

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Proposed Contract No.: DCAM-24-CS-SS-0006

Caption: Architectural and Engineering Services for Oak Hill
Campus Infrastructure Upgrades- Title II

Contractor(s): C.C. Johnson & Malhotra, P.C. (“CCJM”)

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and 27 DCMR § 4718

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of CCJM (the “Contractor”) for Architectural and Engineering Services for Oak Hill Campus Infrastructure Upgrades -Title II Services, located at 8400 River Road, Laurel, Maryland 20724.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price for providing the work for Architectural and Engineering Services for Oak Hill Campus Infrastructure Upgrades - Title II Services is approximately **\$124,256.00**.

4. FACTS THAT JUSTIFY A SOLE SOURCE PROCUREMENT:

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of CCJM (“Contractor”) for Architectural and Engineering Services for Oak Hill Campus Infrastructure Upgrades - Title II Services. Under this proposed contract, the Contractor will provide construction management design required to renovate

and modernize the infrastructure and equipment located at 8400 River Rd, Laurel, MD 20724.

The scope of the project generally includes, and the Contractor shall.

- Complete the design and construction review of the water tower
- Conduct an additional Survey for Water Tower
- Increased Construction Administration to account for increased duration in Construction Administration associated with the development and construction of the new elevated water storage tank.

The Department engaged CCJM under Purchase Order Agreement No. DCAM-22-CS-SP-009 to provide Title 1—Architectural and Engineering Services for Oak Hill Campus Infrastructure Upgrades Phase 1 “project.” Through this contract, CCJM delivered 90% of the drawings and design elements crucial to the project's success.

The Department still requires CCJM services due to the expansion of the project scope, an increased design-level effort requirement, and the presence of patented 90% drawings integral to the project, but costs now exceed the small purchase threshold.

CCJM is familiar with the project specifics, which will ensure consistency in design and engineering standards and avoid potential delays associated with transitioning to a new contractor.

CCJM has demonstrated exceptional expertise and performance, meeting all project milestones and quality standards. Their familiarity with the project specifics positions them uniquely to handle the expanded scope effectively.

Given the exclusive rights to the patented drawings, the need for continuity and consistency, cost and time efficiency, CCJM’s technical expertise, and regulatory compliance, it is in the District’s best interest to allow CCJM to complete the Architectural and Engineering Services for Oak Hill Campus Infrastructure Upgrades Phase 1 - Title II Services project.

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

I hereby certify, to the best of my knowledge and belief, that all my statements regarding the conditions, service needs, and urgency are true, correct, and complete. Furthermore, I affirm that the information provided herein is accurate. I understand that making a false statement is punishable by criminal penalties pursuant to D.C. Official Code § 22-2405 et



sq. (2001). I understand that any information I give may be investigated as allowed by law or regulation.

Date

Ella Faulkner
Deputy Director
Capital Construction Services

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

Date

Kianna Shepherd
Contracting Officer,
Contracts & Procurement Division

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
Chief Procurement Officer,
Contracts & Procurement Division

