

**DETERMINATION & FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services
User Agency: Department of Parks and Recreations
Contract No.: DCAM-22-CS-SS-0006
Caption: Architectural and Engineering Services for Congress Heights
Recreation Center
Contractor: R. McGhee & Associates

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 professional services of R. McGhee & Associates (the” Architect” or “A/E”) for the Architectural and Engineering (A/E) Services for Congress Heights Recreation Center.

The Architect was competitively awarded the Letter Contract No. DCAM-19-AE-0008 (the “Letter Contract”) on December 5, 2019 for Architectural and Engineering Services for Congress Heights Recreation Center (the “Project”) to provide the design services for the original scope of work. At the time of award, DPR had a minimum need for modernization services Congress Heights Recreation Center. Due to community engagement and need for expansion of the scope of work, the Project was on-hold until additional work funding was approved by the Council to build a new recreation center that will include enhanced amenities such as gymnasium, kitchen, flexible computer lounge, and multipurpose spaces. This Project will also replace the existing playground and include additional park space improvements and pool. As the existing Letter Contract (DCAM-29-AE-0008) due to change in requirements no longer reflects the current need of DPR; therefore, the District is best served by issuing a sole-source Contract to the current Architect to successfully complete the design services for the full scope.

3. GOVERNMENT ESTIMATE:

The estimated fair and reasonable price to provide the required A/E services is \$1,963,665.50.

4. FACTS WHICH JUSTIFY TERMINATION FOR CONVENIENCE:

- Through a competitive Request for Proposal (“RFP”), R. McGhee & Associates, was competitively awarded the Letter Contract No. DCAM-19-AE-0008 on December 5, 2019, for Architectural and Engineering Services for Congress Heights Recreation Center (the “Project”) to provide the design services for the modernization of Congress Heights Recreation Center. Due to community engagement and need for expansion of the scope of work, the Project was on-hold until additional work funding was approved by the Council to build a new recreation center that will include enhanced amenities such as gymnasium, kitchen, flexible computer lounge, and multipurpose spaces. This Project will also replace the existing playground and include additional park space improvements and pool. As the existing Letter Contract (DCAM-29-AE-0008) due to change in requirements no longer reflects the current need of DPR; therefore, the District is best served by issuing a sole-source Contract to R. McGhee & Associates to successfully complete the design services for the full scope.
- The proposed A/E has already completed the concept design and schematic design for the original scope of work and this knowledge will be critical to achieving the successful development of design and construction documents necessary for the construction and completion of the new recreation center within the desired timeframe.
- The proposed A/E 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 required. By virtue of the firm’s involvement in the project and serving as the A/E for the original scope of work and its proposed consultants records, the team possesses unique and valuable knowledge to deliver the project successfully.
- In addition, continuity in service delivery is paramount to the success of the project.

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- The introduction of a new A/E at this juncture may 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 issue a sole source award to R. McGhee & Associates to provide the requisite A/E services, which include Title I and Title II services for the proposed new Congress Heights Recreation Center. This will ensure continuity in the project implementation process and will result time and cost savings; therefore, the District is best served by issuing a sole-source Contract to the current Architect to successfully compete the Project.

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

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

Tiffany B. Moore
Deputy Director
Capital Construction Services

6. CERTIFICATION BY CONTRACTING 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, Chief Procurement Officer approve the use of the sole source procurement method for this proposed procurement action.

Pamela Ford Dickerson
Contracting Officer
Contract & Procurement

Date

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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 Procurement Officer
Chief of Contracts & Procurement

Date