

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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Contracts & Procurement

**DETERMINATION & FINDINGS  
FOR  
SPECIAL PILOT PROCUREMENTS**

**AGENCY:** Department of General Services (the “Department” or “DGS”)  
**CONTRACT NO.:** DCAM-23-NC-SPP-0001  
**CAPTION:** Field Turf Genius Software and Consulting Services  
**PROPOSED CONTRACTOR:** Tildora Systems, LLC.

**FINDINGS**

**1. AUTHORIZATION:**

Title 27 of the DCMR Section 4723 and PPRA Sec. 408; *Special Pilot Procurements*.

**2. MINIMUM NEED:**

The Department of General Services (DGS) is set to embark on an innovative pilot program to harness the capabilities of the six (6) currently operational FieldTurf Genius systems. The cutting-edge Genius software and equipment solutions represent an emerging technological advancement that holds the promise of revolutionizing DGS operations as they pertain to athletic fields. The primary goal is to leverage this technology to its fullest potential, enabling DGS to ascertain optimal practices and establish a meticulous maintenance program across the District athletic fields. This, in turn, will maximize the prudent allocation of the District's available funds for maintenance endeavors.

The envisioned program is designed to facilitate real-time monitoring of field usage while meticulously tracking maintenance initiatives. This approach is poised to usher in an era of streamlined and precisely targeted maintenance efforts, effectively eradicating the need for extensive and avoidable repairs that have historically arisen due to neglect. These types of repairs, often discovered during the annual GMAX testing, have consistently resulted in untimely field closures and subsequently entailed costly emergency repairs. By addressing maintenance needs in a timely and proactive manner, the Genius system promises to mitigate such disruptions and their associated expenses.

**3. ESTIMATED FAIR AND REASONABLE PRICE:**

The estimated fair and reasonable price to provide Field Turf Genius Management Services is \$3,417.50 per field per month.

**4. FACTS THAT JUSTIFY THE SPECIAL PILOT PROCUREMENTS FOR THIS ORDER:**

In the present landscape, the information pertinent to maintenance is either absent or acquired through labor-intensive physical field assessments. These antiquated methods are juxtaposed with the innovative Genius system, which introduces a paradigm shift through its real-time monitoring capabilities. This transformative technology enables the instantaneous gauging of field usage dynamics and pinpoint high-traffic zones that warrant focused maintenance interventions.

The profound significance of diligent maintenance cannot be overstated. By diligently attending to upkeep, the artificial turf fields' longevity can be substantially prolonged, effectively postponing the need for costly field replacements. A notable facet of the Genius system's capabilities lies in its potential to identify fields that warrant less intensive maintenance due to their light usage. This discernment, in turn, can lead to diminished maintenance costs and a reduced necessity for physical inspections carried out by contractors.

Given the pioneering nature of this initiative, arriving at a precise cost estimate has proven to be a challenge. However, when considering the benefits, it becomes evident that the program will furnish DGS with a more accurate understanding of budgetary requirements. It's worth highlighting that while there will be a noteworthy initial investment for setting up the system and developing the program, the ongoing monitoring phase will incur comparatively lower costs.

By concentrating efforts where they're most needed, the Genius system pioneers a precision-driven approach that carries substantial benefits. Notably, this targeted maintenance approach directly translates into cost savings as it optimizes resource allocation. Moreover, the Genius system's ability to identify nascent issues before they escalate translates into an overall reduction in maintenance expenses. This preemptive approach minimizes the need for extensive repairs and curtails the impact of potential disruptions on field uptime.

This evolution from traditional practices to real-time, data-driven insights signifies a profound leap forward. Continuing to harness the Genius system's capabilities paves the way for enhanced maintenance outcomes, fiscal responsibility, and an enduring commitment to elevating field conditions across the locations.

In summation, the Department of General Services' foray into this pilot program stands as a testament to its commitment to harnessing technological advancements for the betterment



of its operations. The Genius system's potential to optimize maintenance strategies, prevent disruptions, and enhance fiscal planning is poised to reshape the landscape of field maintenance practices.

Tildora Systems, LLC. is a certified Small Business Enterprise (SBE) with expertise in GMAX testing for synthetic athletic fields at various District public schools and parks. Their in-depth understanding of the GMAX System uniquely equips them to provide remediation recommendations that closely align with the expectations of DGS. Given these qualifications, it is advisable for the District to grant Tildora Systems, LLC. access to the pre-installed, innovative Genius System. This access will facilitate the development of a data-driven maintenance plan precisely tailored to these fields. Such a collaborative effort unquestionably serves the District's best interests by ensuring the optimal upkeep of these invaluable assets.

**5. CERTIFICATION BY THE DEPUTY DIRECTOR OF FACILITIES MANAGEMENT DIVISION:**

I hereby certify to the best of my knowledge and belief that all of my statements regarding the conditions, service needs and urgency, are true, correct, and complete and that the information given herein is true and accurate. Moreover, I understand that making a false statement is punishable by criminal penalties pursuant to D.C. Official Code § 22-2405 et sq. (2001). I understand that any information I give may be investigated as allowed by law or regulation.

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**Date**

\_\_\_\_\_  
**Donny Gonzalez**  
Deputy Director, Facilities Management Division

**6. CERTIFICATION BY SUPPLIES AND SERVICES SUPERVISORY CONTRACT SPECIALIST:**

After a thorough review of the aforementioned findings, I affirm the accuracy and comprehensiveness of the assessment to the best of my knowledge. I hereby certify the sufficiency of the justification to use the Special Pilot Procurement method under the cited authority and recommend that the Chief Procurement Officer approve the used of the Special Pilot Procurement method for this requirement.

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

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**Domonique L. Banks**  
Contracting Officer  
Supervisory Contract Specialist



**DETERMINATION**

Following a thorough analysis of the findings mentioned earlier, I confirm that there is ample justification for the procurement of services within the framework of Special Pilot Procurements. The objective of this procurement is to acquire field usage data and enable real-time monitoring of field conditions, maintenance needs, and efforts. The Department's assessment of the emerging FieldTurf Genius software technology is deemed the most advantageous approach for assessing its applicability and adaptability within the Department's distinct field environments.

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**Date**

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**Domonique L. Banks**  
Contracting Officer  
Goods and Services

