

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



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: MPD 1st District Head Quarters – ADA Upgrades at MPD 1st District (MPD1D) District Substation located at 500 E Street, SE, Washington DC, 20003. Architecture Engineering (AE) and Construction Administration (CA) Services Only.

Contractor: Studio Laan

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 for time extension to complete AE Services and to begin CA services required at MPD 1st District Substation located at 500 E Street, SE, Washington DC, 20003.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$ 10,568.50.

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Based on their need for ADA Upgrades, MPD 1st District Substation requested Architecture Engineering (AE), Construction Administration (CA) and General Contracting (GC) services to take place. Through a competitive procurement process that took place, DGS awarded a contract to Studio Laan Architects to complete the AE and oversee the CA portion. The GC portion was scheduled to be completed via a separate competitive

procurement process by a separate GC. The initial DGS PM who oversaw the AE portion this project is no longer employed with DGS. Immediately following him leaving DGS, the AE portion of the contract expired. After expiration of the AE portion of the contract, bids that were previously solicited for the GC portion of the project started to arrive based on the anticipated timeline at that time.

Due to the challenging nature of MPD 1st District projects, Studio Laan will utilize the original design and field staff members that are familiar with the current construction drawings as well as the constraints imposed by MPD 1st District. Studio Laan, having been involved since June 2019 for AE Services, is familiar with the site, staff, logistics and requirements of MPD staff.

In addition to being more costly for a new contractor to validate the AE services already completed, the project had reached the 90% point of completion. The remaining 10% is to be completed once the GC is selected. Further, DGS has successfully negotiated the reinstatement of the permit from DCRA with the submitted and approved forms and documents from Studio Laan. Once approved to restart, it is expected that the rest of the project which includes the remaining AE, CA and GC will be complete in approximately 5-6 months.

Based on the above, it is in the best interest of the District to allow Studio Laan, the original AE of record for the MPD ADA Upgrades Project at 1st District to review, complete comments for permits and submit specifications for completing construction. This will ensure construction that will comply with and complement standards, applicable safety codes, and operational needs of the MPD 1st District ADA Upgrades project.

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

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

Date

Paul Blackman Jr.
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

Franklin Austin
Contracting Officer, CPPM, CPM
Contracts and Procurement

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