

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services (“DGS”)
User Agency: Metropolitan Police Department
Contract Number: DCAM-24-CS-SS-0002
Caption: AE Services – MPD 4th District Headquarters Renovation
Proposed Contractor: Alphatec PC (“Alphatec”)

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47 Section 4718.

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of a competent and experienced Architectural Engineer (the “Contractor”) to provide AE Services for the Construction phase of the project by coordinating the scope and developing the Contract documents for the **MPD 4th District Headquarters Renovations** (the “Project”), located at 6001 Georgia Ave NW, Washington DC 20011. DGS is looking to engage the services of **Alphatec PC** (“**Alphatec**”). The minimum requirement includes the provision of additional AE Services, Project oversight and coordination towards the successful completion of the Construction phase of the project.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price for the Project is **\$23,678.16**. This estimate is based on an independent government cost estimate (IGCE) prepared for the project and the Contractors proposal submitted.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The Department has a requirement for the aforementioned Contractor, Alphatec PC, to provide additional AE Services for the MPD 4th District Headquarters Renovation Project to include Project oversight and coordination during the construction phase of the project.

The scope will entail the following:

- Additional AE Title II Construction Follow-On Services.
- Bi-Weekly OAC meeting coordination and virtual meetings.
- Provision of Meeting minutes.

The choice of Alphatec is predicated on the following reasons:

The Alphatec team has already completed the design development work and has delivered the design drawings and detailed written scope of work as well as building permits and comprehensive cost estimates to DGS. As developers of these crucial documents at the inception of the project, their involvement will be critical to achieving the successful completion of the construction phase of the project.

Alphatec and its design team possess the institutional knowledge and expertise that is required to successfully complete the scope of required services within the time frame specified. By serving as the A/E for the original scope of work and its proposed consultant's records, the team possesses unique and valuable knowledge to adequately support the Construction phase towards a successful project delivery. In addition, continuity in service delivery is paramount to the success of the Project, hence re-engaging Alphatec PC will avoid further delays and facilitate successful completion of the Project.

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

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

Date

Ms. Ella Faulkner
Deputy Director
Capital Construction Services

6. CERTIFICATION BY THE CONTRACT 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, Associate Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Kianna Shepherd
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 Procurement Officer
Chief, Contracts and Procurement