

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: Building Automated Systems – Sousa Middle School HVAC Controls Upgrade

Contractor: Boland

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and 27 DCMR Chapter 47, Section 4718.

2. MINIMUM NEED:

The Department of General Services (DGS) utilizes Boland to perform preventative maintenance type services and upgrades including critical components of remote monitoring and system management on the Building Automated Systems installed at Sousa Middle School (located at 3650 Ely Place SE Washington, DC.) The project that includes both repairs and upgrades is critical to the comfort and safety of Sousa Middle School, moreover the efficient operation of the building system is depended on the completion of said repairs and upgrades. The existing HVAC Control System is currently inoperable resulting in multiple major deficiencies, including the overheating of the system and school during the cold-weather season and excessive air-conditioning of the school during the cooling season. Both situations are undesirable and unhealthy and continue to create critical operational failures of the overall system. These system failures continue to lead to a number of critical safety issues including the constant relocation of students and staff, scalding hot-to-the-touch radiators, broad and unscheduled system shutdowns, including energy inefficiencies which generate additional utility costs for the District. Failure to act immediately and proceed with the repair project will impact both the overall HVAC system safety and reliability including energy efficiency of the school.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is \$44,505.00

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

- The proprietary element of this equipment system accounts for unique components and requirements that only Boland Trane technicians are authorized to service without compromising the system operability and voiding manufacture warranties.
- Boland Trane is the original equipment manufacturer (“OEM”) and installer and has also provided the maintenance and repair services since the original installation in 2009.
- The current lifespan of the equipment is severely comprised with significant deficiencies creating an unhealthy and unsafe environment for the staff, students, and visitors at Sousa Middle School.
- Boland Trane, based on relevant past performance, capacity, references is the only firm with the necessary and relevant technical experience needed to perform the contract in accordance with its terms.
- The efficient operation of the building system is critical to the safety of Sousa Middle School. This upgrade repairs major system failures while increasing the useful life of the system which will prevent unscheduled shutdowns resulting in a complete burn-out and overload of the overall system. The critical components of remote monitoring and system management will allow Program the ability to monitor the system effectively thereby responding quickly to prevent future malfunctions of the control system.
- Tasking any other Contractor to provide the services would comprise system operations and the potential voiding of warranties which is not advantageous nor in the best interest of the District.

5. CERTIFICATION BY THE FACILITIES DEPUTY DIRECTOR:

I hereby assert my review of 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.

Date

Donny Gonzalez
Deputy Director | Facilities Management

6. CERTIFICATION BY THE CONTRACTING OFFICER FOR GOODS & SERVICES:

I hereby confirm my review of 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.

Date

Kimberly Gray
Supervisory Contracting Officer, Contracts and
Procurement

7. CERTIFICATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT:

As the Chief Procurement Officer and the Chief of Contract 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.

Date

George. G. Lewis, CPPO
Chief of Contracts and Procurement