



**The Comptroller General  
of the United States**

Washington, D.C. 20548

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## Decision

**Matter of:** Trammell Crow Company No. 91 and Petula  
Associates, Limited  
**File:** B-229492  
**Date:** March 8, 1988

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### DIGEST

Protest is sustained where protester reasonably interpreted solicitation requirement that any proposed office space be located in a building that has transit bus service within a quarter mile to mean service in both directions although agency maintains one-way service is sufficient under the solicitation. General Accounting Office recommends that protester be permitted to offer a second building which has bus service in only one direction.

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### DECISION

Trammell Crow Company No. 91 and Petula Associates, Limited protests the proposed award of a 5-year lease for office space to Birtcher Wadsworth Company (BWC) under solicitation for offers R7-30N-87 issued by the General Services Administration (GSA) for offices for the Internal Revenue Service. Trammell Crow alleges that award to BWC would be improper because the building offered by BWC does not meet a solicitation requirement that the office space be located in a building that is within a quarter mile of transit bus service. We sustain the protest.

The solicitation, as amended, stated that "[t]ransit (bus) service is required to be within one-fourth mile of building." Trammell Crow complains that the property offered by BWC is not located within the required distance from the nearest bus service. In this regard, the protester states that BWC's property is within a quarter mile of a stop for westbound bus service but more than a quarter mile from eastbound bus service. The protester has submitted an affidavit which states that it has a building that is within the required distance from one-way bus service but was told by a GSA contract specialist that such a building would not meet the solicitation's transit requirement. According to the protester's affidavit its building is located on Rafe Street, Carrollton, Texas.

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The agency agrees with the protester concerning the location of the bus stops for BWC's building but replies that bus service in one direction within a quarter mile of the building is adequate to meet the solicitation requirements. It argues that one-way service both fits within the literal meaning of the solicitation language and meets its needs.

The agency agrees with the protester concerning the location of the bus stops for BWC's building but replies that bus service in one direction within a quarter mile of the building is adequate to meet the solicitation requirements. It argues that one-way service both fits within the literal meaning of the solicitation language and meets its needs.