

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

CONTRACT NO.: DCAM-2026-CS-SS-0008

CAPTION: Architectural and Engineering Services for the Sportsplex

PROPOSED CONTRACTOR: Jacobs Engineering

CLIENT AGENCY: Office of the Deputy Mayor for Planning and Economic Development (DMPED)

FINDINGS

1. AUTHORIZATION:

D.C. Official Code § 2-354.04, 27 DCMR Section 4718

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) on the behalf of the Office of the Deputy Mayor for Planning and Economic Development seeks to award a sole source contract to Jacobs Engineering (“Contractor”) to complete the design of the Sportsplex from the current 15% design to 100% of the construction-ready documents. This procurement is required to maintain design continuity, mitigate project risk, and ensure compliance with funding, permitting, and schedule obligations.

3. ESTIMATED REASONABLE PRICE:

The estimated fair and reasonable price to provide the required design services is \$9,500,000.00.

4. FACTORS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The Contractor is uniquely positioned to complete the design because:

- A. The Contractor developed 15% of the design as required by the National Environmental Policy Act (NEPA) and possesses technical knowledge developed specifically for this project’s design framework.

- B. The Contractor’s proprietary BIM models, engineering calculations, and design logic is deeply integrated and not easily modified by another vendor.
- C. Prepared the Transfer of Jurisdiction Plat (TOJ)
- D. Jacobs has begun the preparation of the Environment Impact Statements as part of the required NEPA review process
- E. The Contractor has established relationships with project stakeholders, including regulatory agencies, utilities, and community partners.
- F. The Contractor possesses institutional knowledge of design decisions, constraints, and risk factors that a new vendor would need months to reconstruct.
- G. Maintaining the same Contractor preserves stakeholder alignment and avoids re-litigation of settled decisions.
- H. Re-competing the services would likely cause delays of the procurement process and onboarding of a new designer would delay the project by approximately 3–6 months, jeopardizing funding deadlines, permitting windows and construction procurement sequencing.
- I. A sole source award with the Contractor ensures continuity and protects the District from schedule-driven cost escalation.

5. MARKET RESEARCH

DMPED conducted market research and confirmed that while multiple A/E firms can perform general design services, none can continue the existing design without duplicating work already completed or introducing significant schedule and regulatory risk.

Based on the above, it is in the best interest of the District for Jacob Engineering to continue the design services for the Sportsplex from the current 15% design to 100% of the construction-ready documents.

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

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

Date

Osei Headley
Deputy Director
Capital Construction Services

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 using the sole source procurement method for this proposed procurement action.

Date

Eric Njonjo, MBA, PMP, CPPO
Deputy Chief Procurement Officer
Division of Contracts & 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 bidding process under either Section 402 or 403 of the District of Columbia Procurement Practice 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

Dr. Jacque McDonald, NIGP-CPP, CPPO, CPPB
Associate Director
Chief Procurement Officer
Division of Contracts & Procurement