

**DETERMINATION AND FINDINGS  
FOR  
SHORTENED ADVERTISING PERIOD**

**AGENCY:** Office of the Deputy Mayor for Planning  
and Economic Development

**SOLICITATION NO.:** DCEB-2024-R-0003

**CONTRACTOR:** TBD

**CAPTION:** Poplar Point Owner’s Representative Services and Real Estate  
Advisory Services

**1. AUTHORIZATION:**

Procurement Practices Reform Act (2011) Sec. 403 (c), and 27 DCMR Section 1303.1.

**2. MINIMUM NEED:**

The Government of the District of Columbia, Office of the Deputy Mayor for Planning and Economic Development (DMPED) has a requirement for a highly qualified firm (“Contractor”) to provide owner’s representative services, real estate advisory services, land use planning, and construction and development management services to support the planning, design, and redevelopment of Poplar Point. The requirements are urgent, and the contract’s anticipated term is for a base period and four potential one-year option periods. A shortened advertisement period of fourteen days will be required in order to meet DMPED’s service target for compliance with the legislative initiative. The timing of the original solicitation allowed continuity in tasks, specifically the joint Environmental Assessment and Master Plan. With the completion of the first phase of the joint EA/Master Plan this month, a shortened solicitation will allow for continuity in services required to support the second phase. A solicitation longer than two weeks risks a delay in the work required to complete the transfer of Poplar Point to the District and eventual redevelopment of the site.

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

\$850,000.00.

**4. FACTS WHICH JUSTIFY THE SHORTENING OF THE ADVERTISING PERIOD:**

The District is negotiating a transaction involving Poplar Point that requires the Owner’s Representative to commence the program and design of the NPS and USPP facilities in the next month. This is part of the base scope of the Owner’s Representative procurement

for Poplar Point. The Poplar Point Project (the "Project") is comprised of the steps required to transfer approximately 110 acres presently owned by the United States Government and under the administrative jurisdiction of the National Park Service (NPS) to the District of Columbia as stipulated in the Federal and District of Columbia Real Property Act of 2006 (the "Act"). The Project will include tasks to satisfy requirements as detailed under the National Environmental Policy Act of 1969 ("NEPA") to aid decision making under Title III of the Act.

The standard procurement advertisement period mandated by District regulations is a 21-day advertising period-could negatively impact DMPED's ability to comply with the legislation. The procurement team previously issued a solicitation which was cancelled, to refine the Scope of Work to better meet the District's requirements. During that solicitation period, the District received a least nine potential contractors from the posting of the requirement, which should mitigate any negative impact related to the proposed reduction of the advertising period to 14 days and will not impede fair competition for these services.

**5. CERTIFICATION BY CONTRACT SPECIALIST:**

I hereby certify that the above findings are correct and complete and that a shortened advertisement period of fourteen (14) calendar days is necessary and in the best interest of the District.

April 2, 2024  
Date

*Juva J. Hepburn*  
Juva J. Hepburn  
Contract Specialist

**6. CERTIFICATION BY CONTRACTING OFFICER:**

Procurement Practices Reform Act (2011) Sec. 403 (c), and 27 DCMR Section 1303.1. Based on the above findings and in accordance with Section 403 (c) of the D.C. Procurement Practices Reform Act of 2011 AND 27 DCMR, Sections 1303.1, I hereby determine that the shortening of the advertising period to fourteen (14) days is in the best interest of the District.

April 2, 2024  
Date

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