered to include a valence-free door track with non-mechanical door slow-down to avoid "slamming" of the door.

2. Door must possess a slim, unobtrusive design and must be able to install within five minutes and therefore require low maintenance.

3. Door must match the rest of the wall system in powder-coat, anodized or veneer wrapped finishes.

4. Barn Door must be offered in the system to allow less real estate required for interior offices.

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Learning spaces for today and tomorrow

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Dramatic changes in the way we educate and learn, tighter construction budgets and green building requirements are only a few of the factors affecting the way we build learning spaces today. With rapid advancements in technology and other changes difficult to predict—your interior needs to be flexible and adaptable or it could be outdated before it's built. To help you meet the demands of today and tomorrow, we tailor our solutions to your vision to support the evolving needs of your students, faculty and administration.

Rapid, Clean Construction

On-time and on-budget interior solutions

Since summer is the busiest construction season for schools, it's important that our approach and solutions minimize disruptions, dust, noise and downtime. Within four weeks from your order being finalized, our solutions arrive on site with what's required to run through the wall cavity (DIRTT's quick-connect power and data network components) already in place along with horizontal supports to hang cabinets or other assets. Since components arrive on site in the sizes specified with finishes already applied, there are no off-cuts, drywall dust or indoor air quality issues to contend with.

User-Focused Design

Interiors that enhance performance and your competitive advantage

The relationship between our built environment and the way we interact within it is complex, especially in learning environments. More than ever, students want to shape the look of their learning environment and how it functions. To enable that, user requirements are considered right from the beginning and included during all stages of the design process to ensure your space seamlessly supports the needs of your diverse user groups. From acoustic management, to integrated technology, to incorporating natural light and writable surfaces— our solutions help you build an environment that helps elevate performance and outcomes.

Durability & Maintenance

High quality interior solutions that are sustainable

All of our solutions are manufactured in accordance with international building standards set out by the International Code Council (ICC). Pre-engineered for a consistent fit and finish within our factories, all elements are rigorously tested, inspected and rated for consistency and quality assurance so they look, fit and perform to your standards. Made of the highest quality, the advantages of our tile-based wall solutions are numerous and help ease your maintenance cycle. With access to the wall cavity, maintenance teams can update, repair or replace power, data or utilities without having to tear out drywall, or surface-mount to cinder blocks. If a tile is damaged, ordering a replacement from our local distribution partner is quick and efficient. Depending on the scope of the update required, a certified installer can be scheduled, or your maintenance team can make the change. Compared to other construction methods, our solutions don't require repainting or refinishing. This results in less down time, day-to-day maintenance and disruptions.

Cost Certainty

Eliminate costly surprises

With limited budgets and timelines, having greater predictability over costs and completion times is essential. Until now, estimates were the best a builder could offer to help you budget for new construction or renovations. By harnessing the power of ICE®, we go one step beyond that to provide you with precise costs to build your interior, and we hold to that quote. Even if your project goes on hold, there's no need to re-bid. We can pull up your quote and, barring any major design changes, pick up right where we left off.

Unparalleled Flexibility and Adaptability

A sustainable way to future-proof your space

Our manufactured construction approach offers you a permanent solution to ongoing change. Our wall solutions help you adapt to the evolving needs of your organization including full integration of technology and equipment into your learning spaces. Our functional wall surfaces such as tackable, writable or artwork finishes form part of the solution. Incorporating these options into your learning environment give faculty members the ability to meet students where they are, whether they prefer a high-tech or low-tech experience.

Since DIRTT is product neutral, a wide range of technology including flat screen TVs, monitors and other equipment can be embedded into our wall systems without damaging or compromising its integrity or performance. With each side of our walls able to operate independently, the unique needs of different user groups within defined spaces can be met with ease.

Integrated Project Delivery

ICE® enables on-time and on-budget interior solutions

Our patented ICE® software integrates numerous construction processes from design and sales to specifying, engineering and manufacturing through to delivery, installation and reconfigurations. Behind the scenes, ICE instantly translates your design into parts, pieces and connections so our manufacturing facilities can build and assemble the components for your project to your exact specifications. At the same time, a precise quote is generated –without contingency fees – making budgeting and scheduling easier and more accurate. Leveraging the 3D graphical nature of ICE, you and key stakeholders will be able to see your space right down to the smallest detail—so your ability to communicate your needs at the design stage is not dependent on how well you can visualize a 2D floor plan. Further, if you need to make changes, ICE automatically updates every aspect for precise manufacturing and costing.

Case Studies

Our projects range in scale and scope from primary education to post-secondary. Find out how our approach to interior construction can help redefine the way you build your next project.

North Education Center Video

The durability, flexibility and acoustical performance of our pre-engineered solutions helped NEC create an enhanced learning experience for their diverse student population.

University of Iowa Video

When this university set out to transform an administrative office space into a cutting edge learning commons— flexibility, integrated technology and full customization of our solutions were essential.

About Us

DIRTT is a leading technology-driven manufacturer of highly customized interiors. DIRTT combines ICE®, its proprietary 3D design, configuration and manufacturing software, with lean distributed manufacturing to produce interior construction solutions that are sold through an extensive Distribution Partner network in North America and around the world.

To learn more about our Education solutions, please contact:

Betsy Maddox at 773.294.1320 or

Carolyn Farley at 205.517.1146 or

Jeff Covey at 403.681.9028

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