

JUSTIFICATION FOR AWARD WITHOUT COMPETITION

(To be completed and submitted by the Office of Procurement)

Based upon the following determination, the proposed procurement action described below is being procured pursuant to the authority of Section 11-35-1560 of the SC Procurement Code and 19-445.2105 of the Rules and Regulations, 1976 SC Code of Laws.

Why does the governmental body need this item or service: (description of the agency need that this procurement meets):

This item is required to effectively/efficiently control heating and cooling systems on campus via a server based building automation control system with PC interface.

As a sole source procurement for \$ Est. 5 YR: \$1,710,380.00 **from** (name of sole source contractor): Control Management Inc.

Description of market research Agency has performed to determine the availability of products or services that would meet the Agency's needs:

Market research through Procurement IQ and GovSpend did not provide any findings. However, research using Google found that the control system components and control configuration/programming software and network server are proprietary to Control Management Inc. All parts and services are covered in the service agreement.

Description of supplies, construction, information technology, and/or services Vendor will provide under the contract:

Siemens server based control system with programmable software, with digital and analog inputs/outputs via network devices/switches that communicate with the CMI server. Compatible field components such as sensors, actuators, motor drives, etc.

This sole source is for a five-year period. The estimated annual cost is \$342,076.00 with a total estimated five-year cost of \$1,710,380.00.

Detailed explanation why no other vendor's supplies, construction, information technology, and/or services will meet the needs of the Agency:

The campus control system network, server, system configurations, field switches, field devices are all proprietary to Control Management Inc. and have been established and built upon over a period of 30 years. Another controls service vendor would be required to establish a new controls network that would require installing new equipment, re-configuring the equipment schedules and resets that were established via testing and balancing of various systems. This could take years to achieve the same depth of control we now have. A large upfront capital expense would be required to purchase the new equipment in addition to the cost to provide the repair/PM service.

In accordance with the South Carolina Consolidated Procurement section 11-35-1560 - Sole Source, the College of Charleston announced the intent to award without Competition. No protests were received.

Solicitation# 25.8.JCB.SS.T5

Contract Expiration Date: 06/30/2029

DocuSigned by:

Wendy Williams

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Wendy E. Williams, CPPO, C.P.M., Director of Procurement

7/23/2024

Date

DocuSigned by:

John F. Loonan

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John F. Loonan, Executive Vice President for Business Affairs

7/23/2024

Date

If this procurement is \$50,000 or greater, the Drug Free Workplace Act(\$ 44-107-10, et Seq. Code of Laws of SC) applies, the acceptance of a Purchase Order signifies the Vendor certification that they are in compliance with the Drug Free Workplace Act.

6-Digit Index Number: 170049

6-Digit Account Code: 710214

NIGP 3-Digit Commodity Code: 910

Buyer's Initials CB