

## Intent to Award Sole Source Contract

<b>Title</b>	Intent to Award Sole Source Contract -Determination and Findings
<b>Notice Date</b>	<b>November 16, 2012</b>
<b>Response Due Date</b>	<b>November 26, 2012</b>
<b>Contract Number</b>	CFOPD-13-C-014
<b>Contract Description</b>	Commercial Real Estate Information and Analytic Services  Description: The Government of the District of Columbia (District) Office of the Chief Financial Officer, Office of Revenue Analysis (ORA) has a need for commercial real estate information and analytic services. The period of performance will be for one year, with the option to renew for four, one-year periods.
<b>Vendor Name</b>	CoStar Group
<b>Procuring Agency</b>	Office of Contracts
<b>Point of Contact</b>	Peter Lloyd, Contract Specialist <a href="mailto:peter.lloyd@dc.gov">peter.lloyd@dc.gov</a> 202-442-6431

**Government of the District of Columbia  
Office of the Chief Financial Officer  
Determination and Findings  
for  
SOLE SOURCE PROCUREMENT**

**CONTRACT NUMBER:** CFOPD-13-C-014

**CONTRACTOR:** CoStar Group

**CAPTION:** Commercial Real Estate Information and Analytic Services

**PROGRAM AGENCY:** Office of Revenue Analysis

**CONTRACTING AGENCY:** Office of Contracts

**1. AUTHORIZATION**

D.C. Official Code §2-354.04, 27 DCMR § 1702, PPRA § 404

**2. MINIMUM NEED**

The Government of the District of Columbia (District) Office of the Chief Financial Officer, Office of Revenue Analysis (ORA) has a need for commercial real estate information and analytic services.

**3. ESTIMATED REASONABLE PRICE**

The estimated fair and reasonable price budgeted for the contract is approximately \$66,643.50 for a one year period of performance based on historical data.

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

CoStar Group (CoStar) is a national company that is the industry leader in data regarding the status of office buildings—how many, size, occupancy, ownership, history, tenants, vacancy rates, rents, under construction, etc. For the District of Columbia, data is available by 9 sub-locations, such as the Central Business District, East End, Capitol Riverfront, etc. The CoStar data is contained in a web-based interactive system that allows the user to specify location, size, and other characteristics. Because commercial real estate is such a major component of the DC real estate tax base, the ability CoStar gives to examine past trends and real property coming on-line over the next several years provides essential insight into this element of the tax base. In addition, the detail on specific buildings (or groups of buildings), including their size, when they were built, their tenants, and when they were last sold, assists ORA in preparing fiscal impact statements regarding tax increment financing areas, tax abatements, or development support. The CoStar system comes with user support and training.

ORA has been using this service for the analysis of our commercial property evaluations in the District and it is an essential tool that is used in the final formulation of the revenue projections every quarter. The products and services that ORA utilize are research tools and not simply tools that can be obtained from shelves or multiple sources. They are unique and analytical. It would not be possible for ORA to ask for quotes from sources that may not even exist, as such a market survey was not conducted.

Therefore, it is in the District's best interest to award a contract to CoStar as a sole source.

**5. CERTIFICATION BY AGENCY HEAD**

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

\_\_\_\_\_  
Fitzroy Lee  
Director  
Office of Revenue Analysis

\_\_\_\_\_  
Date

**6. CERTIFICATION BY CONTRACTING SPECIALIST**

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. The notice on intent to award a sole source contract was posted on the Internet and no responses were received. I recommend that the Director approve the use of the sole source procurement method for this proposed contract action.

\_\_\_\_\_  
Peter Lloyd  
Contract Specialist  
Office of Contracts

\_\_\_\_\_  
Date

**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 § 2-354.04). Accordingly, I determine that the District is justified in using the sole source method of procurement.

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Joseph Giddis  
Director/Contracting Officer  
Office of Contracts

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Date

DRAFT

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## FY13 Sole Source Procurements

<input type="checkbox"/>	 CFOPD-05-C-904 -Instant Tickets - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension-Determination and Findings Instant Tickets Document #: CFOPD-05-C-904 Due Date: November 24, 2012 POC: Carla Roane (email – Carla.Roane@dc.gov or telephone 202-442-6452)	228k	v. 1	Nov 14, 2012, 4:22 PM	Drakus Wiggins
<input type="checkbox"/>	 CFOPD-05-C-904 - Instant Tickets Products - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Notice of Intent to Award Sole Source Contract Extension -- Document No.: CFOPD-05-C-904 -- Due Date: February 8, 2013 -- POC: Carla Roane email: Carla.Roane@dc.gov Telephone: 202-442-6452	142k	v. 1	Jan 29, 2013, 4:57 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-026A - Financial Advisory Services - Notice of Sole Source D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026A -- Due Date: September 20, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	156k	v. 1	Sep 10, 2013, 4:06 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-026B Financial Advisory Services -Notice to Award Sole Source - D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026B -- Due Date: September 20, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	156k	v. 1	Sep 10, 2013, 4:08 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-026C Financial Advisory Services -Notice to Award Sole Source - D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026C -- Due Date: September 20, 2013 -- POC: Peter Lloyd	155k	v. 1	Sep 10, 2013, 4:09 PM	Doretha Johnson (OCFO)

(email – peter.lloyd@dc.gov or telephone 202-442-6431)

<input type="checkbox"/>	 CFOPD-07-C-026D Financial Advisory Services -Notice to Award Sole Source - D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026D -- Due Date: September 20, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	156k	v. 1	Sep 10, 2013, 4:10 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-026E - Financial Advisory Services - Notice of Sole Source - D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026E -- Due Date: September 20, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	156k	v. 3	Sep 10, 2013, 4:12 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-026F - Financial Advisory Services - Notice of Sole Source - D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Financial Advisory Services -- Document #: CFOPD-07-C-026F -- Due Date: September 20, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	155k	v. 3	Sep 10, 2013, 4:14 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-056 - Universal COllection Services - Notice of Sole Source - DF - May June 2013.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract -- Determination & Findings for Universal Collection Services -- Document #: CFOPD-07-C-056 - - Due Date: April 25, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	105k	v. 1	Apr 15, 2013, 1:47 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-07-C-056 - Universal Collection Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract -- Determination & Findings for Universal Collection Services -- Document #: CFOPD-07-C-056 - - Due Date: December 21, 2012 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	130k	v. 1	Apr 15, 2013, 1:47 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-08-C-009A - Copier	Title: Intent to Award Sole	100k	v. 1	Aug 8, 2013, 1:30 PM	Doretha Johnson

		Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Source Contract Extension - Determination and Findings for Copier Services -- Document #: CFOPD-08-C-009A -- Due Date: August 16, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)				(OCFO)
<input type="checkbox"/>		CFOPD-08-C-009B - Copier Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension - Determination and Findings for Copier Services -- Document #: CFOPD-08-C-009B -- Due Date: August 16, 2013 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	96k	v. 1	Aug 6, 2013, 5:16 PM	Drakus Wiggins
<input type="checkbox"/>		CFOPD-08-C-028 - Cost Allocation Plan - Notice of Intent Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Notice of Intent to Award Sole Source Contract Extension -- Document No.: CFOPD-08-C-028 -- Due Date: July 17, 2013 -- POC: Carla Roane email: Carla.Roane@dc.gov Telephone: 202-442-6452	101k	v. 1	Jul 8, 2013, 4:44 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>		CFOPD-08-C-031A - Medicaid Audit Services - Notice of Sole Source - DF.docx <a href="#">View</a> <a href="#">Download</a>	DF -- CFOPD-08-C-031A -- Medicaid Audit Services -- Notice of Sole Source	24k	v. 1	Apr 23, 2013, 11:25 AM	Doretha Johnson (OCFO)
<input type="checkbox"/>		CFOPD-08-C-031A - Modification 7 - Sole Source Extension.doc <a href="#">View</a> <a href="#">Download</a>	Modification #7 -- CFOPD-08-C-031A -- Williams, Adley, and Company -- Medicaid Audit Services	57k	v. 1	Apr 23, 2013, 11:23 AM	Doretha Johnson (OCFO)
<input type="checkbox"/>		CFOPD-08-C-040A - Bond Counsel Services - Notice of Sole Source Extension & DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Bond Counsel Services -- Document #: CFOPD-08-C-040A -- Due Date: October 7, 2013 -- POC: Anthony Stover (email – anthony.stover@dc.gov or telephone 202-442-7122)	243k	v. 1	Sep 27, 2013, 3:49 PM	Drakus Wiggins
<input type="checkbox"/>		CFOPD-08-C-046A Disclosure Counsel Services - Notice of Sole Source Extension & DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Disclosure Counsel Services -- Document #: CFOPD-08-C-046A -- Due Date: October 7, 2013 -- POC: Anthony Stover	243k	v. 1	Sep 27, 2013, 3:48 PM	Drakus Wiggins

(email – anthony.stover@dc.gov  
or telephone 202-442-7122)

<input type="checkbox"/>	 CFOPD-09-C-018 - Website Development - Notice of Sole Source Extension & DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension -- Determination and Findings for Website Development -- Document #: CFOPD-08-C-018 - - Due Date: October 7, 2013 -- POC: Anthony Stover (email – anthony.stover@dc.gov or telephone 202-442-7122)	237k	v. 1	Sep 27, 2013, 3:37 PM	Drakus Wiggins
<input type="checkbox"/>	 CFOPD-11-C-033 - Data Warehouse Maintenance - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Notice of Intent to Award Sole Source Contract Extension -- Document No.: CFOPD-11-C-033 -- Due Date: March 29, 2013 -- POC: Carla Roane email: Carla.Roane@dc.gov Telephone: 202-442-6452	38k	v. 1	Mar 19, 2013, 1:59 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-13-C-001 - Consulting Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension - Determination and Findings for Consulting Services -- Document #: CFOPD-13-C-001 - - Due Date: October 13, 2012 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	112k	v. 1	Oct 3, 2012, 9:37 AM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-13-C-002 - Research and Analysis Tax Consultant - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract Extension - Determination and Findings for Research and Analysis Tax Consultant -- Document #: CFOPD-13-C-002 -- Due Date: October 13, 2012 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	110k	v. 1	Oct 11, 2012, 4:45 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>	 CFOPD-13-C-014 - Real Estate Analytic Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Contract - Determination and Findings for Commercial Real Estate Information and Analytic Services -- Document #: CFOPD-13-C-014 -- Due Date: November 26, 2012 -- POC: Peter Lloyd (email – peter.lloyd@dc.gov or telephone 202-442-6431)	230k	v. 1	Nov 16, 2012, 4:47 PM	Drakus Wiggins
<input type="checkbox"/>	 DCKV-2007-C-0001 -DMV	Title: Intent to Award Sole	161k	v. 1	Aug 7, 2013, 4:55 PM	Doretha Johnson

		Collections Services - Notice of Sole Source D&F.pdf <a href="#">View</a> <a href="#">Download</a>	Source Contract Extension -- Determination and Findings for Lock Box and Collection Services -- Document #: DCKV-2007-C-0001 -- Due Date: August 17, 2013 -- POC: Drakus Wiggins (email – drakus.wiggins@dc.gov telephone 202-442-7121)				(OCFO)
<input type="checkbox"/>		RQ799854 - High End Pressure Equipment Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Notice of Intent to Award Sole Source Procurement - Determination and Findings for High End Pressure Equipment Services -- Document #: RQ799854 -- Due Date: March 11, 2013 -- POC: Sharon Guilford (email – sharon.guilford@dc.gov or telephone 202-442-8070)	95k	v. 1	Feb 28, 2013, 4:41 PM	Dorothy Whisler (OCFO)
<input type="checkbox"/>		RQ809775 - Consulting Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Procurement -- Determination and Findings for Consulting Services -- Document#: RQ809775 -- Due Date: June 23, 2013 -- POC: Sharon Guilford(email - Sharon.guilford@dc.gov or telephone 202-442-8070)	13k	v. 1	Jun 13, 2013, 4:21 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>		RQ811523 - Reconfiguration of OTR Customer Service Call Center - Notice of Intent to Award Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Procurement Determination and Findings for Reconfiguration of OTR Customer Service Call Center -- Document#: RQ811523 -- Due Date: July 8, 2013 -- POC: Sharon Guilford (email – sharon.guilford@dc.gov)	18k	v. 1	Jun 27, 2013, 4:58 PM	Doretha Johnson (OCFO)
<input type="checkbox"/>		RQ811815 - Property Management Repair Services - Notice of Sole Source - DF.pdf <a href="#">View</a> <a href="#">Download</a>	Title: Intent to Award Sole Source Procurement -- Determination and Findings for Property Management & Repair Services -- Document #: RQ811815 -- Due Date: July 8, 2013 -- POC: Sharon Guilford (email – Sharon.guilford@dc.gov or telephone 202-442-8070)	20k	v. 1	Jun 27, 2013, 10:59 AM	Doretha Johnson (OCFO)
<input type="checkbox"/>		RQ815623 - Cable Services - Notice of Sole Source	Title: Intent to Award Sole Source Procurement D&F --	16k	v. 1	Aug 8, 2013, 1:38 PM	Doretha Johnson (OCFO)

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Document #: RQ815623 -- Due  
Date: August 18, 2013 -- POC:  
Sharon Guilford (email -  
sharon.guilford@dc.gov  
telephone 202-442-8070)

## Comments

You do not have permission to add comments.