

**DETERMINATION & FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services
Contract No.: TBD
Caption: Architectural & Engineering Title I & II Services for Office of State Superintendent of Education (OSSE) – 1601 W Street Bus Terminal
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, Office of State Superintendent of Education (OSSE), executed Contract No. DCAM-18-AE-0063 (the “Contract”) with Alphatec, PC (“Alphatec”) (the” Contractor”) on October 2, 2018 for fully integrated architectural programming for the architectural space planning and build-out and for the W St Bus Terminal located at 1601 W Street, NE Washington, DC (the “Project”).

The construction / title II services never started, as the Architect and Engineer (“A/E”) Contract ended prior to the commencement of construction. The underlying Contract No. DCAM-18-AE-0063 which included a March 11, 2021, Final Completion Date has expired. Bringing in a new architect who is unfamiliar with the project and who did not provide the design and programing needs of the agency and is unaware of the historical information of the project would create an adverse delay to the project’s completion.

The Department would like to issue a sole source contract to Alphatec to complete the Project in accordance with the Scope of Work (“SOW”), Drawings and Specifications at the W St Bus Terminal located at 1601 W Street, NE Washington, DC (the "Project").

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is \$155,829.37.

4. BACKGROUND AND AWARD PROCESS:

On May 11, 2018, the Department issued a Request for Fee Proposal (“RFFP”) to engage an architectural-engineering firm (“Architect/Engineer” or “Designer”) to provide professional design services for the Office of the State Superintendent of Education (OSSE) DOT Bus Terminal which is located at 1601 W Street, NE, Washington DC 20018. The RFP was sent by email to 24 Contractors that had been pre-qualified in accordance with DCAM-16-AE-0045 for Architectural & Engineering Services, under Buildings-Architectural Design & Environmental Planning – Architectural Qualifications.

Four (4) addenda were issued to the solicitation.

- Addendum No. 1, issued on May 15, 2018, revised the Procurement Schedule and extended the proposal due date from May 25, 2018 to June 4, 2018.
- Addendum No. 2, issued on May 19, 2018, extended the proposal due date from June 4, 2018 to June 11, 2018; extending the due date for RFI Questions; provided Feasibility Study, Environment Site Assessment, Boundary and Topo Final Report and Mechanical Plumbing and Electrical Findings; 2nd Site Visit day and time was provided; Clarifying Statement regarding firms who worked on a prior phase of this project; and pre-proposal conference and Site Visit Sign In Sheets/Business Cards.
- Addendum No. 3, issued on June 6, 2018, extended the proposal due date from June 11, 2018 to June 14, 2018; provided responses to questions about the solicitation; provided the Form of Contract; provided the insurance requirements and 2nd Site Visits Sign In Sheets/Business Cards.
- Addendum No. 4, issued on June 13, 2018, extended the proposal due date from June 11, 2018 to June 15, 2018; provided clarifications to RFI questions; and extended the proposal due date from June 14, 2018 to June 15, 2018.

Proposals were due on June 15, 2018 at 4:00 pm, EST via email. Proposals were received from the following Six (6) Offerors in a timely manner:

- Alphatec PC
- Bell Architects PC

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- DP+Partners architects
- ISTUDIO Architects
- R. McGhee & Associates
- Studio Laan, PLLC

On October 2, 2018, Alphatec was ultimately awarded Contract No. DCAM-18-AE-0063 for Architectural / Engineering Title I & II Services for the W St Bus Terminal located at 1601 W Street, NE Washington, DC.

5. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Alphatec, PC was awarded the underlying Contract No. DCAM-18-AE-0063. During the Pandemic, the contract expired. The remaining scope includes the design of LV/IT scope, LV/Security Scope, and Electric Vehicle Charging Stations as well as the re-implantation of VE items back into the design, the programming and design of FFE and Title II Construction Services for the facility. Alphatec has worked with the OSSE-DOT on the preliminary programming of the above remaining designs and is well versed in the client agency’s requirements. It is essential to the success of this project that Alphatec continue with the design and Title II Services to eliminate the possibility of incongruence of having two different architects working on the project.

Alphatec, P.C. is the architect of record for the W Street Bus Terminal 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. This knowledge and familiarity will also translate to faster completion of required design documentation and more accurate costing of the required optimum design. Due to the nature of the building being a mission critical operations facility for DCPS, the building’s completion date is critical to the start of the FY23 School Year.

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 Title II services for this facility. Reengaging Alphatec will avoid further delays and ensure the construction work is completed correctly, expeditiously, and in a cost-effective manner.

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

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

Tiffany Barthwell Moore
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

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