

GOVERNMENT OF THE DISTRICT OF COLUMBIA

DEPARTMENT OF GENERAL SERVICES



DETERMINATION AND FINDINGS FOR SOLE SOURCE PROCUREMENT

Purchasing Agency: DC Department of General Services
User Agency: DC Department of General Services
Caption: A&E Services – Oxon Run Outdoor Fitness Center
Proposed Contractor: I Studio Architects

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (“DGS”) has an immediate need to engage the services of I Studio Architects (the “Architect” or “AE”) for the Architectural Engineering Design Service required for the construction of an Outdoor Fitness Center of the District of Columbia’s Oxon Run Park. The AE, I Studio Architects was competitively selected through the Request for Proposal (“RFP”) process. The AE firm has diligently worked with the stakeholders to complete the Design Service (Title I). I Studio is the Architect of Record.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to complete the required AE Title I and Title II services is \$100,858.00; this amount includes approved Title II reimbursable allowance of \$30,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The original AE contract was competitively awarded to design an outdoor fitness center at Oxon Run Park with a Portland Loo. Due to the contract expiring, the Title One services to include the Portland Loo and Title II services are still required to complete the design of the project.

It will be prudent to retain the services of ISTUDIO Architects design team to finish the AE Design of the Portland Loo and the Title II service of the of the Oxon Run Outdoor Fitness Center.

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- The original Task Order for the Design Service (Title I Service) for the Oxon Run Outdoor Fitness Center was executed on February 2, 2020 via Contract Number DCAM-19-AE-0002 Purchase Order PO623559.
- The Architect on Record was involved from the initiation of the project for the outdoor fitness technical requirements, operational efficiency and have working relationship with all stakeholders.

- By virtue of their personal involvement in the project from the project's inception, the team possesses unique and invaluable knowledge that would be difficult to match.
- It was observed that over the years many of the construction materials have changed and it might require design modifications, where they are the Architects on Record.
- Members of the design team are original designers, registered & certified and experienced with the institutional knowledge that is required to successfully complete the scope of required services within the time frame.
- I Studios knowledge is essential to interpret the design and make necessary changes, if required by virtue of their knowledge about this project and as owner of the design.
- In addition, continuity in service delivery is paramount to the success of the project.
- The introduction of a new AE firm at this juncture will jeopardize the timely completion of the project and may result in significant and unnecessary increases in costs.

Based on the above facts, it is in the best interest of the District to authorize ISTUDIO Architects, the AE team of record, to perform the remaining design, change order design and the Phase III Construction's Title II service. This will ensure continuity in the project implementation process and as a time and cost saving measure.

5. CERTIFICATION BY THE DEPUTY DIRECTOR OF CAPITAL CONSTRUCTION SERVICES:

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

Date

Tiffany Barthwell Moore
Deputy Director
Capital Construction Services

6. CERTIFICATION BY THE CONTRACTING OFFICER OF CONSTRUCTION SERVICES:

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole 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, Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Pamela Ford Dickerson
Contracting Officer

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
Chief, Contracts and Procurement Division