

**DETERMINATION & FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services
Contract No.: TBD
Caption: Architectural/Engineering Services for Renovation of the Public Safety Communications Center (PSCC) of the Office of Unified Communications (OUC)
Contractor: Alphatec, PC

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) on behalf of, the Office of Unified Communications (“OUC”), executed Contract No. DCAM-19-AE-0015 (the “Contract”) with Alphatec, PC (“Alphatec”) (the “Contractor”) on November 20, 2019 for fully integrated architectural programming for the architectural space planning and build-out and related systems upgrade for the PSCC located at 310 McMillan Drive, NW Washington, DC (the “Project”).

The construction / title II services never started, as the Architect and Engineer (“A/E”) Contract ended prior to the completion of the design which is 95% complete. The underlying Contract No. DCAM-19-AE-0015 which included a March 31, 2021 Final Completion Date has expired. Bringing in a new architect for the small amount of design work left for this project could cause a delay in design completion.

The Department would like to issue a sole source contract to Alphatec to complete the Project in accordance to the Scope of Work (“SOW”), Drawings and Specifications at the PSCC located at 310 McMillan Drive NW, Washington DC, 20001 (the "Project").

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is \$197,715.27.

4. BACKGROUND AND AWARD PROCESS:

Contract No. DCAM-19-AE-0015 was awarded to Alphatec on November 20, 2019 for Architectural / Engineering Services for the Public Safety Communications Center (PSCC) of the Office of Unified Communications (OUC). Alphatec was awarded this contract due to their previous experience completing a Facility Condition Assessment (FCA) for the project under a separate contract. 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 the D.C. Official Code.

Because of the experience with the development of the FCA and intimate knowledge of the critical facility, Alphatec was awarded the contract to perform architectural space programming and build-out services for the PSCC.

5. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Alphatec, PC was awarded the underlying Contract No. DCAM-19-AE-0015. At no fault of the Contractor, the AE services were not completed timely, which subsequently lead to the Contract expiring. The remaining design involves coordination for the temporary relocation of public safety radio antennas to facilitate the PSCC’s roof replacement. Alphatec has worked with the OUC on the antenna relocation and roof replacement throughout the design. It is essential to the success of this project that Alphatec continue with the design to eliminate the possibility of incongruence of having two different architects working on this design.

Alphatec, P.C. is the architect of record for the PSCC design since the project’s inception. Due to the specialized nature and Alphatec’s thorough knowledge of this critical facility, Alphatec will utilize the original design team and subject matter experts to complete the project. Alphatec has the understanding and experience with the operation and the function of the facility 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. The design is 95% complete; starting with a new architect would cause

Determination and Finding (“D&F”) for Sole Source Award to Alphatec, PC
AE Services for PSCC Renovation

Page 3 of 4

a disconnect in the continuity of the final design. Due to the nature of the building being a mission critical public safety facility, the building’s 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 award this Contract on a sole source basis to Alphatec to complete the design services for the architectural space programming and the associated system upgrade for this critical facility. Reengaging Alphatec will avoid further delays and ensure the construction work is completed correctly, expeditiously, and in a cost-effective manner.

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

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

Tiffany Moore
Interim Deputy Director
Capital Construction Services

7. CERTIFICATION BY CONTRACTING OFFICER:

I have reviewed the above findings and certify the findings are true, correct and complete to the best of my knowledge.

Pamela Ford Dickerson
Contracting Officer
Contract & Procurement

Date

Determination and Finding (“D&F”) for Sole Source Award to Alphatec, PC
AE Services for PSCC Renovation

Page 4 of 4

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