



COUNTY OF SONOMA
PUBLIC INFRASTRUCTURE PURCHASING DIVISION
SINGLE OR SOLE SOURCE WAIVER REQUEST



Directions: Use this form to justify a single or sole source transaction (see selection criteria below). Departments are encouraged to consult with the Purchasing Division prior to submitting this request to Purchasing. The single or sole source request should be approved before the department makes a commitment to the vendor, and before funds are encumbered. If the request is denied, the department will be advised by the Purchasing Division as to next steps (e.g., conduct a competitive process to select the supplier/contractor).

Choose one below:

☐ Sole Source – Services or Goods are available from only one supplier (e.g., proprietary software, licensed or patented good or service).

☒ Single Source – More than one source exists (selecting one supplier out of all that are available). The County selects a particular provider over others for reasons such as (1) safety, (2) training or standardization, (3) logistical requirements (e.g. local presence needed) (4) only one prospective supplier is willing to enter into an agreement with the County (5) item has design and/or performance features that are essential to the department and no other source satisfies the County's requirements.

Department: Permit Sonoma

Date Submitted: April 29, 2025

Contact: Wil Lyons

Phone: 707-565-7388

Supplier Name: Dyett & Bhatia

Amount: \$ 913,997.00 Term Requested: 2-years Requisition Number: _____

Describe the product or service:

In December 2019, the Director of Permit Sonoma executed an agreement with Dyett and Bhatia, Urban and Regional Planners (Dyett and Bhatia), to prepare a Specific Plan and environmental impact report (EIR) for the former Sonoma Developmental Center (SDC), with amendments to the contract amount and scope of work approved in September 2022 and July 2023. The agreement resulted a Specific Plan and EIR that were adopted and certified by the Board in December 2022. The EIR was successfully challenged in superior court and the Board decertified the EIR and set aside the Specific Plan. The Specific Plan and EIR require

Describe the basis for your sourcing recommendation. Include what due diligence you have performed in selecting the supplier. Explain why this is the only product or service that will meet the County's needs. Why is this supplier or contractor the one that can provide the services or products? What steps were taken to verify that the goods or services are not available from another source? Explain what efforts were made to obtain the best possible cost (e.g., current benchmark data from industry, other agencies)

Permit Sonoma requests this single source waiver with Dyett and Bhatia (D&B) and subconsultants for the aforementioned analysis and to complete preparation of the Environmental Impact Report in compliance with the Writ of Mandate, addressing the developer proposal, and any requisite revisions to the Specific Plan. D&B prepared the initial Specific Plan and EIR and has extensive familiarity with the project, project site, the legal landscape surrounding the project, and have established an effective working relationship with project stakeholders and County staff. In 2019, DGS awarded the County \$3.5 million for land use planning services to develop a specific plan and associated Environmental Impact Report for the SDC campus. The original agreement with

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Department Head or Designee Signature: Tennis Wick Date: 4/30/2025

FOR PURCHASING ONLY

Reason for Determination:

Single/Sole Source Approved: ☒

Single/Sole Source Denied: ☐

Purchasing Agent: Lindsay Musco

Date: 4/30/2025