

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: Department of Youth Rehabilitation Services
Project Caption: Architectural Engineering Services for Entrance Security Upgrade at Youth Services Center
Proposed Contractor: Alphatec, PC

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”) on behalf of, the Department of Youth Rehabilitation Services (DYRS), executed Contract No. DCAM-20-AE-RFP-0001 (the “Contract”) with Alphatec, PC (“Alphatec”) (the “Contractor”) on September 8, 2020 for fully integrated AE services for the Entrance Security Upgrade at Youth Services Center (YSC) located at 1000 Mt. Olivet Road, NE Washington DC 20002 (the “Project”).

The construction/title-II services never started, as the Architect and Engineer (“A/E”) Contract ended prior to obtaining the Department of Consumer and Regulatory Affairs (“DCRA”) permit as design is 98% complete. The underlying Contract No. DCAM-20-AE-RFP-0001 which included a September 30, 2021 Final Completion Date has expired. Bringing in a new architect to obtain the DCRA permit and perform the Title II services for this project could cause a delay in design completion.

The Department would like to issue a sole source contract to Alphatec to complete the Project in accordance to the Scope of Work (“SOW”), Drawings and Specifications for the Entrance Security Upgrade of the YSC located at 1000 Mt. Olivet Road, NE Washington DC, 20002 (the “Project”).

The subject work under this task is to be incorporated with and administered with the remaining Title I services for issue of the permit drawings in addition to the Title II support services for the completion of this project. Alphatec is very familiar with the various

systems, occupancy, function, operation, and mission of this critical facility as Alphatec is currently performing another project under a DGS contract.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required Architectural Engineering Services for the Entrance Security Upgrade at Youth Services Center \$45,464.47. We received a proposal from Alphatec, PC to perform the work for the same amount.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Alphatec was awarded the underlying Contract No. DCAM-20-AE-RFP-0001. At no fault of the Contractor, the AE services were not completed timely, which subsequently lead to the Contract expiring. The remaining design involves completing Title I services with DCRA permit compliance and issuing of the permit drawings and to perform Title II services for the Entrance Security Upgrades at YSC. The subject work under this task is to be incorporated with and administered with the remaining Title I and Title II support services of the Entrance Security Upgrades at YSC. It is essential to the success of this project that Alphatec continue with the completion of the design and issue the permit set of drawings to eliminate the possibility of incongruence of having two different architects working on this design.

Alphatec is the architect of record for the Entrance Security Upgrades design at YSC since the project's inception. Due to the specialized nature and Alphatec's thorough knowledge of this critical facility, Alphatec has the understanding and experience with the entrance security operation and the function of the facility and their current design incorporates the construction phasing such that it has no impact on the critical function of the 24/7 operation of the facility. This knowledge and familiarity will also translate to faster completion of required design documentation and more accurate costing of the required optimum design. The design is 99% complete; starting with a new architect would cause a disconnect in the continuity of the final design. Due to the nature of the building being a mission critical public safety facility, the building's entrance security is held to a higher standard than commercial building design and engineering requirements. The survivability of the entrance security and associated control room operation is paramount to the efficacy of the facility critical functions during emergency events.

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 M. 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