**DETERMINATION AND FINDINGS**

**FOR**

**SOLE SOURCE PROCUREMENT**

**CONTRACT NO.:** DCEB-2020-C-2013

**CAPTION:** St. Elizabeth’s East Infrastructure Stage 2B & 2C

**PROPOSED CONTRACTOR:** CH2M Hill/Jacobs Engineering

**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 1700 and 1701

**2. MINIMUM NEED:**

The Government of the District of Columbia, Office of the Deputy Mayor for Planning and Economic Development (DMPED), St. Elizabeth’s East Program has a need for an experienced Economic Development Contractor to assist with redevelopment of the St. Elizabeth’s East Campus. Infrastructure support services are needed to complete 100% design drawings for two sections of 13th Street, Stage 2B with outfalls and Stage 2C with the WMATA Metro station. The proposed term for the contract is date of award through thirty (30) months thereafter.

**3. ESTIMATED REASONABLE PRICE:**

The estimated fair and reasonable price is $2,326,200.00

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

1. In June 2017, CH2M Hill/Jacobs was competitively awarded a task order agreement via the District Department of Transportation (DDOT), IDIQ A&E schedule to provide Phase I, Stage I (Infrastructure Improvements) construction and development management services during the design, procurement and construction of the St. Elizabeth’s East campus. This requirement, included obtaining permits, providing design plans for Department of General Services (DGS), making recommendations to the project team when alternative solutions were necessary, and assisting with design reviews and costs. These services were derived from the 2012 Master Plan and Design Guidelines for St. Elizabeth’s East produced by the D.C. Office of Planning, in consultation with DMPED.

1. In early September 2019, CH2M Hill/Jacobs was awarded a second task order agreement to assist with the redevelopment of the northern portions of St. Elizabeth’s East Campus in a Stage 2 Infrastructure Improvements program. The task order agreement was subsequently modified to have CH2M/Jacobs also perform Stage 2 B and C – 13th Street, S.E. Infrastructure Improvement, including Storm and Sanitary Sewer Outfalls services.
2. CH2M Hill/Jacobs’ principal for the contract has been working to create the roadway infrastructure plan for the campus for over seven (7) years. CH2M Hill/Jacobs has also created the Phasing and Staging system that DMPED has used to create a viable budget and timeline for the project that fits with the development of the historic buildings, open space parcels, and planned new hospital. CH2M Hill/Jacobs has worked with DGS to spur movement on the campus when there were challenges starting the infrastructure work.
3. This Stage 2 effort will be split into three phases (A, B & C). The CH2M Hill/Jacobs design team has significant history with this project and understands the complexities with the infrastructure and has established relationships with internal and external partners on the project.
4. CH2M Hill/Jacobs has the ability to use the same methodology to continue the roadway and utility improvement process, to prepare for the Ambulatory Care Hospital, and the additional housing and amenities that are expected between now and 2023.
5. In conclusion, CH2M Hill/Jacobs has historical knowledge of the St. Elizabeth’s East requirement. They have the ability to begin the necessary work immediately as they have continuity regarding stakeholder relations, project vision, and bridging the gap between strategy and implementation. A new contractor is unlikely to possess the knowledge necessary to begin the project without a learning curve or delays that may be caused while they familiarize themselves with the historical content, should a competitive solicitation be issued.

**5. CERTIFICATION BY AGENCY HEAD:**

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

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Date John J. Falcicchio, Deputy Mayor

**6. CERTIFICATION BY CONTRACT SPECIALIST:**

I hereby certify that the above findings are true and correct to the best of my knowledge. Further, I certify that the notice on intent to award a sole source contract was published in accordance with 27 DCMR 1304 and that no response was received.

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Date Lindel Reid, CPPB, Senior Contract Specialist

**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 Jacque McDonald, CPPO, CPPB, SPSM, MBA, MST

Director, Contracts, Procurement and Grants