

**DETERMINATION & FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services
Contract No.: DCAM-22-CS-SS-0021
Caption: DOC CTF Additional Roofing Scope
Contractor: Keystone Plus Construction Corporation

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”), on behalf of the Department of Corrections (“DOC”), has the minimum need to remove and replace the roofing and caulking of the existing windows and exterior structural panels at the DOC Administrative Building, located at 1901 E Street SE, Washington, DC (the “Project”). The Project consists of the demolition, removal, and disposal of the existing roofing and caulking materials, and the furnishing and installation of new roofing and caulking materials. The Department would like to issue a sole source contract to Keystone Plus Construction Corporation (“Keystone”) to complete the Project in accordance with a certain Scope of Work and Specifications. This work is expected to be completed by September 21, 2022.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The Independent Government Cost Estimate (“IGCE”) to provide the required construction services for DOC CTF Additional Roofing Scope is \$167,586.33, and Keystone Plus Construction’s price is \$167,586.33.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Keystone was awarded Task Order No. 31 (“Task Order”) on April 27, 2021 to provide construction services to remove and replace the roofing and caulking of the existing windows and exterior structural panels at the DOC Administrative Building. The award resulted from a competitive solicitation among existing IDIQ contractors under the underlying Contract No. DCAM-17-CS-0033 (the “Contract”) with the Department. The Task Order, which was initially awarded for \$1,521,663.05, included a substantial completion date of February 30, 2022 (clerical error), a final completion date of March 31, 2022, and an administrative term date of December 31, 2022. Option Year 4 of the Contract expired on April 27, 2022, and no additional funds could be added to the Task Order under this Contract.

Given the importance of this Project, Keystone’s effort and work on the Project thus far, and their experience and knowledge of the Project site and existing facility, Keystone is capable of providing the Department with the level of confidence required to successfully deliver the Project on time and with accurate pricing; and therefore, it is in the best interest of the District to award this Contract on a sole source basis to Keystone. Re-engaging Keystone will avoid further delays and facilitate successful completion of the Project.

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

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

Tiffany Barthwell Moore
Deputy Director
Capital Construction Services

Date

6. CERTIFICATION BY CONTRACTING OFFICER:

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 action was published in accordance with 27 DCMR 4718 and that () response was received. I recommend that the Department of General Services Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Ahmad Stanekzai
Contracting Officer
Contract & Procurement

Date

Determination and Findings (“D&F”) for Sole Source Award to Keystone Plus Construction Corporation
DOC CTF Additional Roofing Scope
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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.

George G. Lewis, CPPO
Chief Procurement Officer
Chief of Contracts & Procurement

Date

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**



SCOPE OF WORK

[ATTACHMENT WILL APPEAR ON THE FOLLOWING PAGE]

**DOC CTF Exterior Structural Upgrades
at 1901 E Street, SE, Washington, DC
Scope of Work**

Contract No. DCAM-22-CS-SS-0021

Project Description:

The Department of General Services, on behalf of the Department of Corrections (“DOC”), requires construction services to remove and replace the roofing and caulking of the existing windows and exterior structural panels at the DOC’s Administrative Building, located at 1901 E Street, SE, Washington, DC (the “Project”). The Project consists of the demolition, disposal and removal of the existing roofing and caulking materials and the furnishing and installation of new roofing and caulking material.

Additional Roofing Scope at Lower Roof Portion and related Warranty - Keystone Plus Construction Corporation has prepared its estimate in connection with the Project to procure with Patuxent Roofing the additional roofing scope at the lower roof. It is our understanding that due to current warranties and work being performed, it is in the best interest of the District to utilize Patuxent Roofing for base contract work and additional roof work at the lower roof of the DOC Administration Building. Patuxent Roofing has since issued a letter where they passed on discount for membrane material as offered by Sika, the membrane manufacturer, of the originally installed roof.

Material Dimension Change Due to Existing Conditions - Keystone Plus Construction Corporation has prepared its estimate in connection with the Project to change the size of the exterior caulking Dow123 from 1” wide original quoted on base bid to 2”, and in some area to 3” wide due to some existing condition on the joints. In preparation for ordering materials, the manufacturer’s representative had recommended to verify various locations of the building, as sometimes these joints tend to change slightly in dimensions with time. On October 21, 2021, Keystone Plus Construction Corporation was provided access to the recreation courtyard as well as the roof on the DOC Administration Building.