

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement Division

**DETERMINATION AND FINDINGS  
FOR  
SOLE SOURCE PROCUREMENT**

**Purchasing Agency:** Department of General Services  
**User Agency:** District of Columbia Public Schools  
**Caption:** Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation  
**Proposed Contractor:** The Keystone Plus Construction Corporation

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Code Section 2-354.04 and DCMR 27 Section 4718.

**2. MINIMUM NEED:**

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of The Keystone Plus Construction Corporation (“Contractor”) for Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation, located 1300 44th St. NE, Washington D.C 20019.

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

The estimated fair and reasonable price to provide the work for Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation is approximately **\$417, 300.00**.

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

DGS as an agency of the District of Columbia government is responsible for constructing, sustaining, and maintaining all DC Public Schools (“DCPS”) facilities. DGS as an agency of the District of Columbia government is responsible for constructing, sustaining, and maintaining all DC Public Schools (“DCPS”) facilities. This contract is for the Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation.

The scope of the Project generally includes, and the Contractor shall provide:

- Construct an elevator shaft
- Furnish and install an elevator

Keystone Plus Construction Corporation was engaged by the Department under Basic Ordering Agreement No. DCAM-17-CS-0033E (“BOA”) to perform the design, pre-construction, and construction activities for Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation.

Keystone Plus Construction Corporation is a resident-owned CBE and SBE and their knowledge and familiarity with DGS schools will translate to a faster operative evaluation of the Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation project. In addition, Keystone Plus Construction Corporation will be able to provide remediation recommendations that are in line with DGS expectations.

Based on the above, it is in the best interest of the District to allow Keystone Plus Construction Corporation to complete the Smothers Elementary School Swing Space at Kenilworth Elementary School Elevator Installation project.

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tiffany Moore  
Deputy Director  
Capital Construction Services

**6. CERTIFICATION BY THE CONTRACTING OFFICER:**

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole source procurement method under the cited authority. I certify that the notice of intent to award a sole source procurement action was published in accordance with 27 DCMR 4718 and that no response was received. I recommend that the Department of General Services, Chief Procurement Officer approve the use of the sole source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Njonjo  
Contracting Officer

**7. CERTIFICATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT**

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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
George G. Lewis, CPPO  
Chief Procurement Officer  
Chief, Contracts, and Procurement