

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services
User Agency: District of Columbia Public Schools (“DCPS”)
Caption: A/E Services for the Thaddeus Stevens School
Proposed Contractor: Martinez + Johnson Architecture (“M+J Architecture”)
Architecture

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47, Section 4718.1

2. MINIMUM NEED:

The Department of General Services (DGS) has an immediate need to finalize the re-programming and re-design for the interior and playground of the Thaddeus Stevens School building located at 1050 21st Street NW, Washington, DC 20037.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required Architectural and Engineering (“AE”) services is approximately \$900,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In 2016, M+J Architecture completed 90% plans and specifications for Akridge development to provide A/E services for the Ivy Mount School to be located at the old Thaddeus Stevens School. The scope included assessments, programmatic development, site evaluations, feasibility studies, and test fits as part of the initial Programmatic Phase of the project. Such tasks have already been completed up to 90%. However, the Ivy Mount School decided not to proceed with the project. Subsequently, the District of Columbia Public Schools (“DCPS”) determined to re-purposing the building for a Pre-K school.

Accordingly there is a need to have M+J Architecture, the Architectural/Engineering firm that was awarded the initial programmatic services for the Ivy Mount School, to provide the additional required A/E services associated with the new DCPS Pre-K scope of work.

The historic Stevens School is a four-story masonry structure of approximately 40,000 SF. A former DC city school that was built in several sections beginning in the 19th century will be used by DCPS.

Although the school is an integral part of a larger real estate development which will include a new commercial structure on the old school grounds and a corner site, this proposal addresses only the interior of the historic school building, playground to the south of the school entry and DCPS's request for a revision to the Stevens School 90% CD Set drawings. As with the preliminary programming phase, the Architect will be required to work with DGS and DCPS to fully adapt the building and playground as necessary for use as requested by DCPS.

The building's structure, interior spaces and playground will be revised as necessary to accommodate the new DCPS program. We understand that this program will be based on:

- DCPS Education Specifications.
- Summary of Office of the State Superintendent of Education (OSSE) requirements for a daycare facility.

The treatment of the building will require approvals by the Historic Preservation Office (HPO) and Commission of Fine Arts (CFA), and M+J/OTJ will lead the entitlements process.

M+J/OTJ will lead and co-ordinate a carefully assembled design team to revise the design of interior spaces and systems of the school and playground, complete contract documents, and administrate construction. This proposal offers Basic Design Services (including Architectural; Landscape Architectural; Structural Engineering; and Mechanical, Electrical, and Plumbing Engineering) as well as additional consultants required by the project noted in the following section, "Design Team." Should other services be required, this agreement may be amended by agreement of Owner and M+J/OTJ. Under this proposal, M+J/OTJ will:

- Lead the project preservation effort
- Work with the DCPS educational planners
- Provide Design Services for the school based on the program / conceptual design by DCPS
- Co-ordinate the revision of building system designs including the interior of the exterior envelope
- Assist the Owner in the Due Diligence efforts that remain to be executed

DESIGN TEAM

The Architectural design effort will be led by M+J/OTJ as Design Architect and Architect of Record. For the re- design of the building interior and playground, M+J/OTJ will be assisted by the following engineering and consultant team:

- Structural Engineering
- Mechanical, Plumbing, and Electrical Engineering
- Landscape Architect
- Life Safety and Fire Protection
- LEED Consulting
- Specifications
- Security / Telephone / Data / AV
- Acoustical Consulting
- Code Consulting

The following consultants are not included in this proposal but may be added to the project at the Owner's direction as an Additional Service:

- Architectural Historian
- Interior Lighting Designer
- Other specialized educational consultants

The Owner may decide to engage the following consultants directly or through Akridge, developer of the adjacent office building:

- Civil Engineering
- Traffic
- Geo-technical Engineering
- Hazardous Materials Consultant
- Cost Estimating / Analysis
- Graphics and Exhibition Design
- Marketing Support and / or services related to social media connections
- Owner's Zoning Counsel

For the Interior Re-Design Phase, referred to as Package 2, M+J will work with DGS, DCPS, and the Owner's consultants and advisors to establish a revised school program, develop initial revised layout drawings for the interior and playground based on the established program, and prepare material and finish information to provide:

- Revision of the interior design based upon DCPS Education Specifications.

- Revision of the interior design based upon summary of Office of the State Superintendent of Education (OSSE) requirements for a daycare facility provided by DCPS.
 - a) Preparation of project interior design documents, and specifications.
 - b) Preparation of the playground design documents, and specifications including play surface, edge restraint, perimeter fencing and selection of site furnishings.

Revision of building systems for the School facilities include:

- Structural/Mechanical
 - Plumbing/Electrical
 - Fire Sprinkler
 - Technology/Security
 - Hardware
- a) Submission of Project Documents as a Revision to the Stevens School 90% CD Set Drawings dated, November 30, 2016.
 - b) Co-ordination with selected Construction Manager.
 - c) Presentation of Project Documents to regulatory officials such as HPO, CFA, Board of Zoning Adjustment (BZA), ANC, and OP as required.
 - d) Revision of the LEED checklist for the School building in pursuit of LEED v.3 LEED for Schools GOLD certification, noting that the project was registered under LEED v. 3 during the previous design phase.

After the appropriate DGS and DCPS written directions, M+J/OTJ shall proceed with the balance of this phase of the project design services inclusive of:

- Construction Documents
- Bidding and Negotiation
- Construction Administration
- Project Closeout

Given M+J's understanding of the project scope and familiarity with the project site it would be advantageous to the District to retain M+J as the Architect of record for the following reasons:

- M+J has been contracted by Akridge to be the Architect of record for the exterior renovation. Having a second Architect of record for the interior would be inefficient both in terms of budget and schedule delivery.

- M+J has had initial discussions with DCRA regarding the permitting process for the project
- M+J has completed initial building assessment and produced as is CADD drawings of project.
- M+J has been engaged with the CFA and Historical preservation board to ensure that the historic elements of the building are maintained.

5. CERTIFICATION BY THE DCPS CLUSTER PROGRAM MANAGER:

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

Date

Adnan Mamoon
Program Manager - DCPS Cluster

6. CERTIFICATION BY THE MANAGER OF CONSTRUCTION SERVICES:

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 response was received. I recommend that the Department of General Services, Associate Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Franklin Austin
Contracting Officer
Contracts and Procurement Division