

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services
User Agency: Capital Construction Division
Caption: Fire suppression system for the DFS Server and CEU Evidence Storage
Proposed Contractor: Keystone Plus Construction Corp.

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (DGS) has an immediate need for design and construction of the Fire Suppression System for the CEU Secure Evidence Storage and Server room areas.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$165,000.00

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The DFS' Forensic Science Laboratory Division (FSL) collects, examines, analyzes, and reports on physical evidence submitted in criminal cases. The FSL is authorized to examine evidence submitted by any DC governmental agency investigating a criminal offense.

The identification, preservation and analysis of the digital crime scene and the presentation of those results as evidence. The Digital Evidence Unit examines seized evidence from a range of devices including computers, mobile devices, vehicles, video analysis, credit card skimmers, and non-traditional unidentified digital media. The DEU also examines the

digital landscape for cases involving malware, unauthorized network intrusions, and data breaches. DEU supports numerous agencies in the District of Columbia justice system, including the Metropolitan Police Department, United States Attorney's Office and United States Capitol Police.

The Department of General Services (**DGS**) has the responsibility for the procurement and construction of the FM 200 Fire Suppression System at the DFS Server Room and the CEU Storage Room.

Keystone Plus Construction is familiar with the confidential and sensitive nature of the CFL Building due to performing various scopes of work throughout.

The scopes of services include, but are not limited to:

- Install the new FM200 Fire Suppression system into the DFS Server Room and the CEU Storage while protecting the existing condition of the space. The team has performed Enclosure Integrity testing to confirm the space is adequate to support the FM200 system in August 2019 and both spaces passed.
- Remove the previously installed system after the new system is installed, tested and approved. Cap and seal any components that remain but are not utilized.
- Ensure system is installed to meet all requirements per its intended design for proper containment, inclusive but not limited to, doors, ductwork, air handling units, floor drains, block wall paint, holes, cracks and any penetrations.
- Final certification that the system meets the FM200 Fire Suppression system requirements for the DFS Server Room and the CEU Storage Room.

Keystone, its employees and subcontractors, have intimate knowledge of the infrastructure and security systems/requirements of the project. **Keystone** has recently completed the Bio safety 3 Labs and has extensive knowledge of the facility and construction logistics.

Keystone has the understanding and experience with the specific utility service systems to accomplish the shutdowns and tie-ins with minimal disruption and impact to the CFL Building and its tenant operations. This knowledge will also translate to accurate scheduling of the work to minimize disruptions to the CFL Building operations. **Keystone** is fully aware of, and understands, the operating, safety, and security guidelines that are required to successfully implement this project.

Based on the above, it is in the best interest of the District to allow **Keystone Plus Construction** to submit construction drawings and specifications for the construction of the FM200 Fire Suppression System. This will ensure construction that will comply with and complement standards, applicable safety codes, and operational needs of the project.

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

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

Allam Al-Alami
Operational Manager

Date

6. CERTIFICATION BY THE MANAGER 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.

Franklin Austin
Contracting Officer

Date

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.

George G. Lewis, CPPO
Associate Director/Chief Procurement Officer

Date