

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

**DETERMINATION AND FINDING
FOR
SOLE SOURCE PROCUREMENT**

CAPTION: Stand-by Power Transfer Control and Monitoring System Upgrade for Unified Communication Center (UCC) of Office of Unified Communication (OUC) at 2720 Martin Luther King Avenue, SE Washington DC.

CONTRACTOR: Eaton Corporation

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.04 and Title 27 DCMR – Section 4718;

2. MINIMUM NEED:

The Department of General Services (DGS) and Office of Unified Communication (OUC) have an immediate need for upgrade of the existing Power Transfer System for Unified Communication Center (UCC) of the Office of Unified Communication (OUC) located at 2720 Martin Luther King Avenue, SE Washington DC.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$775,000.00.

4. FACTS WHICH JUSTIFY WAIVER FOR MANDATORY SET-ASIDES:

The existing Stand-by Power Transfer control and monitoring system consists of Programmable Logic Controllers (PLC), a generator control system and a power monitoring system. These systems are integrated to work together as a single system to ensure power continuity by transferring power to backup generators during outages, and this system also monitors critical systems to alert staff regarding system failure. The existing subsystems were provided by two Original Equipment Manufacturers (OEM), Eaton and Kohler, and a systems integrator, Power Secure, when UCC building was built. Therefore there are multiple manufacturers' representatives that need to be contacted when the system fails. Since there is some overlap between the subsystems provided by multiple entities it is difficult to obtain timely assistance to address issues expeditiously since there is no single OEM that is a single point of contact for resolving issues associated with the overall Standby Power Control and Monitoring system for

the critical building. The existing building's main switchgear A, switchgear B and Paralleling switchgear are Eaton switchgear. Also, the existing Monitoring is by Eaton. The Eaton equipment works in tandem with PLCs, HMI devices and other accessories provided by Power Secure. The Eaton equipment also works in tandem with synchronizers, generator control and switchgear by Kohler. OUC requires one entity to take the ownership of the critical subsystems, for ease in expeditious resolution of an issue with a single Point of Contact (POC). Eaton has proposed to replace, reconfigure and reprogram the existing sub-systems thereby taking full ownership of the entire Standby Power Control and Monitoring System. The Standby Power Control and Monitoring system are critical for continuity of power to the UCC facility. Power Logic Controller (PLC) components in the existing system have caused problems over the last couple of years. These failures prompted the need for replacing the existing PLCs including the obsolete generator synchronizer controllers and HMI screens. It is prudent and highly recommended that a single entity make any hardware and software modifications to the existing system. Eaton, as one entity, will evaluate to determine an accurate assessment of the system upgrade and component replacement needed for the proper function of the existing system, and to provide evaluations and recommendations such that it minimizes disruptions to the occupancy, function, operation, and mission of the critical facility while accomplishing the modifications to various subsystems of the facility in accordance with DC Official Code. This entails further for Eaton to provide accurate redline drawings to reflect the accurate components control of the existing and upgraded conditions as one entity with accurate cost assessment as well.

Because of the experience with the subsystems function due to their intimate knowledge of the critical facility, Eaton has been asked by OUC to perform the upgrades to prevent the operational issues in the future. The work items required by OUC in the scope of services include, but are not limited to:

- Major modifications involving changing controls inside the existing switchgear A, B, and the Generator Switchgear. All of these switchgears are Eaton Switchgear. It is prudent that a third party be prevented from modifying the internal components of the existing Eaton switchgear since control function is critical to operations at the site.
- The control system is one cohesive system that spans across all three existing switchgear. Having a single integrator, Eaton, in this case, will provide a more cohesive and reliable system that will be easier to maintain and troubleshoot.
- The UCC has a good history working with Eaton. Eaton has provided excellent service to the UCC in the past.
- Eaton is willing to take full ownership of the upgrade of subsystems that are currently the responsibility of Power Secure and Kohler.
- Testing and Commissioning by one entity Eaton after the system upgrades.
- Warranty from one entity Eaton for the system.

Due to the specialized nature and their thorough knowledge of this critical facility, Eaton will utilize the original design team and subject matter experts who were involved with the recommendations for the hardware and software in the subsystem design. In addition, Eaton has the understanding and experience with the operation and the function of the facility to interface smoothly with OUC maintenance staff and DGS contractor at site.

This knowledge and familiarity will also translate to faster completion of required system upgrades and will provide for more accurate costing of the required optimum modifications to the subsystem. Eaton has also developed a strong relationship with OUC staff and is fully aware of, and understands, the operating and programmatic guidelines that need to be followed. Due to the nature of the building being a mission critical facility requires that such system modifications and upgrades are held to a higher standard than commercial building design and engineering requirements. The survivability of the communication circuits and communication systems is paramount to the efficacy of the facility during emergency events.

Based on the above, it is in the best interest of the District to allow Eaton Engineering Systems group, the original OEM of the majority of the subsystems, be responsible for modifications including the PLC replacement and additional critical subsystem modifications with one entity warranty as delineated above for Stand-by Power Transfer Control and Monitoring System Upgrades for UCC of OUC. This will ensure that Eaton modifications will comply with all the requirements of OUC and will secure that upgrades are compatible with their recommendations and modifications work is completed correctly, expeditiously, and in a cost effective manner.

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

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

Date

Paul Blackman
Deputy Director,
Capital Construction Division

6. CERTIFICATION BY THE CONTRACTING OFFICER:

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

Date

Franklin Austin
Contracting Officer

DETERMINATION

In accordance with D.C. Official Code §2-218.44 Mandatory set-asides of District agency contracts for small business enterprises or certified business enterprises; 27 DCMR 2105, I hereby determine that there are not at least two (2) SBE or CBE firms that can provide these type of services which would fulfill this requirement; and therefore, a waiver for mandatory set-asides for Small Business Enterprises or Certified Business Enterprises is approved. Thus, it is in the best interest of the District to meet its requirements using Eaton Corporation.

Date

George G. Lewis, CPPO
Associate Director | Chief Contracting Officer

Contracts and Procurement Division