



PURCHASE ORDER

PO Number:303-9-0166

Requisition Number:303-9-00458

Order Date: 10/16/2018

Released

MAIL INVOICE TO AGENCY BELOW

TEXAS FACILITIES COMMISSION
 FISCAL MANAGEMENT / ACCOUNTS PAYABLE
 P.O. BOX 13047 Austin, Texas 78711-3047
 OR
 email to: accountspayable@tfc.state.tx.us

Delivery Location

Insurance Annex
 221 E. 11th Street
 Austin, TX 78701

Show numbers on all papers and packages

Referenced Source or Vendor

13903800103
 Johnson Controls, Inc.
 1908 Kramer Ln
 Suite 100
 Austin, TX 78758
 Kari Thormann / Ronda Kirkendoll
 Phone:512-973-3555, Fax:512-973-3576
kari.l.thormann / ronda.r.kirkendoll@jci.com

EXEMPT WITH SPECIFIC LEGAL CITE:
 TGC 2155.067 PROPRIETARY PURCHASE

- Description**
- 1. INX-1. Provide labor and materials to remove and replace existing NAE5510-0 with new NAE5510-3
 - 2. NAE's database will be upgraded to Metasys v8.0
 - 3. New NAE will be loaded with database prior to installation to minimize downtime
 - 4. TFC representative will provide facility access to JCI technician
 - 5. TFC to coordinate with internal network administrator for any connectivity requirements.

Line Items

Description	Qty	Unit	Unit Price	Start Date	End Date	Total
VENDOR: Johnson Controls	1	job	\$11,225.16	10/16/2018	8/31/2019	\$11,225.16

REQUISITION AMOUNT: \$11,225.16 (See quote ref: 1 -VK489WI)

BUILDING: Insurance Annex

LOCATION: 2nd Floor Mezzanine

HISTORY: NAE (Network Automation Equipment model: NAE5510-1) is a legacy device that is no longer manufactured and is not able to be updated with the latest software.

DESCRIPTION:

1. Provide labor and materials to remove and replace existing NAE5510-0 with new NAE5510-3
2. NAE's database will be upgraded to Metasys v8.0
3. New NAE will be loaded with database prior to installation to minimize downtime
4. TFC representative will provide facility access to JCI technician
5. TFC to coordinate with internal network administrator for any connectivity requirements.

JUSTIFICATION: Repair is required in order to update NAE to Metasys 8.0 software. Without upgrade, automated backup and trend data is not readily available. NAE is no longer available for an exact replacement.

FUNDING: ORG code 3406 (Please add Marti Walsh to approval process)

OVERSIGHT RESPONSIBILITIES: Joaquin Garcia 512-463-9688

Note: Procurement will attach the propriety letter

NIGP Class: 910

NIGP Item: 36

Object Class: 266

Reimbursement Type: Reimbursable

Notes: Charge to DM 3406

Grand Total \$11,225.16

Questions or concerns regarding this transaction or service should be directed to: Texas Facilities Commission Procurement Division, Phone: (512) 463-0209 or FAX: (512)236-6164 (The mailing address for the Texas Facilities Commission is at the top of this purchase order.)

Agency	TFC
Fiscal Year	2019
Division	Facilities Design and Construction
Program	Facilities Design and Construction
Phone	5124639688
Org Code	3406 - Program-Wide Priority 1 Repairs
Type of Purchase/PCC Code	'F' Purchases of commodities when the total amount is between \$5,000.01 - \$25,000.00

Chair
Robert D. Thomas

Commissioners
Michael J. Novak
Patti C. Jones
Steve D. Alvis
Rigoberto "Rigo" Villarreal
William R. Allensworth



Interim Executive Director
John S. Raff, P.E.

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

Internal Correspondence

Date: October 5, 2018

To: John Raff, TFC Interim Executive Director
From: Joaquin Garcia, Facilities Operations and Controls, Building Automation Supervisor
Re: Proprietary Justification Purchase

Dear Mr. Raff,

The Facilities Operations and Controls Division is requesting approval of proprietary specifications to upgrade the Johnson Controls NAE (Network Automation Equipment/NAE5510-1) at the Insurance Annex. The estimated cost of \$11,225.16 is being requested in accordance with Government Code: Title 10, Subtitle D, Section 2155.067 (Proprietary Purchases).

This letter of justification is required because:

TFC is requesting for an equipment upgrade to extend the life of the current building automation system. The existing network controller (NAE5510-1) will be upgraded and replaced to an NAE5510-3. The service includes the removal, replacement and migration of the NAE, including a database backup, reload, and a functional test to confirm that the system is fully operational.

The proposed upgrade will improve the building automation and control system's performance, enhance the operating efficiency of HVAC assets, and provide additional data storage to the existing Johnson Controls Metasys System.

Using another product or service would not be practical nor satisfy the need, because the requested product is the only network device that will communicate with the Metasys front-end. In addition, the BAS infrastructure must remain intact to control the associated HVAC assets. Additional cost and risk will be involved in rebuilding graphical screens, alarm points and rewriting all sequences of operation should another product be considered.

The purchase is sole source because Johnson Controls Inc. is the only manufacturer and vendor of this product.


John S. Raff, P.E.
Interim Executive Director

10/10/18
Date


Richard D. Ehler

10/10/2018
Date

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

— ♦ — Planning and administering facilities in service to the State of Texas ♦ —

Procurement Director

***Sole Source:** *The specified product or service is only available for purchase through a single vendor e.g., manufacturer, publisher, service provider. Examples of sole source proprietary purchases include a back issue of a magazine available from only the publisher and an educational conference available from only the conference sponsor.*

****Competitive:** *The specified product or service is available for purchase through more than one vendor e.g., dealers, distributors, resellers, authorized service providers. Examples of competitive proprietary purchases include brand-specific replacement parts for equipment available through multiple OEM-authorized dealers and software that a software publisher makes available to the public through several resellers.*