

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

**Agency:** District of Columbia Public Library (DCPL)

**Contract No.:** DCPL-2025-C-0025

**Caption:** Construction Materials Observation and Testing Services for the New Library in Congress Heights

**Proposed Contractor:** ECS Mid-Atlantic, LLC

### **FINDINGS**

**1. AUTHORIZATION:**

19 DCMR §4320 and D.C. Code §2-354.04.

**2. MINIMUM NEED:**

DCPL needs a Contractor to provide Construction Observation and Testing Services for the New Library in Congress Heights at the Congress Heights Metro Station at 1304 Alabama Ave, SE, Washington, DC. The construction start date for the New Library in Congress Heights will begin in Summer 2025.

**3. ESTIMATED FAIR AND REASONABLE PRICE:**

Based on DCPL's market research on testing and inspections in surrounding jurisdictions, the estimated fair and reasonable price for providing the proposed services required for the Project is \$79,000. DCPL has received a proposal from ECS Mid-Atlantic, LLC (ECS) to perform the proposed design services for \$58,743.75.

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

The proposed building will be a single-story wood framed structure occupying an area of approximately 23,550 gross square feet. The existing library will be over the WMATA tunnel at the Congress Heights Metro Station on Alabama Ave.

The project site is a complex endeavor due to the complexities of the WMATA subway tunnel running directly underneath the library building as well as WMATA infrastructure at the street level including an escalator and several vents on the site.

The new library will be almost 5 times the size of the undersized existing Parklands-Turner Library located in the Shops at Parkland strip mall and will provide the space needed for families, youth, and children including a dedicated Teens space, recording studio and makerspace.

Based on the Design Development Submission project drawings dated October 18, 2024, the library will be supported on shallow foundations consisting of cast-in-place concrete spread and strip footings. It will also have limited structural steel elements that will also be subject to special inspections such as structural steel.

ECS is uniquely qualified to perform the services due to the complex nature of this building over the WMATA tunnel. Since we are building over the WMATA tunnel as mentioned above, this project must have a company that has the experience with inspection testing in the DC area with similar project complexities such as the one we are undertaking at New Library in Congress Heights. DCPL needs the testing and inspections to be done by a professional in the trade.

ECS has provided high-performing work for DCPL in the past, and their level of expertise is needed on this complicated multi-million-dollar construction project. In their role, ECS will provide Construction Materials Testing (CMT) services and Special Inspections (SI) for the New Library in Congress Heights project. This includes numerous site visits to observe footing bearing capacities upon excavation and document the bearing material; observe reinforcing steel prior to concrete pouring; conduct concrete tests (temperature, slump, air content and cylinder preparation); and observe structural steel members, connections and conformance so that they are all within conformance with the geotechnical report, project specifications and design documents.

This New Library in Congress Heights project is a 29-million-dollar project that is still being undertaken in an uncertain market. Prices due to inflation and supply chain issues are still majorly impacting this construction project. The owner's allowance for this project is also reflective of the complex nature of this project and the construction market uncertainty.

ECS is uniquely qualified to perform the services for Congress Heights due to providing services on previous Library projects with DCPL including on the Southeast Library, a complex natured project, with both renovation and expansion of the construction of the existing building. Since we are digging below the current basement and providing the foundational support of the existing structure as mentioned above, this project must have a company that has the experience with inspection testing in the DC area with similar project complexities such as the one we are undertaking at Southeast Library. DCPL needed the third-party testing to be done by a professional in the trade. ECS is currently providing high-performing work verified by both DCPL and the Contractor and their level of expertise is needed on this complicated multi-million-dollar construction project at Congress Heights. In their role, ECS is providing Construction Observation and Materials Testing (COMT) services and Third-Party Inspection Program (TPIP) Code Compliance Inspections for the Southeast Library project. This includes observing and verifying footing bearing capacities, reinforcing steel, concrete testing, structural masonry, compressive strengths of grout and mortar, and structural steel members, and connections so that they are all within conformance with project specifications and design documents.

ECS has over 30 years of experience as a company and is the leader in geotechnical, construction materials, environmental, and facilities engineering. ECS employs ICC Master Code Professionals, DCRA Approved code compliance professionals, and licensed Professional Engineers/Architects. ECS is a certified Third-Party Inspection Agency for the District of Columbia Department of Consumer and Regulatory Affairs (DCRA). Due to the experience of ECS and the complex nature of this project, DCPL affirms that ECS is uniquely and highly qualified to perform the services needed to achieve the desired outcome and to help us deliver this New Library in Congress Heights project to the community.

Based on the above facts, it is in the best interest of the District to authorize ECS Mid- Atlantic, LLC, to perform construction materials testing and special inspection services. This will ensure continuity in the Project implementation process and a time and cost saving measure.

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

I hereby certify all statements herein are true, correct, and complete and that the information given herein is accurate to the best of my knowledge and belief.

Jaspreet Pahwa

Jaspreet Pahwa  
Director

02/11/25

Date

**6. CERTIFICATION BY THE CONTRACT SPECIALIST:**

I have reviewed the above findings and certify that they are sufficient to justify using 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 D.C. Code §2-354.04 and that no response was received. I recommend that the DCPL Contracting Officer approves the use of the sole source procurement method for this proposed procurement action.

Janet Concepcion  
Lead Contract Specialist

                      
Date

**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.

Tornia Harrison  
Interim Contracting Officer

                      
Date