

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

**AGENCY:** Office of the Chief Technology Officer

**CONTRACT NO:** TBD

**CAPTION:** Collocation Services

**CONTRACTOR:** Coresite 1275 K Street, LLC

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Official Code §2-354.04, 27 DCMR 1304, 1700, 1701, and 2005.2(b)

**2. MINIMUM NEED:**

The Office of the Chief Technology Officer is seeking a vendor to provide the following:

1. Space for two enclosed cabinets: one equipped with protected 208VAC 30A protected power and one equipped with 120VAC 20A protected power;
2. Caged floor space to support three (3) two-post equipment racks;
3. Power in the cage space: two (2) 60-amp A & B -48V DC power feeds, one A & B feed to each of two Telect circuit breaker distributions panels; one protected 120VAC 15A equipped with NEMA 5-15 receptacles;
4. Ability to route DC-Net outside plant fiber cables directly into the cage space;
5. Cross connections, both optical and copper, to other carriers within the facility.

**3. ESTIMATED REASONABLE COST:**

The estimated fair and reasonable cost for the contract is \$99,000.00

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

A. Coresite DC (1275 K Street NW) is the site of the largest carrier hotel in the greater Washington DC area. Carrier hotels are defined as locations where telecom, internet, and data carriers have leased a physical presence to ensure access to the most critical aspects of a network's infrastructure. By leveraging direct access to multiple carriers, interconnection for all long distance traffic, internet, and routing to DC government's data centers that meet federally mandated distance restrictions for redundancy and survivability are easily available. The multiple choice interconnection options also

ensure lowest possible costs, diverse routing, feature rich opportunities for internal customers, and access outside the nation's capital required for the provisioning of future federal agency deployments that will help solidify the continued financial solvency of the DC-Net enterprise.

- B. Once a physical presence has been established, locations like 1275 K Street become a major hub and aggregation point for the 700 miles of fiber already deployed by DC-Net. The details listed below will quantify the enormity of cost, time frame, and risk of potential major outages if relocation from a current carrier hotel is mandated. For the advancement and benefit of our local government and federal customers, as well as the citizens and visitors to our nation's capital, we must establish the continuation of a long term agreement at 1275 K Street for inter-connection leased space. Any alternative would not only take years to reroute the fiber infrastructure but at the same time require an investment of over 15 million dollars to replicate the existing platform at an alternative facility to ensure a highly available, secure, redundant, and survivable environment.
- C. The space and support infrastructure provided by CoreSite at 1275 K Street NW houses a key network node for the District's fiber optic network and voice and data services. It is home for soft-switches that support approximately 40,000 voice users and houses the routers that provide connectivity to the Internet, via several Internet Service Providers (ISP's), supporting the Districts information needs as well as those of the District of Columbia Public Schools, Libraries and all Publics Safety facilities. This is also the point at which the District receives the SIP trunks to allow telephone calls to be placed to points other than within only the District's offices; the hand-off to other carriers for "local" area calls and "long-distance" calls to neighboring states and other parts of the country. The 1275 K Street NW site is a primary hand-off point to other carriers for District Data traffic as well as a connectivity point for the Federal customers using the District's fiber network. Furthermore, this is a key gate-way for the District's fiber connectivity to the second data center located at CoreSite's facility in Reston Virginia. Because of its geographical location within the District this site is also a key point that the fiber network emanates from to support connectivity to many District offices located in the core "down-town" area.
- D. The cost to replicate the equipment and environment currently at 1275 K Street NW in a new facility would run to 10's of millions of dollars; we cannot just turn something off and move it, this would cause serious disruption to all users currently being supported by this facility. The cost to re-engineer the fiber optic cable routes, entrance(s) and actually place the new cable are not known until an actual site can be identified.

**5. CERTIFICATION BY CONTRACT SPECIALIST:**

I hereby certify that the above findings are true, correct and complete to the best of my knowledge and belief.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Alisha Wright  
Contract Specialist

**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 Section 303, 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

\_\_\_\_\_  
Jeffrey A. Tisdale  
Contracting Officer