

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services (DGS)
User Agency: DC Department of Public Schools (DCPS)
Caption: Architectural/Engineering Services for Stuart-Hobson Middle School, Washington, DC
Proposed Contractor: Walter P Moore (WPM)

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47, Section 4718.

2. MINIMUM NEED:

The Department of General Services (DGS) on behalf of DCPS has an immediate need to complete updates/revisions to the Construction Documents, provide bid phase services and Construction Administration services for water infiltration remediation work required at Stuart Hobson Middle School, located at 410 E Street, NE, Washington, DC 20002.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide updates/revisions to the Construction Documents, bid phase services and Construction Administration services is approximately \$26,000.00.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The District of Columbia had previously engaged Walter P Moore (WPM) in July of 2016 to provide assessment of the moisture-related damage in the auditorium at Stuart

Hobson Middle School, located at 410 E Street, NE, Washington, DC 20002. The auditorium had experienced ongoing moisture issues in the past which have reoccurred since the latest renovation/restoration. The services were required to address interior moisture damage at finishes in the auditorium and efflorescence at the exposed masonry wall in the attic above the auditorium. The scope of the investigation included visual assessment and nondestructive testing at the auditorium and documentation of associated recommendations for improvements or repairs required to correct any identified issues.

In August of 2017, the Department engaged WPM to provide additional testing & mock-up/observation services of the existing wall system and a mock-up of the repointed brick masonry wall system. This testing was aimed to assess the efficacy of re-pointing on the water absorption rate of the existing masonry wall system. Upon completion of the testing, Walter P Moore performed an analysis on the test findings and integrated results into design decisions, to determine the most appropriate approach for repair design at the above-referenced wall system.

WPM was awarded the initial contracts to provide assessment, recommendations and testing services, and in fulfilment of the contracts' requirements, WPM completed the services required to address water infiltration at the Stuart Hobson Middle School.

It is in the best interest of the District to re-engage the original vendor to complete the updates/revisions to the Construction Documents, provide bid phase services and Construction Administration services for the following reasons:

- WPM possesses specialized knowledge of the facility, existing conditions, drawings and specifications needed provide construction documents and construction administration services;
- WPM maintains the staff with expertise to complete the work as well as the established relationships with the required specialized third parties to complete this work;
- WPM possesses an intimate knowledge of the necessary remediation measures required to address the Department's needs in an expeditious manner;

Based on the above facts, it is in the best interest of the District to authorize WPM, the original Architect/Engineer, to perform the updates/revisions to the Construction Documents, provide bid phase services and Construction Administration services for water infiltration remediation required at the Stuart Hobson Middle School. This will ensure that the construction documents are compatible with the existing recommendations and construction work is completed correctly, expeditiously, and in a cost effective manner.

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

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

Date

Deputy Director
Capital Construction

6. CERTIFICATION BY THE CONTRACTING OFFICER

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, Associate Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Franklin Austin
Contracting Officer

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/Chief Contracting Officer