

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Proposed Contract No.: DCAM-25-CS-SS-0005

Caption: Architectural and Engineering Services for the OSNE Building

Contractor(s): Emotive Architecture PLLC

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) on behalf of the Office of Neighborhood Safety and Engagement (OSNE) has an immediate need to engage the services of Emotive Architecture PLLC (“Emotive”) for Architectural and Engineering Services for the ONSE building located at 100 42nd St NE, Washington, DC 20019.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price for providing Architectural and Engineering Services for the ONSE building is approximately **\$235,982.00**.

4. FACTS THAT JUSTIFY A SOLE SOURCE PROCUREMENT:

A contract number DCAM-21-CS-SP-0050 was awarded to Emotive to provide all labor, material, and equipment to perform Architectural and Engineering services for the Office of Neighborhood Safety and Engagement (OSNE). Due to budget limitations, several design changes were requested by the OSNE team and DGS. The design and engineering work was not completed. In addition, the scope was increased to include design for a new

generator and wiring. Thus, the costs now exceed the small purchase threshold. The additional/expanded scope of work for the project includes the following:

1. Locate and prepare drawings for a new Elevator lift.
2. Prepare the design for a replacement Generator.
3. Prepare drawings for an electrical upgrade for the entire building.
4. Other design changes requested in the Cellblock area.

The following reasons support the recommendation of Emotive as the firm best suited to complete the existing design, along with the expanded scope:

- Introducing a new contractor at this stage could compromise the timely completion of the project and potentially lead to substantial, avoidable cost increases and delays.
- Emotive has been involved in the design process since the project's inception, giving them a thorough understanding of its technical requirements and operational dynamics. This experience enables them to deliver the project with the necessary expertise, confidence, and accurate pricing, ensuring its successful and timely completion.
- Engaging Emotive ensures continuity in the design delivery, a critical element for ensuring the project's successful completion.

Retaining Emotive for the OSNE project is in the District's best interest due to their unique project knowledge, design experience, and established continuity. Their continued involvement supports cost savings, design compatibility, and regulatory compliance while avoiding delays and added expenses associated with changing contractors.

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

I hereby certify, to the best of my knowledge and belief, that all my statements regarding the conditions, service needs, and urgency are true, correct, and complete. Furthermore, I affirm that the information provided herein is accurate. I understand that making a false statement is punishable by criminal penalties pursuant to D.C. Official Code § 22-2405 et seq. (2001). I understand that any information I give may be investigated as allowed by law or regulation.



Date

Osei Headley
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, Associate Director/ Chief Contracting Officer approve using the sole source procurement method for this proposed procurement action.

Date

Kianna Shepherd
Contracting Officer,
Contracts & Procurement Division

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

Eric Njonjo
Acting Chief Procurement Officer,
Contracts & Procurement Division

