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

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Internal Correspondence

Date: October 9, 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 Tom C. Clark building. 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. Date 10/11/18
Interim Executive Director



Richard D. Ehlert Date 10/16/2018

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.*