

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF GENERAL SERVICES



DETERMINATION AND FINDINGS FOR SOLE SOURCE PROCUREMENT

Purchasing Agency: DC Department of General Services
Capital Construction Division

User Agency: DC Public Schools (**DCPS**)
Metropolitan Police Department (**MPD**)
Fire & Emergency Medical Services Department
(**FEMS**)
Department of Corrections (**DOC**)

Caption: Transition & Upgrade Building Automation
Systems (Enteliweb) across existing DC
Government owned platform.

Proposed Contractor: Intellimation LLC

FINDINGS

1. **AUTHORIZATION:**

D.C. Code Section 2-354.04 and DCMR 47, Section 4718.

2. **MINIMUM NEED:**

The District of Columbia Department of General Services (“**Department**” or “**DGS**”), has an immediate need for Intellimation, LLC, (“**Contractor**”) to complete the transition, installation, upgrades of the Enteliweb platform, an electronic building automated control system across DGS-managed facilities. An unlimited Enteliweb license was purchased by DGS in 2014 and is currently housed/operated on vendor servers and connected via the vendors’ cellular modem network. The purpose of this procurement is to migrate ALL systems currently operating on the vendor’s server to a DC Government owned/operated cloud and to connect all sites via DC Government-owned networks (DC NET).

Enteliweb is a building automation software that manages the integration of HVAC, lighting, access control, and energy management systems. Furthermore – the software features tools to enhance DGS’s ability to understand how a building is performing through:

- Graphics Package – The software tools provide multiple methods of compiling and conveying the data, easily enabling DGS to create dashboards that communicate building operating status and trending data that allows the operators to quickly visualize and prioritize their work, keeping the facility running comfortably and efficiently.
- Alarm Management - Through intelligent visualizations and automatic presentation of trends and related items, Enteliweb organizes and structures the alarm system allowing operators to manage alarms across multiple sites with ease.
- Event Scheduling – The software allows occupancy to be associated with specific date ranges, times, or via occupancy sensors, greatly improving energy management and lifecycle system costs.
- Data Collection & Trend Analysis – The software performs monitoring, data collection and analysis on devices and building systems, producing actionable information that streamlines control and implementation of energy- and cost-saving measures.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is six hundred twenty five thousand, four hundred twenty five dollars (\$625,425.00).

4. FACTS WHICH JUSTIFY AN EMERGENCY PROCUREMENT:

In 2014, DGS purchased a unlimited license for the building automation software Enteliweb through the local integrator Intellimation, LLC. Over the course of the next five years, the integrator deployed the software across various DC Public School (DCPS), Metropolitan Police Department (MPD), and DGS-managed municipal sites to better manage building operations and controls. Since the deployment occurred, all software has been run on vendor servers and cell modems. It is now the District’s desire to migrate ALL software, data, and communications devices related to DC government-owned or operated buildings onto DC-Government owned equipment. Therefore, the Contractor is required due to:

- The singular knowledge of the design, programming, tagging, and integration of all software that currently resides on the vendor’s server, including integration with third-party software and feeds information/data into the Enteliweb server;
- The historical knowledge of the physical site locations, field controllers, and communication devices that allows the software to manage disparate systems and integrate overall building controls;
- The specialized knowledge of existing HVAC systems and electronic controls at each site that currently has Enteliweb deployed;
- The specialized knowledge of the past deployment in each facility and the faults, repairs that have occurred since initial installations; and
- The Contractor is only qualified resource that can complete the transition, installation, upgrades of the Enteliweb platform for the DGS portfolio.

Based on the above, it is in the best interest of the District to allow Intellimation, LLC, the original integrator of record for the building automation project, to complete the transition, installation, upgrades of Enteliweb and partner software programs to the District owned assets and communications network. This will ensure the transition will flawlessly occur without interruption to the operational needs and comfort at the citywide facilities that are currently connected.

5. CERTIFICATION BY THE OPERATION MANAGER OF CAPITAL CONSTRUCTION SERVICES:

I hereby certify that the above findings are correct and complete.

Date

Allam Al-Alami, Operations Manager
Capital Construction, DGS

6. CERTIFICATION BY THE CONTRACTING OFFICER OF CONSTRUCTION SERVICES:

I have reviewed the above findings and certify that they are sufficient to justify the use of the single available source method of procurement under the cited authority. I certify that the notice of intent to award a sole source procurement action was published in accordance with 27 DCMR 4718 and that no response was received. I recommend that the Department of General Services, Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Franklin Austin, Contracting Officer
Contracts and Procurement, DGS

DETERMINATION

Based on the above findings and in accordance with the cited authority, I hereby determine that it is not feasible or practical to invoke the competitive solicitation process under either Section 402 or 403 of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Law 18-371; D.C. Official Code § 2-354.02 or 2-354.03). Accordingly, I determine that the District is justified in using the sole source method of procurement.

Date

George G. Lewis, CPPO
Associate Director, Contracts and Procurement,
DGS