

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Caption: CFSA – Proposed 200 I St. SE 2nd Floor Multi-Purpose Room.
Proposed Contractor: RAND Construction
Program Agency: Department of General Services

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.04, and 27 DCMR Chapter 47, §4718

2. MINIMUM NEED:

Portions of the existing 2nd Floor interior space consisting of Offices and common areas will be combined and converted into a dedicated multi-purpose room to meet Child and Family Services Agency (CFSA) additional training and meeting requirements. The agency currently has over 600 employees at the 200 I Street location with ongoing large scale (50+ participants) meeting space for employees, foster parents and other community partners.

3. ESTIMATED REASONABLE PRICE:

\$450,000 - \$500,000

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

“200 I St SE” is a Build-Leased-Buy back Base Building Repurposing and Tenant Improvement Construction Project between the District Government and the Developer (StonebridgeCarras Associates) to provide Tenant Spaces for the following District Agencies:

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CFSA – Child and Family Services Agency

OCTO – Office of the Chief Technology Officer.

DCCAH – District of Columbia Commission on the Arts and Humanities

MPTD - Office of Motion Picture and Television Development

While DAVIS Construction was responsible for the Base Building Repurposing Construction, RAND Construction is responsible for the Tenant Improvement Construction under contracts with the Developer StonebridgeCarras Associates. While the Base Building Repurposing Contract has been completed, the Tenant Improvement Contract is substantially completed and all the agencies are currently located in and operating from the renovated building.

RAND Construction is currently completing the final phase of the Project to create a Network Operation Center (NOC)/Security Operation Center (SOC) in OCTO 4th floor Tenant Space. RAND Construction is providing post LEED Commissioning and Building Management System Operating/Monitoring services until Final Completion and Close Out.

DGS-Construction is of the opinion that in the best interest of the Project and to maintain the integrity of the Building LEED Accreditation and Building Management System (BMS) that RAND Construction execute the additional work to reconfigure the existing CFSA 2nd Floor Spaces to create a Multipurpose Room. This will ensure that all changes in respect of this modification are properly integrated into the Building System.

Also the District of Columbia Government/StonebridgeCarras Associates arrangement does not allow infusion of fund outside of the current contract into the Project. It is therefore not possible to do a Change Order to RAND Construction Tenant Improvement current Contract for the additional CFSA tasks.

CFSA confirmed availability of Fund from the Agency FY'13 Operating Budget DGS-Construction asked that a Requisition be initiated in the Agency with DGS-C&P as the final approval instead of doing an MOU this late in the current Fiscal Year. In Line with this directive, CFSA created RQ808212 with Diane Wooden as the final approver in DGS.

Based on the facts and the situation expatiated above, DGS-Construction is making a justification for a Sole Source Contract to RAND Construction.

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

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

6/21/13
Date

J. E. Locker
June Locker

6. **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 sole 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] [the response received was rejected because _____]. I recommend that the Department of General Services, Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Diane Wooden

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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

Brian J. Hanlon
Director/Chief Contracting Officer