

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



---

**DETERMINATION AND FINDINGS  
FOR  
SOLE SOURCE PROCUREMENT**

**Agency:** Department of General Services (“DGS”)  
**Caption:** DCFEMS Apparatus Maintenance Facility – 35% Cost Estimate, Cost Reconciliation & Value Engineering (“VE”) Recommendation Report  
**Contractor:** Procon Consulting, LLC (“PCC”)

**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”) and the District of Columbia Fire & Emergency Medical Services (“DCFEMS”) have an immediate need for an independent cost estimate, cost reconciliation and value engineering recommendation report for the New DCFEMS’ Apparatus Maintenance Facility, located at Blue Plains, DC Village Lane, SW, Washington, DC.

**ESTIMATED FAIR AND REASONABLE PRICE:**

The estimated fair and reasonable price is up to \$99,500.00

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

In 2016, Procon Consulting, LLC (“PCC”) was competitively awarded and tasked to produce the Program of Requirements (“POR”) study for the new Apparatus Maintenance Facility. As part of their base contract of services, PCC conducted a conditions assessment of the existing facility, interviewed of all current staff, reviewed then current apparatus level and future procurement plans, and provided projected cost estimates. The resultant projected cost estimates were then utilized by the Department as basis for the capital budget submission for the new project, which was approved by the Mayor’s capital budget team. The POR clearly stated the minimal design standards, work adjacencies, specialized

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



---

equipment specifications, and facility circulation requirements that served as the basis of design for the A/E procurement that was awarded to Alphatec, PC ( the “Architect” or” A/E”).

Because of PCC’s experience and in-depth knowledge of the DCFEMS’ Apparatus Maintenance POR, and their subsequent development of two previous project cost estimates that served as the basis of the projects budget, PCC has been tasked to perform an independent cost estimate (also serving as the independent government cost estimate (“IGCE”)) and perform estimate reconciliation between the 35% cost estimate that was produced by the A/E. The scopes of services include, but are not limited to:

- Review of the following project data provided by the A/E in support of their 35% submission including: Geotechnical & Existing Site Conditions Report, Design Analysis Report, Draft Project Specifications, 35% Construction Drawings, and LEED Project Manual.
- Production of IGCE based on the A/E’s 35% design package.
- Production of Reconciliation Report that summarizes all differences between the two cost estimates.
- Production of VE report that summarizes all suggestions that PCC has that will help reduce cost/budget overruns before the team advances beyond 35% Construction Drawings.
- Production of Final/Revised Cost Estimate and Reconciliation Report which will serve as the revised project budget that will be submitted to the Executive Office of the Mayor (“EOM”) for the FY’ 2022-2027, Capital BRT.

Due to the specialized nature and intimate knowledge of the DCFEMS’ POR for the new DCFEMS’ Apparatus Maintenance Facility, PCC shall utilize the original cost estimating team and subject matter experts who produced the original report POR and budget cost estimates. In addition, PCC has the understanding and experience with Fleet Maintenance Facility design standards and circulation requirements that are dictated by the size and weight of the DCFEMS’ vehicles. This technical knowledge and familiarity with associated project costs will also translate to faster production of required documentation referenced above. PCC has also developed a strong relationship with DCFEMS’ staff and is fully aware of, and understands, the operating and programmatic guidelines that needed to be followed.

Based on the above, it is in the best interest of the District to allow PCC, the originally produced the DCFEMS’ POR and subsequent project cost estimates for the New DCFEMS’ Apparatus Maintenance Facility, to perform the 35% project cost estimate, cost reconciliation and VE recommendation report. This will ensure that the overall project budget will comply with the DCFEMS’ POR for the construction of a new apparatus maintenance facility, applicable safety codes, DCFEMS’ operational workflow.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Allam H. Al-Alami  
Operations Manager  
Capital Construction Division

**5. CERTIFICATION BY THE MANAGER OF CONSTRUCTION SERVICES:**

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, Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Franklin Austin, CPPB, CPM  
DGS' Contracting Officer

**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

\_\_\_\_\_  
George G. Lewis, CPPO  
Chief, Contracts and Procurement  
DGS' Chief Procurement Officer