

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT

Agency: Department of General Services

Caption: Woodrow Wilson High School Water / Drainage Investigation

Contractor: Cox Graae + Spack Architects

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (DGS) has an immediate need for an architectural investigation of existing conditions and design recommendations for correcting water infiltration and improving stormwater management at Woodrow Wilson High School.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$26,675.00

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In 2009, Cox Graae + Spack Architects was competitively awarded and tasked to produce the designs and provide A/E services for the modernization of Woodrow Wilson High School, construction of which was completed in 2011. Beginning within the last 18-24 months, the school has experienced increasing and significant water infiltration that appears to be related to general storm drainage systems, and that has caused significant flooding in several areas primarily focused on the east (Nebraska Avenue) side of the building. Issues have been frequent and severe related to an unusually high concentration of rain in recent years.

Because of their experience and knowledge in the design of the modernized building and its site, Cox Graae + Spack Architects has been tasked to perform investigative A/E services to identify the sources of the Woodrow Wilson High School water infiltration and flooding issues, including an assessment of the current stormwater retention system and associated infrastructure, and provide recommendations for resolving them. The scope of services includes, but is not limited to:

- Identification and determination of stormwater drainage deficiencies
 - Collection and review of documentation of existing conditions of onsite stormwater drainage and retention systems
 - Meetings and site visits to identify and document problem areas
 - Visual and CCTV survey of in-ground stormwater piping and structures
 - Photographic documentation of identified problem areas
 - Determination of the core issue(s) at each condition contributing to leaking and/or flooding in the building
 - Summary of water penetration problem areas, including history, magnitude, and frequency of leaking and/or flooding associated with each condition
 - Remediation of identified observed obstructions to the extent possible
- Recommendations
 - Plans, sketches, and/or narratives sufficient to identify recommended remedial work associated with each problem area
 - A Final Report summarizing all efforts, including conclusions and recommendations
- Meeting and Coordination
 - Meetings and coordination with DGS, the school, and/or project consultants in order to perform the above scope of work tasks

Cox Graae + Spack Architects' intimate knowledge and familiarity of the school's layout and design will translate to faster production of required documentation and more accurate identification of the sources of the water infiltration and flooding issues. In addition, as original A/E of the modernized building, Cox Graae + Spack Architects will be able to provide remediation recommendations that are in line with the original design approach and intent of the building and site.

Based on the above, it is in the best interest of the District to allow Cox Graae + Spack Architects, the original architectural firm that produced the designs and A/E services for the Woodrow Wilson High School modernization, to perform the investigation of existing onsite water management conditions and produce recommendations for correcting water infiltration and flooding at the site. This will ensure that institutional knowledge is captured in the investigation and identification, and that recommendations complement the modernization design.

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