

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

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

CAPTION: Senseware and Air Quality Monitoring And Reset Services

AGENCY: Department of General Services

CONTRACTOR: Asurface LLC (“Asurface”)

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”) has a need for Asurface, LLC to provide Senseware and Air Quality Monitoring and Reset services for District of Columbia Public Schools (“DCPS”).

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price for Fiscal Year 2022 is \$735,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Background

Asurface is the sole provider of the Asurface Indoor Air Quality Monitoring and Installation Protocol; a unique combination of geospatial technology, indoor air-quality environmental monitoring, and mechanical and electrical installation and monitoring, that provide clients with critical health safety information. A Surface’s senseware subscription services will be utilized by the District to monitor and improve air quality in congregate settings to reduce the transmission of COVID-19 and other contaminants for all District of Columbia Public Schools (“DCPS”).

Justification

Asurface's air quality and monitoring protocol is designed to support the Global Biorisk Advisory Council (GBAC) Star™ Accreditation – a leading cleaning industry outbreak prevention, response and recovery accreditation program. Asurface's offering provides the District with the following unique combination of indoor air quality monitoring devices, cloud-based health and safety and mechanical analytics, geospatial air quality mapping and reporting technology, and mechanical and electrical device installation protocols:

1. Next-generation indoor air quality devices to measure temperature and humidity, carbon dioxide (CO₂), Volatile Organic Compounds (VOCs) and Ozone (O₃) monitoring. CO₂ level monitoring is used to assure spaces are not congested and have proper dilution of air and air exchange.
 - **Gateways.** Gateways provide a conduit between IoT Edge hardware and the IoT Core (Cloud). Real-time data/control messaging is passed between the Gateway and IoT Core via a Wide Area Network (WAN) connection (e.g., cellular).
 - **Nodes.** Nodes create a wireless communication infrastructure with a Gateway. Each solution-ready Node supports multiple Universal Sensor Interface ports for rapid configuration to your data needs using a catalog of pre-built Bridge devices.
 - **Sensors.** Indoor air quality sensors monitor for up to all of the following: Temperature, Relative Humidity, Volatile Organic Compounds (VOCs), Airborne Particulate Matter (PM_{0.3}, 0.5, 1, 2.5, 5, 10), Carbon Dioxide (CO₂), Carbon Monoxide (CO), Formaldehyde (CH₂O), Hydrogen Sulfide (H₂S), Nitrogen Dioxide (NO₂), Ozone (O₃), Sulfur Dioxide (SO₂).
2. Indoor air quality devices that are the first to market to provide real-time continuous Particulate Matter (PM) sensing devices with enhanced accuracy to 0.3 μm.
3. 24-hour real-time monitoring of the changes in airborne contaminant levels as indicated by the indoor air quality devices that gather data to generate a dynamic airflow analysis; This dynamic airflow analysis is utilized to derive a real-time Ventilation Performance Index (VPI) that categorizes the actual effectiveness of the ventilation system in the interior space being monitored.
4. A proprietary geospatial (map based) monitoring platform that allows clients to view real time indoor air quality metrics and device metrics on a map of the school/facility showing the exact location of each device. This geospatial map, pinpoints the location of every device and displays CO₂, VOC's, CO, PM₁₋₁₀, temperature, and humidity levels, information on the welfare of the device itself, and information on the mesh network connecting the device.

The components outlined above combine to make up a proprietary “as-a-service” offering to the District. Asurface has demonstrated that they have the personnel, tools, equipment, supplies, facilities, and supervision necessary to perform the senseware and air quality monitoring and reset services, including continuous 24/7 offsite monitoring required by the District. Their distinct geospatial indoor air quality monitoring “as-a-service” protocol, and industry expertise afford a unique service to the District. To that end, the District has determined that it is most advantageous for Asurface to perform senseware and air quality monitoring and reset services for DCPS.

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

I hereby certify all of my statements herein are true, correct and complete and that the information given herein is accurate to the best of my knowledge and belief.

Donny Gonzalez _____ **Date**
Deputy Director, Facilities Management Division

6. CERTIFICATION BY CONTRACTING OFFICER:

I have reviewed the above findings and certify to the best of my knowledge and belief, all statements are true, correct and complete and that the information given herein is true and accurate to the best of my knowledge and belief.

Domonique L. Banks _____ **Date**
Contracting Officer
Contracts & Procurement

7. CERTIFICATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT:

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 that no response was received. As the Chief of Contracts and Procurement at the Department of General Services, I approve the use of the sole source procurement method for this requirement.

_____ _____ **George. G. Lewis, CPPO**
Date **Chief of Contracts and Procurement**