

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

**CONTRACT NO:** RQ922108

**CAPTION:** Smart Surfaces Assessment

**PROPOSED CONTRACTOR:** Capital E

**PROGRAM AGENCY:** Department of Energy & Environment (DOEE)

**FINDINGS**

1. **AUTHORIZATION:**

D.C. Official Code §2-354.04, 27 DCMR 1304, 1700, and 1702

2. **MINIMUM NEED:**

In Fiscal Year 2015, the Department of General Services contracted with Capital E to analyze the cost and benefits of various sustainable roofing strategies. Under that contract, Capital E began to expand the “Smart Roof” analysis to include other surfaces including pavements and urban trees strategies. A full analysis of these additional surfaces was not within the original scope of DGS’ budget. As DOEE has greater purview over paved and green surfaces through its storm water management responsibilities, the Stormwater Management Division and Urban Sustainability Administration would like to continue the work begun by Capital E in order to complete the analysis of the costs and benefits of sustainability strategies for paved surfaces and urban trees. Capital E would complete the necessary modeling, write a summary report, and create a summary presentation to be used by DOEE and its partners.

3. **ESTIMATED REASONABLE PRICE:** \$59,000

The estimated cost of the proposed scope of work is \$59,000. Because Capital E has already created the model needed for the analysis, and this study can leverage previous work completed for DGS, the estimated cost is lower than what would be required to create a new model with a new contractor. Furthermore, the analysis completed by Capital E for DGS is groundbreaking in its approach to monetizing costs and benefits of sustainable surfaces; and there are no truly comparative tools or analyses. Based on past grants awarded by DOEE, the minimal cost of beginning this work with a new contractor would start at \$100,000. Therefore, relative to procuring a new study through a contract or grant award, \$59,000 is a reasonable cost.

4. **FACTS THAT JUSTIFY SINGLE AVAILABLE SOURCE PROCUREMENT:**

- A. The District of Columbia through the Department of General Services has previously contracted with Capital E to conduct similar analyses that can be leveraged to minimize additional costs.
- B. No existing tools or analyses known to provide the same level of cost benefit assessment of the technologies of interest to DOEE. There is no other known similar effort as comprehensive underway.
- C. Capital E is preeminent environmental consulting organization with expertise in energy efficiency, green building, and climate change.

5. **CERTIFICATION BY AGENCY HEAD:**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tommy Wells  
Agency Director  
Department of Energy & Environment

6. **CERTIFICATION BY CONTRACTING OFFICER:**

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 notice of intent to award a sole source contract was published in accordance with 27 DCMR § 1304 and that no response was received. I recommend that the Chief Procurement Officer approve the use of the sole source procurement method for this proposed contract.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Robyn N. Johnson  
Agency Contracting Officer  
Department of Energy & Environment

**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 A. Schutter  
Chief Procurement Officer  
Office of Contracting & Procurement