

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:** Department of Behavioral Health  
**Contract Number:** DCAM-23-CS-SS-0005  
**Caption:** Design Build Services for St. Elizabeths Hospital Thermal Docking Station – Dinex System Upgrade  
**Proposed Contractor:** CFS Brands

**FINDINGS**

**1. AUTHORIZATION:**

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

**2. MINIMUM NEED:**

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of CFS Brands’ Dinex (the “Contractor”) to upgrade the nutritional services equipment including the docking stations, retherm systems and meal delivery system, refrigerators, and condensing units (the “Project”) at the St. Elizabeths Hospital, located at 1100 Alabama Avenue SE, Washington, DC 20032 (“SEH”). The minimum requirement includes updating the current system to meet SEH’s needs efficiently and in the most cost-effective manner while ensuring minimal changes to the supporting infrastructure including electrical and HVAC systems and the footprint of SEH’s kitchen.

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

The estimated fair and reasonable price for the Project is \$1,923,640.67. This estimate is based on an independent government estimate prepared for the Project.

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

During the construction of SEH, the hospital’s management determined the nutritional services system offered by the Contractor was the best system to meet SEH’s needs (the

“Dinex System”). As a result, the Contractor was the sole installer and manufacturer of the nutritional services equipment installed at SEH. SEH has found the performance of the Dinex System to be outstanding. These facts serve as the foundation for the justification for the use of a sole source procurement.

The use of the Dinex System is the only alternative to meet SEH’s minimum need of delivering an upgraded nutritional services equipment effectively and economically with little to no change in the footprint of SEH’s kitchen. Alternative systems will likely result in design costs, mechanical and engineering costs, and construction costs to install a new system.

In order to maintain the warranty on the new equipment to be installed, the Dinex System equipment must be installed by manufacturer approved technicians. If the technicians that attempt to work on the Dinex System equipment are not trained and authorized, then the warranty of the equipment will be jeopardized.

The savings and satisfaction realized by the use of the Dinex System are significant, making it in the District’s best interest to utilize the sole source method of procurement.

**5. CERTIFICATION BY THE DEPUTY DIRECTOR OF CAPITAL CONSTRUCTION SERVICES:**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Williams, Gbolahan  
Deputy Director  
Capital Construction Services

**6. CERTIFICATION BY THE CONTRACT OFFICER:**

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, Associate Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
James Marshall  
Contracting Officer

**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  
Chief Procurement Officer  
Chief, Contracts and Procurement