

DETERMINATION & FINDINGS
SOLE SOURCE PROCUREMENT

Agency: Department of General Services
Contract No.: DCAM-18-AE-0096
Caption: MPD Blue Plains Impound Lot Project AE Services
Contractor: Bell Architect

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 Metropolitan Police Department (“MPD”), executed Contract No. DCAM-18-AE-0096 (the “Contract”) with Bell Architect on June 7, 2019 for MPD Blue Plains Impound Lot Project.

However, the construction never started due to funding, during that time the Architect or the A/E’s Contract had ended and permit process was not complete. The Department is working to reengage the General Contractor bid so they can complete work. The underlying Contract No. DCAM-18-AE-0096, included, November 30, 2020 (“Substantial completion Date”), December 30, 2020 (“Final Completion Date”) and January 30, 2020 (“Administrative Term Date”) which are already expired.

The Department would like to issue the Contract again to Bell Architect on a sole source basis due to contract expiration to complete the Project in accordance to the same Scope of Work, the Drawings and Specifications at MPD Blue Plains Impound Lot, located at 5000 Shepherd Parkway, SW (the "Project"). The Contract price (\$54,067.86), will remain unchanged.

3. ESTIMATED FAIR AND REASONABLE PRICE:

DGS had an government estimate of \$61,230.00. Bell Architect submitted a price proposal for \$54,067.86. The Department accepted the vendor’s price proposal and found it to be fair and reasonable to provide the required services. Bell Architect price is based on the original award/Contract No. DCAM-18-AE-0096.

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MPD 4D ADA Upgrades (Interior & Exterior)

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4. BACKGROUND AND AWARD PROCESS:

On June 19, 2018 the Department of General Services (“Department” or “DGS”) issued a Request for Fee Proposals (“RFFP”) to engage an Architect-Engineer to develop 100% Construction Documents for MPD – Blue Plain Impound Lot located at 5001 Shepherd Parkway SW, DC. Proposals for the project were received on July 9, 2018 from the following firms:

On the bids due date, June 19, 2018, the following two (2) firms (collectively, the "Bidders" and each individually, a "Bidder") submitted bids in a timely manner:

1. Bell Architects
2. Studio Lann

In accordance with the process that was conducted in strict adherence to the DC Code, the Contracting Officer determined that the bid submitted by Bell Architect, the lowest responsive bid is the most advantageous to the District. It was further determined that the contractor is responsible and that the proposed pricing is fair and reasonable and awarded the Contract.

5. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The underlying Contract No. DCAM-18-AE-0096, included, November 30, 2020 (“Substantial completion Date”), December 30, 2020 (“Final Completion Date”) and January 30, 2020 (“Administrative Term Date”) which are already expired.

Bell Architect has completed over 80% work on MPD Blue Plains Impound Lot project prior to contract expiring. Their experience and knowledge is capable of providing the Department with the level of confidence required to successfully deliver the project on time with accurate pricing. It is in the best interest of the District to continue services and award this Contract on a sole source basis to Bell Architect avoid further delays and complete the Project.

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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 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

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.

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George G. Lewis, CPPO
Chief Procurement Officer
Chief of Contracts & Procurement

Date