

Contracts & Procurement

DETERMINATION AND FINDINGS FOR SOLE SOURCE PROCUREMENT

Purchasing Agency: Department of General Services
User Agency: Department of Behavioral Health
Contract Number: DCAM-26-CS-SS-0019
Caption: Project Management Services - Comprehensive Psychiatric
Emergency Program (CPEP) Facility
Proposed Contractor: Longobardi & Associates DC, LLC

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47 Section 4718.

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) has an immediate need to provide project management services required to successfully relocate the District’s Department of Behavioral Health’s Comprehensive Psychiatric Emergency Program (CPEP) Facility from its current location, at 1905 East Street, NE to 35 K Street, NE by September 30, 2027. To achieve this objective, DGS requires project management services with immediate, specialized expertise in the design, engineering, and clinical workflow requirements unique to emergency behavioral and psychiatric health facilities.

3. ESTIMATED FAIR AND REASONABLE PRICE:

\$350,000.00

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Longobardi & Associates DC, LLC possesses unique, highly specialized qualifications and institutional knowledge that make them the only source capable of fulfilling the Department’s minimum needs within the required timeframe.

- **Demonstrated Domain Expertise:** The firm has a proven track record of managing complex design and construction cycles for programmatic, agency-specific psychiatric facilities. Notably, they successfully directed the design and project management services for the DBH Sobering and Stabilization Center at the Park Road Project.

- **Specialized Technical Knowledge:** Managing behavioral health facilities requires uncommon technical expertise regarding patient and staff safety protocols, behavioral health planning, clinical workflows, and secure circulation. Longobardi & Associates, Inc. holds specific, expert-level familiarity with specialized ligature-resistant and anti-ligature architectural designs. This includes meticulous coordination, detailing, procurement, installation, and strict inspection of anti-ligature doors, hardware, specialized plumbing fixtures, tamper-resistant lighting, reinforced furniture, and custom finishes engineered to minimize patient risk and endure high-intensity operational environments.
- **Institutional Continuity and Schedule Mitigation:** Due to their prior successful collaborations with DBH, the proposed contractor has a comprehensive understanding of DBH's strict operational frameworks and clinical safety requirements. They possess established working relationships with the critical stakeholder groups involved, including design teams, general contractors, specialized vendors, clinical leaders, and facility staff.

Conducting a standard competitive solicitation would disrupt project continuity, create a lengthy onboarding loop for an uninitiated firm, and introduce severe schedule risks. Given the aggressive, unmovable facility relocation deadline of September 30, 2027, Longobardi & Associates DC, LLC is uniquely positioned as the single available source able to execute this scope without jeopardizing public safety or failing the District's programmatic timeline.

5. CERTIFICATION BY THE DEPUTY DIRECTOR CAPITAL CONSTRUCTION SERVICES DIVISION

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

Osei Headley
 Deputy Director
 Capital Construction Services Division

 Date

6. CERTIFICATION BY THE CONTRACTING OFFICER:

I have reviewed the above findings and certify that they are sufficient to justify the use of the single available source method of procurement under the cited authority. I certify that the notice of intent to award a sole source procurement action was published in accordance with 27 DCMR 4718 and that no responses were received. I recommend

that the Department of General Services, Chief Procurement Officer, approve the use of the sole source procurement method for this proposed procurement action.

James H. Marshall
Contracting Officer

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 § 2-354.02 or 2-354.03). Accordingly, I determine that the District is justified in using the sole source method of procurement.

Dr. Jacque McDonald, NIGP-CPP, CPPO, CPPB
Associate Director and Chief Procurement Officer

Date