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: Deputy Mayor for Planning and Economic Development
Caption: A&E Services - St. Elizabeths East Campus Phase One Infrastructure Improvements - Develop Preliminary Plans and Drawings for the Demolition of the former Hospital Administration building and Construction of Temporary Parking Lots
Proposed Contractor: CH2M, PC DC
Proposed Contract No.: DCAM-17-AE-0122

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (DGS), on behalf of the Deputy Mayor for Planning and Economic Development (DMPED) has an immediate need to provide A&E services in support of the Department’s redevelopment of the St. Elizabeths East Campus. Specifically, the Department requires the design and development of preliminary plans and drawings for a design build solicitation for the demolition of the existing vacant and deteriorating 215,000 SF Dorothea Dix (DDX) former hospital administration building and the construction of temporary parking lots.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required Architectural & Engineering (AE) services is approximately $758,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

As a result of a comprehensive planning effort, the designing and building of the public infrastructure improvements needed to support all planned future development at St.
Elizabeths East, including roadways, water, gas, electric, telecommunications, streetscapes and street lighting, in addition to the demolition of certain non-contributing structures at the campus was divided into two phases.

The District is working to complete the Phase One infrastructure construction to occur within St. Elizabeths East. One of the major projects under construction at this time is the Entertainment and Sports Arena (ESA) facility that will be the practice facility for the NBA Washington Wizards and the home court for the WNBA Washington Mystics. The ESA facility is identified and included in the Phase One update dated February of 2016 and provided as Attachment A.

To assist in achieving the redevelopment of the East Campus, DMPED prepared a master parking plan, which identified significant short term (5 to 7 years) and long term on-site parking deficiencies. The parking space deficit is particularly large when events are held at the ESA facility simultaneous with an event at the existing Gateway Pavilion. Until long term redevelopment of parcel 2 occurs (office building and major parking garage) the short term (5 to 7 years) solution to the documented future parking deficits is to develop a temporary surface parking lot on parcel 2 of East Campus of up to 800 spaces including a portion reserved for valet parking.

To accomplish this the existing vacant and deteriorating 215,000 SF Dorothea Dix (DDX) former hospital administration building must be demolished and the site redeveloped into a surface parking lot with direct access to Martin Luther King, Jr Avenue SE (MLK) and safe pedestrian and shuttle access to the ESA site. Also, conceptual plans will be developed for three (3) additional temporary parking lots on East Campus that may be necessary for short term parking demand. The District’s ESA agreement requires that the District provide ample parking when the arena opens in September 2018.

In order to progress the demolition and surface paving of the parking lots, DGS needs to engage the Architect of Record for all Phase One infrastructure improvements, CH2M, PC DC (CH2M), to provide the required design and development documents on a sole source basis. CH2M, a nationally recognized infrastructure firm, was initially selected by the District’s Department of Transportation to provide all design and development services for the Phase One infrastructure improvements. CH2M has developed an intimate, comprehensive knowledge of the infrastructure and related construction for all Phase One projects. Likewise, CH2M has the expertise required to provide the required services. Utilizing CH2M will permit the Department to meet established deadlines for the delivery of the temporary parking lots in the most economical and efficient means possible. CH2M’s performance to date has been excellent.

Based on the above facts it is in the best interest of the District to authorize CH2M, the Architect of Record for the Phase One infrastructure improvements, to design and develop the preliminary plans and drawings for a design build solicitation for the demolition of the existing vacant and deteriorating former hospital administration building and the construction of temporary parking lots.
5. **Certification by the Deputy Director Capital Construction Division:**

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

Date

Jeff Bonvechio  
Deputy Director  
Capital Construction

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 (Insert outcome of Posting). 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

James H. Marshall  
Senior Contract Specialist

**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.

Date

George G. Lewis, CPPO  
Associate Director/Chief Contracting Officer
Attachment A
St. Elizabeths East Infrastructure Update

February 3, 2016
Agenda

1. Introductions
2. St. Elizabeths East Overview
3. Stage One Infrastructure Improvements
   1. Role of the D.C. Department of General Services and D.C. Department of Transportation
   2. Timeline for Stage 1 Infrastructure Improvements
4. Questions
St Elizabeths East Total Planned Redevelopment

East Campus Existing Conditions: Primarily a vacant historic campus, except Gateway DC and the R.I.S.E. Demonstration Center

Underlying Zoning: StE District

Buildable Envelope: +5 million square feet (multiple parcels)

- Office: 1.8 million SF, including 500,000 SF of "Innovation Hub" space
- Residential: 1,300 units
- Retail: 206,000 SF
- Hospitality: 330,000 SF
- Civic & Educational: 250,000 SF for non-commercial activity centers
### Phase One Key Features:

<table>
<thead>
<tr>
<th>Mixed-Use (Parcel 17)</th>
<th>+30,000 SF of Retail; 171,000 SF of Office; 30,000 SF Innovation Greenspace</th>
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<tbody>
<tr>
<td>Townhomes (Parcel 10/14)</td>
<td>+60 homes Townhomes (30% affordable); +15 live-work-units</td>
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<tr>
<td>Multi-family (Parcel 11)</td>
<td>250 units multifamily units (80% affordable) in 6 historic buildings and one center amenity building; +14,000 SF innovation/arts/culture space</td>
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<tr>
<td>Entertainment (Parcels 9/12)</td>
<td>5,000 seat Entertainment and Sports Arena for use as a concert/entertainment venue. Wizards Training Facility and arena for Mystics and other sports teams</td>
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Construction of a new infrastructure network to provide a complete street system within the East Campus, including:

- Urban local roadways
- New wet and dry utilities
- Landscaping Right of Way
- LID Drainage Features
- Bicycle/pedestrian facilities

Network will be constructed in two phases, with Stage 1 Phase 1 commencing Summer 2016.
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>August 2015</td>
<td>Cancellation Of Previous Solicitation For Infrastructure Improvements</td>
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<tr>
<td>Early December 2015</td>
<td>65% Plans Completed For DDOT &amp; DOEE Reviews</td>
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<tr>
<td>Late January 2016</td>
<td>Issuance Of Design Build Request For Proposals (RFP) By DGS For Roads &amp; Utilities</td>
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<td>Mid-February 2016</td>
<td>RFP Due Date For Bids To DGS</td>
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<td>Late March 2016</td>
<td>Notice To Proceed (NTP) Issued For 100% Plans</td>
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<tr>
<td>Early July 2016</td>
<td>NTP Issued By DGS For Start Of Construction Of Roads &amp; Utilities</td>
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<tr>
<td>Summer 2018</td>
<td>Completion Of Construction Of Roads &amp; Utilities For Stage 1 Phase 1</td>
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STAGE 1 PHASE 1
PROPOSED UTILITIES
STAGE 1 PHASE 1 - ROADWAY / TYPICAL SECTIONS
STAGE 1 PHASE 2
INFRASTRUCTURE PROJECT LIMITS