

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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Contracts & Procurement

**DETERMINATION AND FINDINGS  
FOR A  
SOLE SOURCE PROCUREMENT**

**CAPTION:** Commercial Vehicle Security Barrier and Sliding Gate Services

**AGENCY:** Department of General Services (“DGS”)

**CONTRACTOR:** Access Control & Security Systems, Inc. (“ACSS”)

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Official Code §2-354.04, 27 DCMR 1304 and 27 DCMR 4718

**2. MINIMUM NEED:**

The District of Columbia, Department of General Services (“Department” or “DGS”) Facilities Management Division, on behalf of the Fire & Emergency Medical Services (“FEMS”) and the Metropolitan Police Department (“MPD”), seeks a contractor to provide all labor, material, equipment, project management & site supervision for services at the Public Safety and Justice Cluster (“PSJC”) sites within the District of Columbia. The sites which fall underneath the PSJC include both FEMS and MPD.

**3. ESTIMATED REASONABLE PRICE:**

The estimated reasonable price is One Hundred Fifty Thousand Dollars and Zero Cents (\$150,000.00).

**4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:**

- A. Both FEMS and MPD agencies operate on a 24/7/365 basis and have commercial equipment installed at their facilities which require annual cleaning, maintenance, testing, and inspections by a certified Commercial Vehicle Security Barrier and Sliding Gate contractor.
- B. Within the past year, the Public Safety cluster has experienced gate failures at several locations. The gate failure is resulting in a breach of security for the property and the station, leaving the officers vulnerable to unsavory actions against them.

- C. The parts required for the gate systems are strictly proprietary and patented with Lift Master, Nasatka, and HySecurity as the sole manufacturers; therefore, only authorized technicians are trained and qualified to work on these products.
- D. The vendor, ACSS is certified by Lift Master/LiftGate, Nasatka, and HySecurity to repair, and install their products used by the FEMS and MPD portfolio; therefore, the Department has determined that it is in the best interest of the District for ACSS to provide maintenance and repair services, and is the only vendor who can meet the District's minimum need at this time.
- E. ACSS has previously provided these services at a satisfactory level, and is uniquely positioned to provide repair and maintenance services.
- F. The estimated cost to the District for this sole source procurement is fair and reasonable based on DGS' historical data on similar services.
- G. A sole source procurement is the most advantageous method to minimize disruption to overall facility operations.

**5. CERTIFICATION BY DGS FACILITIES MANAGEMENT DEPUTY DIRECTOR**

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

\_\_\_\_\_  
Date

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Donny Gonzalez  
Deputy Director, Facilities Management

**6. CERTIFICATION BY THE CONTRACTS AND PROCUREMENT CONTRACTING OFFICER:**

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole source method of procurement under the cited authority. I certify that the sole source notice of Intent to Award a Sole Source Contract was published in accordance with Section 404(c) of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Official Code §2-354.04) and 27 DCMR 1304 and that no response was received. I recommend that the Department of General Services Chief Procurement Officer approve the use of the sole source procurement method for this requirement.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Franklin Austin, CPPB, CPM  
Contracting Officer

**7. CERTIFICATION BY THE CHIEF, CONTRACTS AND PROCUREMENT/DGS CHIEF PROCUREMENT OFFICER:**

Based upon 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 §2-354.04 or 2-354.03). Accordingly, I determine that the District is justified in using the sole source method of procurement for this requirement.

\_\_\_\_\_  
Date

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George G. Lewis, CPPO  
Chief, Contracts and Procurement  
DGS Chief Procurement Officer