

NOTICE OF INTENT TO AWARD SOLE SOURCE PROCUREMENT

Title:	Notice of Intent to Award Sole Source Contract for Proprietary Parking Access and Revenue Control System (PARCS) Equipment, Software, Installation, Integration, Testing, Commissioning, and Related Professional Services for the University's parking facilities.
Notice Date:	June 22, 2026
Response Due Date:	July 2, 2026
Reference Number:	UDC Reference No.: 209236615/Purchase No.: PO-GF-2026-C-0013-BB
Contract Description:	The University of the District of Columbia (UDC), Office of Contracting and Procurement (OCP), on behalf of the Office of Auxiliary Enterprises – Auxiliary Services, intends to award a sole-source contract for the acquisition of proprietary Parking Access and Revenue Control System (PARCS) equipment, software, installation, integration, testing, commissioning, warranty support, and related professional services for the University's parking facilities.
Vendor Name:	IP Parking NA, Inc.
Point of Contact	Brian Brooks Contract Specialist brian.brooks@udc.edu

REFERENCE NO.: 209236615/Purchase No.: PO-GF-2026-C-0013-BB
CAPTION: IP Parking Proprietary – Parking Access and Revenue Control System (PARCS) Equipment, Software, Installation, Integration, Testing, Commissioning, and Related Professional Services: Sole Source Procurement Without Competition
PROPOSED CONTRACTOR: IP Parking NA, Inc.
PROGRAM AGENCY: University of the District of Columbia (UDC), Office of Auxiliary Enterprises - Auxiliary Services

DETERMINATION AND FINDINGS OF SOLE SOURCES PROCUREMENT

1. AUTHORIZATION

D.C. Official Code: §§ 2-354.01(a)(1)(C) and 2-354.04(a); and Chapter 30 of Title 8(b), D.C.M.R.: §§ 3002,4(a) and 3019

2. MINIMUM NEED

The University of the District of Columbia (UDC), Office of Contracting and Procurement (OCP), on behalf of the Office of Auxiliary Enterprises – Auxiliary Services, intends to award a sole-source contract for the acquisition of proprietary Parking Access and Revenue Control System (PARCS) equipment, software, installation, integration, testing, commissioning, warranty support, and related professional services for the University's parking facilities.

The procurement will provide the University with the necessary proprietary hardware, software, cloud-based parking management platform, system integrations, payment processing capabilities, license plate recognition (LPR) technology, validation systems, access control components, installation services, testing, commissioning, training, and technical support required to maintain, expand, and support the University's existing parking management infrastructure.

The proposed acquisition is necessary to ensure continued compatibility, operational continuity, and seamless integration with the University's existing proprietary IP Parking system currently deployed across campus parking facilities. The contract will support the ongoing operation, modernization, and management of UDC's parking access and revenue control environment while preserving the University's existing technology investment and minimizing operational disruption.

The University's minimum need is to:

- Maintain and expand the existing parking access and revenue control infrastructure currently deployed at UDC.
- Ensure full compatibility with the existing IP Parking hardware, software, cloud-hosted ParkBase platform, payment processing systems, license plate recognition (LPR) technology, validation systems, credential management systems, and related components currently installed and operational at University parking facilities.
- Provide replacement, enhancement, integration, installation, commissioning, testing, training, warranty support, and implementation services for the existing parking management environment without disrupting current operations.
- Preserve system integrity, cybersecurity, operational continuity, reporting capabilities, payment processing functionality, cloud-based administration, and future scalability of the University's parking operations.
- Ensure continued access to proprietary software updates, manufacturer support, warranty services, technical expertise, and integration capabilities necessary for reliable operation of the existing parking management system.
- Avoid unnecessary duplication of infrastructure, substantial conversion costs, operational disruptions, retraining expenses, and technical risks associated with replacing the University's existing proprietary parking management platform.

3. ESTIMATED COST

The estimated cost for this contract is \$108,813.82.

4. FACTS THAT JUSTIFY SOLE SOURCE PROCUREMENT

a) IP Parking NA, Inc. has provided a written certification stating that:

- IP Parking is the sole owner of the intellectual property rights associated with the parking equipment and software currently deployed at UDC;
- The hardware and software are proprietary in nature;
- The system utilizes a closed architecture that requires proprietary technical knowledge and access;
- Only IP Parking possesses the technical expertise, software access rights, source-level system knowledge, and proprietary interfaces necessary to modify, expand, maintain, or integrate the existing system;
- IP Parking NA, Inc. is the only authorized local provider capable of furnishing the required products and services in the Washington, D.C. metropolitan region.

- b) The proposed acquisition requires complete compatibility with the University's existing IP Parking infrastructure.

Any alternative vendor would be unable to provide equipment, software, firmware, cloud services, system integrations, and maintenance support that are fully compatible with the existing proprietary ParkBase platform without:

- Replacing significant portions of the installed infrastructure;
- Re-engineering system integrations;
- Creating operational disruptions;
- Introducing cybersecurity and interoperability risks;
- Incurring substantial additional costs.

- c) The proposed solution includes proprietary:

- ParkBase cloud-based parking management software;
- Validation and credential management systems;
- Mobile payment functionality;
- API integrations;
- Reporting and analytics capabilities;
- License Plate Recognition (LPR) integrations;
- Access control technologies;
- Payment processing technologies;
- Microsoft Azure cloud-hosted infrastructure.

These proprietary technologies are exclusively owned, controlled, maintained, and supported by IP Parking and cannot be obtained through another source without compromising system functionality and operational continuity.

- d) The proposed acquisition will:

- Preserve the University's existing technology investment;
- Ensure uninterrupted parking operations;
- Maintain compatibility with installed infrastructure;
- Support ongoing revenue collection and parking management activities;
- Minimize implementation risks;
- Provide continued manufacturer-authorized support and warranty coverage;
- Deliver the required functionality in the most efficient and cost-effective manner.

- e) Based upon the sole source certification provided by IP Parking NA, Inc., the proprietary nature of the installed system, compatibility requirements, and the absence of any other authorized source capable of providing the required products and services, the Contracting Officer finds that IP Parking NA, Inc. is the only responsible source capable of satisfying the University's minimum requirements.

CERTIFICATION OF FACTS BY CONTRACT SPECIALIST

I have reviewed the above findings and certify that there are sufficient justifications to use the Sole Source Procurement without Competition method under the cited statutory authority.

I recommend that the Contracting Officer approves the procurement procedures and method for this proposed contract.

6/15/2026

Date

Brian Brooks

Brian K. Brooks
Contract Specialist

DETERMINATION

Based on the above findings and in accordance with D.C. Official Code: §§ 2-354.01(C) and 2-354.04(a); and Chapter 30 of Title 8(b), D.C.M.R.: §§ 3002,4(a) and 3019 – I hereby determine that the goods and/or services described herein should be procured from IP Parking NA, Inc.

It is further determined that the cost to the University is fair and reasonable, and that this action is in the best interest of the University.



Stephanie A. Johnson, Vice President
Chief Contracting and Procurement Officer

6-22-2026

Date