

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

**CONTRACT NO.:** DCPL-2019-C-0067

**CAPTION:** Project Development Manager Services for the Redevelopment Process for the Martin Luther King Jr. Memorial Library (MLK)

**PROPOSED CONTRACTOR:** Lynch Development Advisors

**PROGRAM AGENCY:** District of Columbia Public Library (DCPL)

**FINDINGS**

**1. AUTHORIZATION**

D.C. Official Code §2-351.01 *et seq.* and District of Columbia Library Title 19, DCMR, Chapter 43 §4320.

**2. MINIMUM NEED**

DCPL has an ongoing need for Lynch Development Advisors to continue with onsite Project Development Manager Services for the Redevelopment Process for the MLK Jr. Library for the period April 30, 2019 through April 29, 2020.

**3. ESTIMATED REASONABLE PRICE**

The estimated fair and reasonable price is \$842,292.00.

**4. FACTS THAT JUSTIFY A SOLE SOURCE PROCUREMENT**

A. Lynch Development Advisors (LDA) has provided Program Development Manager Services for the Redevelopment Process for the MLK Library since September 2015. These services were originally competed via a request for task order proposal to assist DCPL in the execution of this \$200M+ project.

Proposals from three (3) Program/Construction Management contract holders were solicited and evaluated. LDA was the selected contractor. However, the LDA five (5) year contract period ends on April 29, 2019 and DCPL has a continuing need for these services until the MLK project is complete.

In reaching the conclusion that a sole source award to LDA is in the public interest, DCPL staff considered the following:

B. **Factor 1: Loss of Corporate Knowledge** – Due to the nature of the required work and services already rendered, it would be difficult or impossible for DCPL to start over

with a new Contractor without undue disruption to the execution of this \$200M+ project. As further detailed below, LDA has unique capabilities and knowledge of the project that are essential to DCPL's successful completion of the MLK project.

- C. **Factor 2: Unique Capabilities of LDA** : The design and construction process is conducted in phases and Jair Lynch personnel have been involved in every phase of project development as further detailed below:

Project Development Phase  
Design Phase  
Preconstruction Phase:  
Construction Phase:  
Post Construction and Commissioning

- D. **Factor 3: Construction Tempo**: The MLK project is at a critical juncture. More than \$100M of construction must be placed between January 2019 and April 2020. Hard experience compels the conclusion that more differing site conditions and other challenges will be revealed as work progresses and DCPL requirements will continue to evolve. Jair Lynch is uniquely qualified to manage the cost and schedule risk associated with the accelerating pace of construction. No other firm has the deep knowledge of the project necessary to manage the exigencies of this complex and risky project.
- E. LDA has demonstrated itself to be a responsible Contractor and has the resources and personnel to continue to perform the required work in a manner satisfactory to DCPL. LDA has existing personnel and resources currently in place to continue the required services without disruption.
- F. For the above stated reasons no market survey was conducted.

**G. CERTIFICATION BY THE DIRECTOR OF CAPITAL PLANNING AND CONSTRUCTION**

I hereby certify that the above facts are accurate and complete.

\_\_\_\_\_  
Andrew Blumenfeld

\_\_\_\_\_  
Date

**6. CERTIFICATION BY THE CONTRACT SPECIALIST**

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 was published in accordance with D.C. Official Code §2-354.04 and that no response was received. I recommend that the Chief Procurement Officer approve the use of the sole source method of procurement for this proposed action.

\_\_\_\_\_  
Darryn Martin

\_\_\_\_\_  
Date

**DETERMINATION**

Based on the above findings and in accordance with the DCPL procurement regulations, 19 DCMR §4320.7 I hereby determine that the award of a sole source contract for the services described herein is in the best interest of DCPL.

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Diane Wooden  
Chief Procurement Officer

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Date