

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

TO: Chief Procurement Officer

FROM: Facilities Management

*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:

To provide the monitoring and controlling of air conditioning, ventilation, and heating system through Johnson Control Metasys automation logic controls for Kapolei Judiciary Complex.

2. Vendor/Contractor/Service Provider Name:

Johnson Controls, Inc  
550 Paiea St. Ste 210  
Honolulu, HI 96819-1837

3. Amount of Request:

\$35,266.00

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

From: July 01, 2025

To: June 30, 2026

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.

All software that monitors and controls the Air Conditioning, heating, and ventilation system at Kapolei Court Complex are held by Johnson Control Inc. Johnson Control Inc. is the sole vendor that can provide the necessary equipment, software, and service for the Judiciary's Metasys system. Due to the highly technical nature of Johnson Controls Metasys system, it is recommended that all servicing be performed by Johnson Controls. Johnson Controls is the only authorized supplier, other vendors may lack access to essential software updates and required products, which could compromise the functionality and integrity of the system. Johnson Control, Inc. is the original HVAC Control vendor which furnished and commissioned the HVAC control and monitoring Metasys system at Kapolei Judiciary Complex.

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

The Johnson Control Metasys system has been programmed to control the air conditioning systems which helps reduce energy usage. Because the Metasys system is programmable, building operators can preprogrammed building functions such as the temperature to meet specific criteria, increasing efficiency while maintaining occupancy comfort. Real-time equipment failure or service interruption alerts allow for quicker response and resolution of minor concerns before they become significant issues. Building supervisors no longer have to physically go to the site location to begin repairs. Metasys's reputation is predicated upon providing building automation systems which are intuitively designed, feature rich, extremely powerful, and provide many years of reliable operation.

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:

Being that the HVAC control system is a Metasys brand, Johnson Control has submitted a letter stating that Johnson Control is the sole vendor providing the necessary equipment, software, and service for Metasys. Due to the highly technical nature of Johnson Controls Metasys system, it is recommended that all servicing be performed by Johnson Controls. Johnson Controls is the only authorized supplier, other vendors may lack access to essential software updates and required products, which could compromise the functionality and integrity of the system. Besides there being no other qualified vendor, Johnson Control is the only vendor with historical data to assist with maintenance.

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.

As the only service dealer in the state of Hawaii and per the attached letter the entire pacific region no other vendor can provide service for this HVAC Control System. Island Controls another company on Oahu was contacted and they are not able to provide a maintenance contract for the Judiciary Metasys HVAC Control System due to proprietary nature of the internal controls and monitoring system. Johnson Control is the only vendor that is authorized to provide service and maintenance to the generator as being commissioned in 1961 to provide service.

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
*Kaili Soon	Fiscal Support/Facilities Mgmt	539-4005	Kaili.B.Soon@courts.hawaii.gov

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/ Lori Okita

Department/Division/Program Head Signature

5/8/2025

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

April 10, 2025

Mr. Kaili Soon  
State of Hawaii Judiciary  
4675 Kapolei Parkway  
Kapolei, Hawaii 96707

Kaili Soon,

This letter is to provide specific details related to the Johnson Controls Metasys PSA (Planned Service Agreement). The scope of work for the PSA covers the Johnson Controls Metasys control system that operates the Kapolei Judiciary HVAC (heating, ventilation and air conditioning) system. Johnson Controls is the sole vendor providing the necessary equipment, software, and service for the Metasys systems.

Due to the highly technical nature of Johnson Controls Metasys systems, it is recommended that all servicing be performed by Johnson Controls. Johnson Controls Honolulu is the only authorized supplier of these systems. Service performed by non-Johnson Controls providers may lack access to essential software updates and required products, which could compromise the functionality and integrity of the system.

Johnson Controls has had an office in Honolulu since 1961, providing 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,

Sandra Kanda, Branch Service Manager  
808-594-3587  
Sandy.kanda@jci.com