

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



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: MPD 4th District Head Quarters – ADA Upgrades at MPD 4th District (MPD1D) District Substation located at 450 Park Rd., NW, Washington DC, 20010. Architecture Engineering (AE) and Construction Administration (CA) Services Only.

Contractor: Bell 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 for time extension to complete AE Services and to begin CA services required at MPD 4th District Substation located at 450 Park Rd, NW, Washington DC, 20010.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$ 17,004.05.

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Based on their need for ADA Upgrades, MPD 4th 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 Bell 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 4th District projects, Bell Architects 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 4th District. Bell, 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 Bell. 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 Bell, the original AE of record for the MPD ADA Upgrades Project at 4th 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 4th 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



06 August 2018
 05 February 2020 REVISED

Quinn Osborne, Project Manager
 DC Department of General Services (DGS)
 1250 U Street NW, 4th Floor
 Washington, DC 20009

Re: MPD - 4th District ADA

Project No: 145-013

Dear Mr. Osborne,

In accordance with Article 6 of the Standard Contract Provisions, BELL is providing this additional services proposal for the MPD - 4th District ADA project, which includes architectural services to incorporate the owner directed changes into BELL's contracted scope of work. Please contact BELL should you require clarification on any portion of this modification proposal. This proposal includes a fixed fee for this additional scope of work.

Scope of Services

This proposal will incorporate the following changes to the scope, which shall include:

- Swapping locations of Men's and Women's Locker Rooms
- Adding rest rooms on second floor to scope of work
- Exterior Light replacement
- Additional finish specifications
- Various additional items related to building maintenance

Project Schedule

The additional services will modify the date of design completion as shown below:

04/13/2018	Response to RFFP Due
05/09/2018	NTP
05/09/2018-06/14/2018	Schematic Design
06/14/2018-06/14/2018	DGS/MPD SD Review *
06/14/2018-06/28/2018	Design Development
06/28/2018-08/10/2018	DGS/MPD DD Review *
08/17/2018	Permit & Bid Submission
08/17/2018-08/31/2018	Bid Phase *
09/06/2018	CFA Submission filing deadline
08/17/2018-09/07/2018	Construction Documents
09/20/2018	CFA Hearing (consent calendar)
08/31/2018-09/14/2018	Award Phase *
09/14/2018-10/26/2018	Construction Administration *
	* Scheduling under DGS control

Design Fees

The additional services will modify the original contracted amount as follows:

Modification Total \$5,500

Offered by:
BELL Architects, PC

Accepted by:
Department of General Services

signature date

signature date

Garrett Pressick, AIA, LEEDap BD+C

printed name & title

printed name & title



1228 Ninth St, NW
Washington, DC 20001

Phone: 202-548-7570

Accounting@BELLarchitects.com

145 DC DGS
Sean MacCarthy
2000 14th Street, 5th Floor
Washington, DC 20009

INVOICE

Purchase Order #: PO584166

Invoice No: 1919

Invoice Date: 11/30/2018

Billing From 12/1/2018 through 11/30/2018

145-013-2018 MPD-4th District ADA

Description	Contract Amount	Percent Complete	Total Billed	Prior Billed	Current Billed
TITLE I	21,674.25	100.00	21,674.25	19,172.50	2,501.75
SUPPORT	1,667.25	10.00	166.70	0.00	166.70
TITLE II	10,003.50	0.00	0.00	0.00	0.00
REIMBURSABLE EXPENSES	5,000.00	100.00	5,000.00	5,000.00	0.00
ADDITIONAL SERVICES					
Mod #01 (Client additions)	5,000.00	0.00	0.00	0.00	0.00
Total	43,345.00	61.92	26,840.95	24,172.50	2,668.45

Invoice total **2,668.45**