

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



Contracts & Procurement

**DETERMINATION AND FINDING
FOR
SOLE SOURCE PROCUREMENT**

CAPTION: Architectural Space Planning and Build-Out and General Renovations for Public Safety Communication Center (PSCC) of the Office of Unified Communication (OUC) at 310 McMillan Drive, NW Washington DC

CONTRACTOR: Alphatec, PC

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.04 and Title 27 DCMR – Section 4718;

2. MINIMUM NEED:

The Department of General Services (DGS) and Office of Unified Communication (OUC) have an immediate need for fully integrated architectural programming in coordination with OUC Consultant Mission Critical Partners (MCP) for the Architectural Space Planning and Build-Out and related systems upgrade for the Public Safety Communication Center (PSCC) of the Office of Unified Communications (OUC) located at 310 McMillan Drive NW Washington DC.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$960,000.00.

4. FACTS WHICH JUSTIFY WAIVER FOR MANDATORY SET-ASIDES:

In 2014, Alphatec, PC was competitively awarded the task to produce the Facility Condition Assessment (FCA) for Public Safety Communication Center (PSCC) of the Office of Unified Communications (OUC), located at 310 McMillan Drive, N.W. Washington, District of Columbia. The FCA was conducted to determine an accurate assessment of the systems upgrade and components replacement needed for the proper function of the existing systems, and to provide evaluations and recommendations such that it minimizes disruptions to the occupancy, function, operation, and mission of this critical facility while accomplishing the modifications to various systems of the facility in accordance with D.C. Official Code. This entails further to provide design

and cost estimating services for the Architectural Space Planning and Build-Out and related systems upgrade for PSCC of OUC based on the Facility Condition Assessment within the timeframe and at an equivalent economic benefit to the District.

Because of the experience with the development of the FCA and intimate knowledge of the critical facility, Alphatec PC has been asked by OUC to perform architectural space programming and build-out services for PSCC of OUC. The work items required by OUC in the scope of services include, but are not limited to:

- Major Architectural Space Planning and Build-Out for three floors throughout the facility to accommodate current requirements and functionality of operations. The effort includes consolidation of existing areas in addition to creation of new areas. Provision for spaces and systems that meet the demanding requirements for a public safety environment.
- Major expansion of the Call Center to accommodate 148 operators from the existing 50 and configuration of operator station layout. .
- Reconfiguration of lobby to address security concerns and include metal detector screening.
- Glass (tinted) retractable partition to separate the operations floor during live 911 training.
- Reconfiguration/relocation of radio shop to meet new functionality requirements.
- Major renovation of existing HVAC and electrical systems to meet the functional requirements of critical and non-critical areas throughout the facility and comply with NFPA 1221 and Motorola R56 standards and current energy conservation measures.
- Enhancement of facility grounding and lightening protection design to stringent standards
- Provision for a building wide Building Automation System (BAS)
- Provision for new fire suppression system in existing computer switching rooms currently without protection.
- Provision for emergency power to all HVAC equipment serving critical areas.
- Removal of existing storefront and design of a new storefront configured to address the new circulation system
- Replacement of new roof and provision for orderly placement of communication cabling.
- Provision for new lighting throughout the facility
- Upgrade of facility grounding and lightening protection design
- Redesign for more accommodating kitchen and dining area
- Creation of new office spaces and conference rooms throughout the facility
- Upgrade of many architectural critical and non-critical areas.
- Interface with and incorporate OUC's consultant MCP recommendations for the telecommunication design

Due to the specialized nature and their thorough knowledge of this critical facility, Alphatec will utilize the original design team and subject matter experts who produced the original FCA. In addition, Alphatec has the understanding and experience with the operation and the function of the facility to interface smoothly with OUC Consultant, Mission Critical Partners (MCP), for the architectural space programming and routing of the communication cables so the construction phasing per design would not impact 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. Alphatec has also developed a strong relationship with OUC staff and is fully aware of, and understands, the operating and programmatic guidelines that need to be followed. Due to the nature of the building being a mission

critical facility requires the building, electrical, mechanical, and communication systems design are held to a higher standard than commercial building design and engineering requirements. The survivability of the communication circuits and communication systems is paramount to the efficacy of the facility during emergency events.

Based on the above, it is in the best interest of the District to allow Alphatec, PC, the original A/E that prepared the original FCA for the PSCC of OUC and the designer of record for various emergency power system upgrades of the facility, for the additional Design Services as delineated above for the architectural space programming and the associated systems upgrade for this critical facility. This will ensure that Alphatec design will comply with all the requirements of OUC consultant and will secure that construction documents are compatible with their recommendations and construction work is completed correctly, expeditiously, and in a cost effective manner.

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

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

Date

Paul Blackman
Deputy Director,
Capital Construction Division

6. CERTIFICATION BY THE CONTRACTING OFFICER:

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

Date

Franklin Austin
Contracting Officer

DETERMINATION

In accordance with D.C. Official Code §2-218.44 Mandatory set-asides of District agency contracts for small business enterprises or certified business enterprises; 27 DCMR 2105, I hereby determine that there are not at least two (2) SBE or CBE firms that can provide these type of services which would fulfill this requirement; and therefore, a waiver for mandatory set-asides for Small Business Enterprises or Certified Business Enterprises is approved. Thus, it is in the best interest of the District to meet its requirements using ALPHATEC, PC.

Date

George G. Lewis, CPPO
Associate Director | Chief Contracting Officer
Contracts and Procurement Division