

**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: Capital Construction Division
Project Caption: Construction Drawings & Specifications for the 2025 Presidential Inauguration Ceremony Viewing Stands

Proposed Contractor: McKissack & McKissack, Inc. (“M&M”)

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (“DGS” or the “Department”) has a need for a contractor to fully integrate construction drawings and specifications for the construction of three viewing stands that are in direct support of the 2025 Presidential Inauguration Ceremony (PIC). These three stands include: the Presidential viewing stand, the Mayoral viewing stand, and the Press Corps viewing stand.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required design and construction services to complete the Project is **\$483,603.00 (Attachment 1)**. The Department received a proposal from McKissack & McKissack, Inc. to perform the work for **\$401,940.00 (Attachment 2)**.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The Inauguration of the President of the United States takes place every 4 years at the beginning of each new presidential term and is next scheduled to occur on Monday, January 20, 2025. DGS has the responsibility for the procurement and construction of the three viewing stands that are in direct support of the events of the day.

In 2013 and 2017, McKissack & McKissack, Inc. (M&M) was competitively awarded the A/E of record for the PIC viewing stand project. As part of their base services contract, M&M designed all three viewing stands and detailed significant structural design concepts that included incorporating U.S. Secret Service (USSS) standards regarding the safety of the President. M&M was subsequently awarded a sole-source contract for the 2021 Presidential Inauguration for the viewing stands project based on their past experience and the quality of their previous performance.

The scope of services includes, but is not limited to:

- The scope of services includes, but is not limited to: the Designer will be required to meet with representatives of DGS, USSS, U.S. National Park Service (NPS), District Department of Transportation (DDOT), Metropolitan Police Department (MPD), and the Department of Buildings (DOB) to understand and document the requirements of the PIC, including the rules and regulations associated with the PIC, and to inspect the current existing conditions to determine whether modifications will be required for the existing construction documents and specifications that detail the assembly of the viewing stands.
- Designer will be required to review and catalogue existing structural steel components currently in storage, note any deficiencies that require correction, and identify components that are missing that need to be re-ordered.
- Designer will be required to update and certify construction documentation and specifications to meet the requirements of the PIC, and then formally submit updated drawings and specifications to NPS and DOB for review and formal permit approval.

The PIC project has a high degree of complexity, which includes extensive structural and security systems embedded into the design of the facilities. As the A/E of record for the past three PIC events (2013, 2017, and 2021), M&M has demonstrated extensive knowledge of the facility building components, as-built conditions, drawings, and specifications. Additionally, M&M's employees and subcontractors possess intimate knowledge of the infrastructure and security system requirements of the project. Moreover, M&M has established relationships with the law enforcement agencies responsible for reviewing and approving the construction drawings and specifications.

Due to the challenging nature of the PIC project and the strict delivery timeline, M&M will utilize members of the original design team and field staff who are familiar with the current construction drawings and the constraints imposed by NPS and USSS in the area surrounding the White House and Pennsylvania Avenue corridor. M&M possesses the understanding and experience with the required utility service systems to manage shutdowns and tie-ins with minimal disruption and impact on the adjacent White House and Wilson Building tenant operations. Their knowledge of the PIC project will also ensure accurate costing and scheduling of the work to minimize disruptions to White House and Wilson Building operations. Additionally, M&M has developed strong relationships with DGS, NPS, and USSS staff and fully understands the operating, safety, and security guidelines necessary for the successful implementation of the PIC project.

Based on the above, it is in the best interest of the District to allow M&M (the original A/E of record for the PIC project) to review, update and submit construction drawings and specifications for the construction of the three viewing stands that are in direct support of the 2025 PIC. This will ensure construction complies with all standards, applicable safety codes, and operational needs of the PIC project.

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

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

Ella Fulkner
Deputy Director
Capital Construction Division

Date

6. CERTIFICATION BY CONTRACTING OFFICER:

I 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 procurement action.

Obaidullah (Obi) Ranjbar
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