

DETERMINATION AND FINDINGS
FOR
COMPETITIVE SEALED PROPOSALS

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

SOLICITATION NO.: DCEB-2025-R-0002

CAPTION: Real Estate Appraisal and Related Services

FINDINGS

1. AUTHORIZATION:

Procurement Practices Reform Act of 2010, Section 402(a) and 27 DCMR Chapter 16, Section 1600.1 and Chapter 10, Section 1010.2(b).

2. MINIMUM NEED:

The District of Columbia Office of Deputy Mayor for Planning and Economic Development (the “District”) is seeking qualified licensed appraisal firms to provide, on an as needed basis, real estate appraisals and related services for the District of Columbia Government. The period of performance shall be one year from the date of award with four (4) one-year options.

3. ESTIMATED REASONABLE PRICE:

The estimated reasonable price for the base year is \$150,000.00.

4. FACTS THAT JUSTIFY THE USE OF THE COMPETITIVE SEALED PROPOSAL METHOD:

- a. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) does not have adequate trained staff or the resources to perform appraisal services throughout the District.
- b. Procurement by Competitive Sealed Bid is impractical because of the complexity of the services required; specifications cannot be prepared to permit selection of a contractor via the Competitive Sealed Bid process.
- c. Multiple contracts will be awarded to the responsible offerors whose offers are most advantageous to the District, based upon the evaluation criteria.

- d. The DMPED will include evaluation factors in the solicitation for the services being requested, such as: Knowledge and Experience, Qualifications of Key Personnel, and Organization Capacity and Management Approach, and Past Performance. Pursuant to 27 DCMR Section 1617.2, price shall be included as one of the evaluation factors. Discussions of information in proposals concerning these factors may be required.

5. CERTIFICATION BY CONTRACT SPECIALIST:

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

October 30, 2025

Date

Juva J. Hepburn

Juva J. Hepburn
Contract Specialist

DETERMINATION

Based on the findings, it is hereby determined that the use of competitive sealed bidding is not practicable or in the best interest of the District, and that the contract should be procured by competitive sealed proposals, as certified above.

October 30, 2025

Date

Dr. Jacque McDonald

Dr. Jacque McDonald, NIGP-CPP, CPPO, CPPB
Director of Contracts, Procurement and Grants