

**DETERMINATION AND FINDINGS FOR  
A SOLE SOURCE CONTRACT**

**CONTRACT NO.:** DCEB-2012-C-0004

**CAPTION:** Management services for the Request for Proposals (RFP) and concomitant process for the Saint Elizabeths East Redevelopment

**PROPOSED CONTRACTOR:** Robert Charles Lesser and Company (RCLCO)

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

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Official Code § 2-354.04, 27 DCMR 1304 and 1702

**2. MINIMUM NEED:**

The Government of the District of Columbia, Office of the Deputy Mayor for Planning and Economic Development (DMPED), has a need for a contractor to provide management services for the Request for Proposals (RFP) and concomitant process for the Saint Elizabeths East Redevelopment. The proposed period of performance will be date of award through one year with two (2) one year option periods.

**3. ESTIMATED REASONABLE PRICE:**

\$250,000.00 for the base year.

**4. FACTORS WHICH JUSTIFY SOLE SOURCE PROCUREMENT:**

- A. As part of the Saint Elizabeths Redevelopment Initiative, the Office of the Deputy Mayor for Planning and Economic Development (DMPED), in conjunction with the Office of Planning, engaged a contractor through a competitively awarded contract to provide support for the project's Request for Proposals (RFP) and concomitant process. This particular task is being completed through a sub-contractor, Robert Charles Lesser & Co. (RCLCO). As a result, DMPED has decided to undertake additional work to support the RFP process and requires a contractor to manage this task. Specifically, DMPED would like to arrange for a season of events to be held on the east campus of St. Elizabeths in order to attract positive attention to the District's undertaking and the impending release of an RFP for the site. DMPED would like to continue to engage RCLCO to complete this task, as it is directly related to and a continuation of the work they are currently completing under a separate contract as a subcontractor.

- B. Due to the nature of the work being performed and the knowledge of the project that RCLCO possesses, it would be financially beneficial to engage RCLCO directly to perform the additional services required. RCLCO possesses the knowledge, skill and current work product to enable them to perform the additional requirements without any delay in production as the new requirement is directly related to current services being performed.
- C. Additionally, maintaining the current management structure would obviate the need to establish new relationships, an additional layer of communication, and new communication protocol, which would additionally support efficient project execution.
- D. Most importantly, RCLCO's thorough knowledge of this specific project and its myriad moving parts would eliminate the need of a new firm to undertake research, a timely and resource intensive step; thereby causing the District to recognize both a cost and time savings.
- E. Another important point is that the proposed new work is time sensitive. It would take, at minimum, one month for another contractor to achieve the knowledge that RCLCO already possesses, at which time they could begin to undertake the tasks in earnest. The events being proposed are designed to occur in the months leading up to the release of the RFP and other relevant announcements, which are fixed dates over the impending summer. If the dates are not met, the District will lose value on its investments made to date because it will lack the added land value that will accrue based on a positive view of the property (enhanced by publicized events), and also because it may not receive as many responses to the RFP.
- F. While understanding the need for competitive processes in contracting, in this particular case, it is in the best interest of the District to forego a competitive procurement process. It will surely lead to a qualitative and quantitative benefit to the Saint Elizabeths Project.

**5. CERTIFICATION BY AGENCY HEAD:**

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

\_\_\_\_\_   
 Date

\_\_\_\_\_   
 Victor L. Hoskins, Deputy Mayor

**6. CERTIFICATION BY CONTRACTING OFFICER**

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole source method of procurement under the cited authority. I certify that the notice of intent to award a sole source contract was published in accordance with 27 DCMR 1304.

\_\_\_\_\_   
 Date

\_\_\_\_\_   
 Jacque McDonald, CPPO, CPPB, SPSM, MBA, MST   
 Director, Contracts and Procurement

## 7. 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.

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Date

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Jacque McDonald, CPPO, CPPB, SPSM, MBA, MST  
Director, Contracts and Procurement