

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

CONTRACT NO.: DCEB-2016-C-2003

CAPTION: McMillan Sand Filtration Site
Development Management Services

PROPOSED CONTRACTOR: Vision McMillan Partners, LLC

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

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.02, 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 has a minimum need for a contractor to provide development management services for DMPED in order to develop the McMillan Sand Filtration Site (McMillan). Vision McMillan Partners, LLC has been performing development management services for DMPED since 2010. The proposed term for the contract is date of award through September 30, 2016.

3. ESTIMATED REASONABLE PRICE:

The estimated fair and reasonable price to provide the required services during the contract shall be in the estimated amount of \$950,000.00. The price is determined to be fair and reasonable based on prior work performed and current proposals for services and scope of work to be rendered.

4. FACTORS WHICH JUSTIFY SOLE SOURCE PROCUREMENT

- A. In FY10, the District awarded a contract to Vision McMillan Partners, LLC for development management services, which is set to naturally expire on December 31, 2015. Continued development management services are needed by DMPED in FY16. Vision McMillan Partners, LLC can start fully performing these continued development management services due to their in depth knowledge of the McMillan development program, approved entitlements, and existing design documents and related analysis.

- B. Over the course of the aforementioned contract term, Vision McMillan Partners, LLC has amassed a team of professionals with thorough knowledge of the McMillan development, including, structural engineers, civil engineers, geotechnical engineers, historic preservation consultants, landscape architects, master architects, project managers, and supportive legal services (collectively, VMP). This team will continue to support the development management services needed in FY16.

- C. The services and scope of work in FY16 in the proposed contract include:
 - a. Receiving final conceptual design approval from the Historic Preservation Review Board;
 - b. Preparing the demolition permit pursuant to D.C. Official Code §6-1104;
 - c. Supporting the approval of the pending Environmental Impact Screening Form (EISF);
 - d. Providing supportive legal counsel related to the pending entitlement appeals;
 - e. Preparing and advertising an RFP/RFQ for land development activities and evaluating responses;
 - f. Revising the existing project schedule;
 - g. Providing updated cost estimates and construction recommendations; and
 - h. Developing a strategy for the operation and management of a place management entity.

5. CERTIFICATATION BY AGENCY HEAD

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

 Date Brian T. Kenner, 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.

 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.

Date

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