

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



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services
User Agency: District of Columbia Public Schools (DCPS)
Project Caption: Junior Achievement Launchpad of Greater Washington -
Renovation and Rehabilitation of the DPR Office Building
located at 3149 16th Street, NW, Washington, DC
Proposed Contractor: GENSLER, Inc.

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 execute the renovation and rehabilitation of the former historically listed, 13,200 GSF DPR Office Building located at 3149 16th Street, NW Washington, DC. The facility is to serve as a simulated center to accommodate the District's first "Finance Park" for middle-school aged children for the District of Columbia Public Schools (DCPS). The Junior Achievement of Greater Washington (JAGW), a non-profit organization, entered into a partnership agreement with DCPS to implement this educational program. To that effect, JAGW signed a Lease Agreement with the DC Department of General Services (DGS) Portfolio Division to occupy the building. The Lease Agreement calls for the building to be renovated and rehabilitated in two phases. The first phase of work involves base building and shell space construction, where DGS Capital Construction Services Department (CCSD) is to procure Architectural & Engineering (A/E) design services. At the completion of the first phase, DGS CCSD will deliver the building to JAGW for implementation of the Interior Tenant Fit-out, identified as the second phase where JAGW and Gensler will provide construction stage plans and specs, schedule, and budget for the complete Tenant Improvement Scope of Work.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required Design Architectural & Engineering (A/E Title I Services) and Construction Administration (A/E Title II Services) for Phase I of the project is \$839,157.51.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

As the local office of a world-wide organization, Junior Achievement of Greater Washington implements nationally conceived programs that require inspired interpretation for the Washington Region's diverse students and school systems. For the past thirteen years GENSLER has been the creative arm that brings JAGW's unique JA BizTown and JA Finance Park programming to life, having designed three previous facilities to house those educational experiences for the Prince George's County, Montgomery County and Fairfax County public school systems.

Not only has GENSLER spent countless hours as the architect of record for the JAGW's other facilities but their team has taken the time to dive deep into the student experience and conceive buildings and environments that best support the educational program and critical student outcomes.

In 2020, the DC Mayor's office identified 3149 16th Street as a location to fulfill JAGW's partnership with DCPS, where Gensler working with the JAGW has assessed and conducted due diligence as to the 'appropriateness' of the building for this particular program. Over 24 months ago, Gensler developed the initial design concept and was instrumental in sourcing EHT Traceries, a DC-based firm dedicated to identifying and guiding safe and effective preservation, rehabilitation, and restoration to ensure the design would meet the exacting standards of the DC Historic Preservation Review Board (HPRB). EHT Traceries, using the Gensler concepts, successfully guided the project through the HPRB review process, achieving approval to move forward with the project as envisioned by the design team.

GENSLER has achieved an understanding of the building layouts and complexities; led and participated in site observation works and acquired the existing historical as-builts to keep the project moving forward for anticipated opening of Fall 2024. To maintain critical momentum, GENSLER engaged a Code Consultant to assemble a code analysis to understand the process of implementing Junior Achievement's program in the space in question. GENSLER has been engaged in the development of an initial pricing package to better understand the complexities required for the renovation of the building and the total cost implications for Junior Achievement's and DGS's benefit, which impact City allocated funds along with the necessity of a capital campaign.

In conclusion, GENSLER has a solid working knowledge of Junior Achievement's programs that allows them to be agile in their processes and create efficiencies in the project schedule; both of which are beneficial to the District, Junior Achievement, and DCPS.

Based on the above facts, it is in the best interest of the District to authorize GENSLER, to perform the A/E design services for the Base Building Phase I work, which will promote continuity and efficiency within the project's multiple phases. With Gensler being the

Architect-Engineer that has been working with the JAGW for the past thirteen years on similar projects and engaged by the JAGW for the Phase II A/E design services on the Tenant Fit-out work, it will behoove the District to move forward with Gensler.

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

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

Tiffany B. Moore
Deputy Director
Capital Construction Division

Date

6. CERTIFICATION BY CONTRACTING OFFICER:

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 () response was received. I recommend that the Department of General Services Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Ahmad Stanekzai
Contracting Officer

Date

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.

George G. Lewis, CPPO
Chief Contracts and Procurement
Chief Contracting Officer

Date