

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: Blair Shelter at 635 I St NE, Washington, DC 20002
Emery House Shelter Renovation ,1725 Lincoln Rd. NE, Washington, DC 20002

Contractor: ISTUDIO Architects

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (DGS) have an immediate need to complete architectural and engineering services and all associated permit costs required at the following locations: Blair Shelter at 635 I St NE, Washington, DC 20002 and Emery House Shelter, 1725 Lincoln Rd. NE, Washington, DC 20002.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$407,699.25.

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In 2017, DGS awarded a contract to ISTUDIOS Architects through a competitive procurement process to prepare the architectural services for modernization of both the Blair Shelter and Emery House Shelter. The initial construction schedule exceeded the existing Purchase Order (POA) Agreement entered into with ISTUDIO in 2017. ISTUDIO, however has provided architectural and engineering services for both projects before the POA expired.

ISTUDIO will utilize the original design and field staff members that are familiar with the current construction drawings as well as the permit constraints imposed by the Commission of Fine Arts. Likewise, it would be more costly for a new design firm to validate the current design and construction progress of installed work since the project has attained more than sixty percent (60%) completion.

Based on the above, it is in the best interest of the District to retain ISTUDIO, the original design firm of record for both the Blair Shelter and Emery House Shelter projects to continue to provide the remaining architectural and engineering services, renew permits and submit any additional specifications for completing construction at both projects. This will be the reconstruction that will comply with all standards, applicable safety codes, and operational needs of both the Blair Shelter and Emery House Shelter projects.

4. 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 for Capital Construction Division

5. 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 response was received. I recommend that the Department of General Services, Director/ Chief 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