

**THE JUDICIARY, STATE OF HAWAII**  
**NOTICE AND REQUEST FOR SOLE SOURCE**

TO: Chief Procurement Officer

FROM: Third Judicial Circuit

\_\_\_\_\_  
*Name of Requesting Division/Program*

*Pursuant to HRS § 103D -306 and HAR Chapter 3-122, Subchapter 9, The Judiciary requests sole source approval to purchase the following:*

1. Describe the goods, services or construction to be procured:

The following jobs to be done on the air conditioning system at Keahuolu Courthouse in Kona:

--Kona Judiciary Chiller 3 Upgrades: Repair leak on equalizer line, remove and replace faulty temperature sensors/freeze protection sensors, test and verify proper operation of unit.

--Kona Judiciary RAF 3-2 Repair: LOTO motor removal, repair, remount. Start up and check operation.

--Remove and replace AHU UV Light Bulbs and test operations

2. Vendor/Contractor/Service Provider Name:

Johnson Controls, Inc.  
550 Paiea Street, Suite 210  
Honolulu, HI 96819

3. Amount of Request:

\$10,618.95

4. Term of Contract (shall not exceed 12 months), if applicable:

From: 09/20/2024

To: 11/30/2024

5. Prior Judiciary Procurement Sole Source No.  
(if applicable):

6. Describe in detail the following:

a. The unique features, characteristics, or capabilities of the goods, service or construction.

Keahuolu's ventilation and air conditioning mechanical systems are Johnson Controls products. Being the manufacturer, Johnson Controls is uniquely qualified to support Johnson Controls mechanical systems. Johnson Controls is the only vendor providing YORK equipment, software and service for these systems.; they are the sole supplier of the equipment and systems. Due to the unique technical nature of the systems, it would be efficient to have Johnson Controls service; as non-Johnson Controls providers may not have access to all software updates and required products. Johnson Controls has local resources, factory support and corporate support in Hawaii.

b. How the unique features, characteristics or capabilities of the goods, service or construction are essential for the department.

Johnson Controls is the sole supplier of the equipment and systems that operates the Kona Judiciary HVAC system. As a sole supplier of a unique technical system, Johnson Controls has full access to all software updates and required products to ensure the HVAC system operates properly. Vendor is capable to service these unique and highly technical systems. Properly functioning ventilation and air conditioning systems are essential for the daily operations at Keahuolu Courthouse as well as for the health, safety, and comfort of employees and court patrons.

7. Describe the efforts and results in determining that this is the only vendor/contractor/service provider who can provide the goods, services or construction:

Keahuolu's ventilation and air conditioning mechanical systems were solely manufactured by Johnson Controls. It is impracticable to search for other service vendors who manufacture Johnson Controls equipment. Johnson Controls' sole source letter dated 06/24/2024 explains that Johnson Controls is the only vendor providing YORK equipment, software, and service for these systems. Because of their unique technical nature, servicing of these systems needs to be performed by Johnson Controls; as non-Johnson Controls providers may not have access to all software updates and required products. Johnson Controls has local resources, factory support and corporate support in Hawaii.

8. Alternate source. Describe the other possible sources for the goods, services, or construction that were investigated but did not meet the department's needs.

Because other maintenance sources do not manufacture Johnson Controls products, they cannot provide the technical expertise of Johnson Controls. Johnson Controls is the sole supplier providing equipment and service for these systems. Service performed by non-Johnson Controls providers may not have the access to all software updates and required products.

9. Identify the primary responsible staff person(s) conducting and managing this procurement. (Appropriate delegated procurement authority and completion of mandatory training required).

\*Point of contact (Place asterisk after name of person to contact for additional information).

Name	Division/Program	Phone Number	email address
Hattie M Embernate	Third Judicial Circuit	8089617429	hattie.m.embernate

Department shall ensure adherence to applicable administrative and statutory requirements, including HAR chapter 3-12, Subchapter 15, Cost Pricing Data, if required.

**All requirements/approvals and internal controls for this expenditure is the responsibility of the Division/Program. I certify that the information provided above is, to the best of my knowledge, true and correct.**

/s/ Robert D. S. Kim

08/27/2024

\_\_\_\_\_  
Department/Division/Program Head Signature

\_\_\_\_\_  
Date

**For Chief Procurement Officer Use Only**

Date Notice Posted: \_\_\_\_\_

Inquiries about this request shall be directed to the contact named in Item 9. Submit written objection to this NOTICE OF REQUEST FOR SOLE SOURCE within seven (7) calendar days, or as otherwise allowed, from the Date Notice Posted to:

Chief Procurement Officer – The Judiciary  
Financial Services Department  
Contracts & Purchasing Office  
1111 Alakea Street, 6<sup>th</sup> Floor  
Honolulu, Hawaii 96813-2807

Chief Procurement Officer (CPO) Comments:

☐

Approved

☐

Disapproved

☐

No Action Required

\_\_\_\_\_  
*Chief Procurement Officer Signature*

\_\_\_\_\_  
*Date*



Johnson Controls, Inc.  
550 Paiea Street, Suite 210  
Honolulu, HI 96819  
Phone: 808/521-9905  
Fax: 808/521-9906

June 24, 2024

Chelsea K Kane  
Keahuolu Courthouse  
74-5451 Kamakaeha Ave  
Kailua-Kona, HI 96740

Chelsea,

I am writing to give specific details regarding the Johnson Controls HVAC & Metasys PSA (Planned Service Agreement) for the HVAC & Energy Monitoring and Control Systems. The PSA scope of work is for the Johnson Controls HVAC equipment & Metasys control system that operates the Kona Judiciary HVAC (heating, ventilation, and air conditioning) system. Johnson Controls is the only vendor providing YORK equipment, software, and service for these systems.

Johnson Controls Metasys systems are highly technical. Because of their unique technical nature, we recommend the servicing of these controls to be performed by Johnson Controls. Johnson Controls Honolulu is the sole supplier of these equipment and systems. Service performed by non-Johnson Controls providers may not have access to all software updates and required products.

Johnson Controls has an office in Honolulu since 1961. We have local resources, factory support and corporate support in Hawaii. If you have additional questions or concerns, please contact me at our Honolulu office at (866) 300 -1048.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandy Kanda'.

Sandy Kanda, Branch Service Manager  
Sandy.kanda@jci.com