

**DETERMINATION & FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services
Contract No.: TBD
Caption: A&E Services – Design Restart and Construction Administration for the Fort Dupont Ice Arena project
Contractor: Quinn Evans Architects, Inc

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”) on behalf of the Department of Parks and Recreation (“DPR”), executed Contract No. DCAM-14-AE-0116 (the “Contract”) with Quinn Evans Architects, Inc. (“Quinn” or the “Contractor”) on December 17, 2014, for the Fort Dupont Ice Arena (the “Project”).

The Architect has diligently worked with the stakeholders to complete the original design of an ice arena featuring two ice sheets; however, due to budget constraints, the project was put on a pause and the scope was reduced from a two (2) ice sheet facility to a one (1) ice sheet facility. The reduced scope requires redesign efforts from the Architect and their team of engineers and consultants. In addition, Construction Administration services were not priced in the original contract and are included in the estimated fair and reasonable price for the project.

The underlying Contract No. DCAM-14-AE-0116, which was initially awarded for \$ 1,517,500, included a January 16, 2018 Substantial completion Date, extended to December 31, 2022 through a modification.

The Department would like to issue a sole source contract to Quinn Evans Architects, Inc. to complete the Project in accordance with the original Scope of Work (“SOW”) and the Potential Change Orders at For Dupont Ice Arena, located at 3779 Ely Place, SE, Washington DC, 20019 (the "Project"). The estimated value of the work is \$995,913.23, which is expected to be completed in 685 days.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The Independent Government Cost Estimate (“IGCE”) to provide the required Architectural & Engineering services for the Fort Dupont Ice Arena is \$1,161,163.48 and Quinn Evans Architects, Inc’s price is \$995,913.23, based on the Potential Change Order submitted by the Contractor.

4. BACKGROUND AND AWARD PROCESS:

On February 25, 2014, the Department issued a Request for Proposal (“RFP”) to engage an AE Firm (“Contractor”) to develop a design and administer construction for the Fort Dupont Ice Arena Project at 3779 Ely Place, SE, Washington DC, 20019 (the “Project”).

On the bids due date, April 1, 2014, the following ten (10) firms (collectively, the "Bidders" and each individually, a "Bidder") submitted bids in a timely manner:

1. Andrus Architecture/Integrated Design Collaborative
2. Bargmann Hendrie Archetype Inc
3. Bell Architects/Architecture Incorporated
4. Bowie Gridley Architects
5. Core Group
6. KGP Design Studio
7. Marshall Moya Design
8. Quinn Evans Architects
9. Sorg Architects
10. Studio LAAN

In accordance with the process that was conducted in strict adherence to the DC Code, the Panel determined that the bid submitted by Quinn Evans Architects, Inc. the lowest responsive bid was the most advantageous to the District. It was further determined that the contractor was responsible and that the proposed pricing was fair and reasonable and awarded the Contract.

5. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Quinn Evans Architects successfully competed, won, and was awarded the underlying Contract No. DCAM-14-AE-0116. The original AE contract was awarded to design an ice

Determination and Findings (“D&F”) for Sole Source Award to Quinn Evans Architects, Inc.

AE Services – Fort Dupont Ice Arena

Page 3 of 4

arena that featured two (2) ice sheets and supporting spaces; however, due to the funding and budgetary constraints, the size of the arena has been reduced from two (2) ice sheets to one (1) ice sheet. Reducing the scope of the ice arena require additional efforts from the Architect and their team of engineers and consultants.

It will be prudent to retain the services of Quinn Evans Architects to continue the Fort Dupont Ice Arena design for the following reasons:

The original letter contract (DCAM-15-AE-0116) was executed on July 2, 2014. The design development phase for two (2) ice sheets was executed on November 24, 2014. DC Council approved the definitized contract on December 13, 2014 and DGS executed the contract on December 17, 2014. On June 1, 2015, a modification was executed to incorporate building code upgrades to the ice arena. Lastly, another modification was executed on May 6, 2021 to have the Architect initiate and complete restart design services through 65% permit set drawings. The estimated fair and reasonable price above includes final construction drawings, District and Federal agency reviews, design updates stemming from additional conversations with the Friends of Fort Dupont group, construction administration services, reimbursable expenses, and an owner contingency.

By virtue of the Architect’s involvement in the project from the project’s inception, the team possesses unique and invaluable knowledge that would be difficult to match.

Quinn Evans Architect’s knowledge is essential to interpret the design and make necessary changes, if required by virtue of their knowledge about this project and as owner of the design.

The introduction of a new AE firm at this juncture will jeopardize the timely completion of the project and may result in significant and unnecessary increases in costs.

Continuity in service delivery is paramount to the success of the project.

Based on the above facts, it is in the best interest of the District to authorize Quinn Evans Architects, to perform the restart design services for the Fort Dupont Ice Arena. This will ensure continuity in the project implementation process and as a time and cost saving measure.

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

Determination and Findings (“D&F”) for Sole Source Award to Quinn Evans Architects, Inc.
AE Services – Fort Dupont Ice Arena
Page 4 of 4

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