

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

**CONTRACT NO.:** DCEB-2018-C-2006

**CAPTION:** Property Assessed Clean Energy (PACE)

**PROPOSED CONTRACTOR:** Crest Management Solutions, LLC

**PROGRAM AGENCY:** Office of the Deputy Mayor for Planning and Economic Development

**FINDINGS**

**1. AUTHORIZATION:**

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

**2. MINIMUM NEED:**

The Office of Deputy Mayor for Planning and Economic Development (DMPED) has a minimum need provide for the assessment, review and creation of Property Assessed Clean Energy (PACE) housing transactions and opportunities for the District's Revenue Bond Program. PACE program is defined by § 8-1778.01(1) in DCMR. The District from time to time issues revenue bonds, the proceeds of which are used to provide below market interest rate loans to the Borrowers, to help lower the cost of funds available to Borrowers for capital projects in the areas of healthcare, housing, transit and utility facilities, recreational facilities, health facilities, manufacturing, sports, convention and entertainment facilities, elementary, secondary, college, and university facilities, student loan programs, pollution control facilities, and industrial and commercial development. Program funds are generated through the issuance by the District of revenue bonds, notes, and other obligations for the benefit of the Borrowers. The District's taxable and tax-exempt issuances may be used to finance, refinance and reimburse costs of acquiring, constructing, restoring, rehabilitating, expanding, improving, equipping and furnishing real property and related and subordinate facilities of the Borrowers.

The requirements include managing and directing the provision of services for the assessment, review and creation of PACE housing transactions and opportunities for the District's Revenue Bond Program, outreach and marketing, establishing loan and credit standards and processes, servicing Energy Efficiency Loans, identifying market opportunities and fund leverages, documenting and recording tax lien, special assessment, and associated requirements, evaluating, certifying, and qualifying contractors and subcontractors to perform, energy Audits, energy benchmarking, and energy savings verification, implementing a Quality Assurance Program, reporting and providing tasks and services ancillary to the above services.

**3. PERIOD OF PERFORMANCE:**

Period of performance shall be one year from the date of award with four (4) one-year options.

**4. ESTIMATED REASONABLE PRICE:**

Crest Management Solutions, LLC agrees to perform the contract at zero dollars (\$0), and no public funds will be utilized or budgeted for this contract.

**5. FACTORS WHICH JUSTIFY SOLE SOURCE PROCUREMENT:**

- A. Crest Management Solutions is currently working with the DGS office. This will be a new initiative and the goal is to craft and grow a PACE process that will develop more bond deal opportunities for the IRB program. Crest provides us with the business relationships and former DC Government experience that will allow us to move forward.
- B. Crest Management Solutions has the DC government, corporate and small business experience that will allow them to be a major asset to our IRB program as it relates to PACE, Economic Development and CBE participation. Their experience will assist the District with helping potential CBEs gain procurement opportunities within PACE/IRB projects in addition to more bond opportunities.
- C. Crest Management Solutions has a clear understanding of the IRB process.

**6. CERTIFICATION BY AGENCY HEAD:**

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

Date	Brian T. Kenner, Deputy Mayor
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**7. CERTIFICATION BY CONTRACT SPECIALIST**

I hereby certify that the above findings are true and correct to the best of my knowledge. Further, I certify that the notice on intent to award a sole source contract was published in accordance with 27 DCMR 1304 and that no response was received.

Date	Farhad Rezaei Senior Contract Specialist
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**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 bidding process under either Section 402 or 403 of the District of Columbia Procurement Practice 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	Jacque McDonald, CPPO, CPPB, SPSM, MBA, MST Director, Contracts, Procurement and Grants
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