

**DETERMINATION & FINDINGS  
FOR  
SOLE SOURCE PROCUREMENT**

**Agency:** Department of General Services  
**Contract No.:** DCAM-22-CS-SS-0009  
**Caption:** Power Shoreline for the Tactical Homeland Operational Vehicle (THOR) at the Public Safety Communications Center (PSCC)  
**Contractor:** Mona Electric Group, Inc.

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Code Section 2-354.04 and DCMR 27, Section 4718.

**2. MINIMUM NEED:**

The Department of General Services (the “Department” or “DGS”) on behalf of, the Office of Unified Communications (“OUC”), is seeking to install a power shoreline, electrical power lines, and fiber lines from the 9-1-1 Public Safety Communications Center (“PSCC”) building located at 310 McMillan Drive to the 9-1-1 center equipment shelter, garage, and 9-1-1 Tactical Homeland Operational Vehicle (“THOR”). The PSCC, located at 310 McMillan Drive NW, is one of the District’s Public Safety Answering Points (PSAPs) for emergency (9-1-1) and non-emergency (3-1-1) calls. THOR is used as a mobile 9-1-1 / 3-1-1 station for call taking and dispatching of emergency and non-emergency events. This time-sensitive project is a critical milestone of the planned renovation of the PSCC.

The Department would like to issue a sole source contract to Mona Electric Group, Inc. (“Mona”) (the” Contractor”) to complete this project at the PSCC in accordance with the Scope of Work (“SOW”). Mona has extensive knowledge of THOR and the PSCC building power systems, and the unique experience of performing complex electrical work in a public safety environment. Awarding this contract to a vendor without this expertise could impact critical 9-1-1 services and / or cause delays in the PSCC renovation project.

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

The estimated fair and reasonable price is \$379,150.00.

#### **4. BACKGROUND:**

The Office of Unified Communications (OUC) operates all Public Safety Communications for the District of Columbia out of two PSAPs: The Unified Communications Center (UCC) and the PSCC. The UCC, located at 2720 Martin Luther King Jr Ave SE, is the primary PSAP. In 2016, the PSCC became a fully operational PSAP housing 9-1-1 and 3-1-1 operations and the OUC’s public safety radio engineering division. The PSCC building is an old building that needs renovation including architectural, mechanical, plumbing, fire protection and electrical. Prompted by concerns regarding the condition of the PSCC, the OUC began a multi-year project to completely renovate and upgrade the PSCC’s major systems and to more appropriately allocate space for radio critical infrastructure and ongoing redundancy of 9-1-1 / 3-1-1 operations. The urgency to ensure stabilization of the building and its critical systems is paramount. The PSCC renovation project is dependent on the completion of this electrical work.

This project must be completed by a vendor with experience working with a 9-1-1 emergency operation center’s electrical systems to ensure minimal disruptions to the occupancy, function, operation, and mission of this critical facility. Over the past year, the Department issued solicitations for the project but only received a few responses that were inconsistent in pricing and execution of scope. Furthermore, none of the bidders had 9-1-1 center electrical experience. The OUC rejected the proposals due to safety and operational integrity concerns. The execution of a sole-source contract with a qualified vendor is in the best interest of the OUC’s emergency operations.

#### **5. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:**

Mona has the unique expertise required to complete this project on schedule, within budget, with minimal risk to 9-1-1 emergency operations. In 2020, Mona completed a similar project at the UCC by successfully installing a power and fiber line connection to THOR, the 9-1-1 mobile operations center. Mona also knows the entire 9-1-1 center electrical system since they previously reconfigured and installed electrical lines to the 9-1-1 call floor in 2020 and 20201. In addition to being fully versed in the OUC’s electrical infrastructure, Mona has also worked on several electrical projects with OCTO and are proficient in OCTO’s Districtwide standards and requirements.

Due to the specialized nature of the work and Mona’s thorough knowledge of the OUC’s critical facilities, it is essential to the success of this project that Mona is awarded the contract. Mona has the understanding and experience with the operation and the function

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of the facility to ensure the wiring and routing of the electrical cables does not impact the 24/7 operation of the facility. This knowledge and familiarity will also translate to a faster completion with no disruptions to 911 operations during installation and more accurate pricing. Due to the nature of the building being a mission critical public safety facility, the building’s electrical, mechanical, and communication systems design are held to a higher standard than commercial building and engineering requirements. The survivability of the electrical wiring and communication systems is paramount to the reliability and availability of the facility during emergency events.

Based on the above, it is in the best interest of the District to award this Contract on a sole source basis to Mona to install an electrical power and fiber connection from the main 9-1-1 emergency operations building to the 9-1-1 center equipment shelter, garage, and THOR. A sole source award to Mona will avoid further delays and ensure the work is completed correctly, expeditiously, and in a cost-effective manner.

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

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

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**Tiffany Barthwell Moore**  
Interim Deputy Director  
Capital Construction Services

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**7. CERTIFICATION BY CONTRACTING 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, Chief Procurement Officer approve the use of the sole source procurement method for this proposed procurement action.

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**Pamela Ford Dickerson**  
Contracting Officer  
Contract & Procurement

\_\_\_\_\_  
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.

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**George G. Lewis, CPPO**  
Chief Procurement Officer  
Chief of Contracts & Procurement

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Date