

**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 Parks and Recreation  
**Contract Number:** DCAM-23-CS-AESS-0001  
**Caption:** Architectural & Engineering Services – Wilson Aquatic Center HVAC Replacement  
**Proposed Contractor:** Quinn Evans Architects

**FINDINGS**

**1. AUTHORIZATION:**

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

**2. MINIMUM NEED:**

The Department of General Services (“DGS” or the “Department”), on behalf of the Department of Parks and Recreation (“DPR”), has an immediate need to engage the services of Quinn Evans Architects (the “Architect” or “AE”) to provide additional Architectural & Engineering Design Services (“AE Services”) for construction of Wilson Aquatic Center HVAC Replacement Project (the “Project”), located at 4551 Fort Drive NW, Washington, DC 20016. The AE was competitively selected through the Request for Quotation (“RFQ”) Number DCAM-21-CS-SP-0028. The AE has diligently worked with the stakeholders to complete the Design Service (Title I).

**3. ESTIMATED FAIR AND REASONABLE PRICE:**

The estimated fair and reasonable price to provide the proposed additional AE Services required for the Project is \$77,964.25. The Department received a proposal from the AE to perform the proposed additional Title I and Title II design services for a total of \$67,795.

**4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:**

The original AE Contract Number DCAM-21-CS-SP-0028 (the “Contract”) was competitively awarded to design the construction of replacement of three HVAC units at the Wilson Aquatic Center. This Project was put on hold to secure additional funding that was needed to complete the Project. The Substantial Completion date expired while on hold with some portions of the design services and permit submission being incomplete. The Project was already in the Administrative Completion stage, when a request for extension of the time to complete the remaining design services was submitted. Due to the lapse in time, it was not possible for the AE to perform the remaining services under the Contract.

It is prudent to retain the services of the AE design team to finish the Project due to the following:

- The original Purchase Order Agreement (“POA”) for the Design Service (Title I Services) for the Project was executed on May 17, 2021, via Contract No. DCAM-21-CS-SP-0028, Purchase Order PO642694.
- The Architect was involved from the initiation of the Project for the HVAC units technical requirements, has a working relationship with all stakeholders, and should be retained for operational efficiency.
- By virtue of their personal involvement in the Project from the Project’s inception, the AE possesses unique and invaluable knowledge that would be difficult to match.
- It was observed that over the years, many of the construction materials have changed and the Project may require design modifications. The AE is the Architect on record and is thus already familiar with the design.
- Members of the design team are original designers, registered, certified, and experienced with the institutional knowledge that is required to successfully complete the scope of required services within the needed time frame.
- The AE’s knowledge is essential to interpret the design and make necessary changes, if required, by virtue of its knowledge about this Project.
- Additionally, continuity in service delivery is important to the success of the Project.
- The introduction of a new AE firm at this juncture will jeopardize the timely completion of the Project and may result in significant and unnecessary increases in costs.

Based on the above facts, it is in the best interest of the District to authorize Quinn Evans Architects, the AE team of record, to perform the remaining design, change order design, and Phase III of the construction’s Title II service. This will ensure continuity in the Project implementation process and a time and cost saving measure.

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

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

\_\_\_\_\_  
**Gbolahan Williams**  
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 XX 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.

\_\_\_\_\_  
**Obaidullah 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.

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

\_\_\_\_\_  
Date