

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: FEMS Apparatus Maintenance Facility – Feasibility, Site Development & Test Fit

Contractor: Pro Con 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 (DGS) and the Fire & Emergency Management Services (FEMS) have an immediate need for fully integrated architectural and fleet maintenance design services to preform feasibility, site development, and programmatic test fit services for the NEW FEMS Apparatus Maintenance Facility.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$75,000.00

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In 2016, Pro Con Consulting (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, interviews of all current staff, review of current apparatus level and future procurement plans, and projected cost estimates. The POR clearly stated the minimal design standards, work adjacencies, specialized equipment specifications, and facility circulation requirements that will serve as the basis of design for the A/E when site selection has been confirmed.

Because of the experience with the development of the FEMS Apparatus POR, PCC has been tasked to perform feasibility, site development; programmatic test fit, and cost estimating services for two potential sites that are under consideration for the development of a NEW Apparatus Maintenance facility. The scopes of services include, but are not limited to:

- Review of FEMS Apparatus POR and how those requirements could be designed and implemented on selected site.
- Conceptual site massing, programmatic layout and circulation drawing. Drawings should include a minim of (1) section of the site layout
- Written summary and assessment of site development and design criteria issues including zoning, deed restrictions and requirements, traffic (bus, automobile, and pedestrian) considerations, and potential environmental considerations
- Preliminary estimate of Construction Cost using area, volume or similar conceptual estimating techniques based on POR and existing site requirements

Due to the specialized nature and intimate knowledge of the FEMS Program of Requirements for the new FEMS Apparatus Maintenance Facility, PCC will utilize the original design team and subject matter experts who produced the original report. 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 FEMS vehicles. This knowledge and familiarity will also translate to faster production of required documentation and more accurate costing of site development options being explored. PCC has also developed a strong relationship with FEMS 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 original A/E that produced the FEMS POR for the NEW FEMS Apparatus Maintenance Facility, to perform the preform feasibility, site development, and programmatic test fit, and cost estimating services. This will ensure that site selection recommendations will comply with the FEMS POR for the construction of a new apparatus maintenance facility, applicable safety codes, FEMS operational workflow.

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

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

Date

Paul Blackman Jr.
Deputy Director
Capital Construction

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
Manager Construction Division
Contracts and Procurement

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
Associate Director, Contracts and Procurement