

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

TO: Chief Procurement Officer

FROM: First Circuit / Circuit Court / 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: One (1) year repair and maintenance service contract for the air conditioning computerized system which covers the Automated Logic's WebCTRL System at Ali'iolani Hale (CJ's Staff area, chamber, conference room)	
2. Vendor/Contractor/Service Provider Name: Island Controls, Inc. 4355 Lawehana Street #1 Honolulu, HI 96818	3. Amount of Request: \$9,108.00 plus applicable taxes
4. Term of Contract (shall not exceed 12 months), if applicable: From: 10/01/2025 To: 09/30/2026	5. Prior Judiciary Procurement Sole Source No. (if applicable): JS25-27
6. Describe in detail the following: a. The unique features, characteristics, or capabilities of the goods, service or construction. During the renovation of the HVAC system, serving the Chief Justice's chamber, staff and conference area, Island Controls was selected to provide an Automated Logic WebCTRL system. Automated Logic (ALC) products and services are solely represented in the State of Hawaii by Island Controls. They are responsible for all aspects of our product including design, engineering, programming, start-up and warranty. This includes ALC hardware/software sales, warranty support of ALC systems and factory training. Island Controls has been an authorized dealer of Automated Logic Corporation (ALC) since 1998 and continues to demonstrate its expertise through the successful completion of a wide range of challenging control projects. b. How the unique features, characteristics or capabilities of the goods, service or construction are essential for the department. The Automated Logic WebCTRL system directly controls the operation of the Air Handling Unit and Variable Air Volume boxes to maintain comfortable air temperatures. This is achieved via proprietary WebCTRL software written to maintain engineer designed Supply Air Temperatures and Airflow Volume to the served areas. The Automated Logic WebCTRL system has been programmed to control the air conditioning systems which help reduce energy usage. Because the Automated Logic WebCTRL system is programmable, building operators can pre-program 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 are no longer required to physically go to the site location to begin repairs. ALC'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:

Island Controls & Automated Logic are the exclusive distributors for Automated Logic WebCTRL for the State of Hawaii. Also, Island Controls maintains the only factory authorized Automated Logic WebCTRL technicians in the State of Hawaii. Island Controls' local expertise and resources, combined with the company's access to Island Controls' engineering resources and support, will be of substantial reassurance to the Judiciary demands. This includes ALC hardware/software sales, warranty support of ALC systems and factory training. Island Controls has been an authorized dealer of Automated Logic Corporation (ALC) since 1998 and continues to demonstrate its expertise through the successful completion of a wide range of challenging control projects.

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.

Every DDC system vendor like Island Controls, Inc. has their own proprietary logic system which cannot intertwine with other vendors of similar nature. Access to the Aliiolani Hale WebCTRL system should require official authorized approval from the Judiciary/Facilities Management Branch. Island Controls will assist with adding approved users to the WebCTRL system. Any unauthorized third-party control vendor access or integration to the Aliiolani Hale WebCTRL system would jeopardize the integrity of the Judiciary's DOC system maintenance agreement.

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
Mark Santoki	Acting First Circuit / DCCA	539-4205	Mark.M.Santoki@courts.hawaii.gov
Kaili Soon*	Facilities Management Manager	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

8/21/2025

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, 6th Floor
Honolulu, Hawaii 96813-2807

Chief Procurement Officer (CPO) Comments:

☐

Approved

☐

Disapproved

☐

No Action Required

Chief Procurement Officer Signature

Date