

**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services
User Agency: Department of General Services for DHS
Caption: Construction Management Services – 801 East Men’s Shelter – St. Elizabeths East Campus
Contract No.: DCAM-21-CS-SS-0004
Contractor: JDC Construction Company, LLC (JDC)

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and DCMR 47, Section 4718.

2. MINIMUM NEED:

The Department of General Services (DGS) has a need to continue provide construction management services for the 801 East Men’s Shelter project, a part of the redevelopment of the St. Elizabeths East Campus.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide construction management services for a 16 week period is \$258,601.80.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

JDC is currently providing construction management (CM) services for multiple projects within the Capital Construction portfolio and have become integral to the successful implementation of the projects. It is imperative that the critical construction management services be continued without interruption. This is especially true for the 801 East Men’s Shelter located on the East Campus of St. Elizabeths. JDC has provided CM services for this project since project inception for the past two (2) years. The 801 East Men’s Shelter Project is part of the redevelopment of the St. Elizabeths East Campus and a change, lapse or discontinuing of CM services would have serious implications on the project schedule and coordination efforts needed to ensure the on time completion of the project. This project will provide a much needed improved living conditions and amenities for the homeless population that are currently using the depleted existing Men’s shelter on the same campus. In addition, the project is on the critical path for the new \$375M Saint Elizabeth’s Hospital project to be developed on the same campus.

The project is approx. 30% complete and remaining activities on the project require CM services knowledgeable of the project history, schedule, status, challenges as well as the intimate knowledge of the client agencies and stakeholders needs and requirement. Failure to complete the project on-time will negatively impact the schedule for related St. Elizabeth's projects currently in progress and those scheduled to start.

An interrupt of services will have serious schedule and budget implications for all the projects they are working on but specifically, for the Saint Elizabeth's Men's Shelter, which in turn, will have a domino effect and impact on the new St. Elizabeth's hospital project. It would be in the best interest for the District to maintain the continuity of services to avoid major financial and significant programmatic difficulties.

5. CERTIFICATION BY THE OPERATIONAL MANAGER 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.

Date

Allam Al-Alami,
Operational Manager
Capital Construction Division

6. CERTIFICATION BY THE DEPUTY DIRECTOR CAPITAL CONSTRUCTION:

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.

Date

Tiffany B. Moore,
Interim Deputy Director
Capital Construction Division

7. CERTIFICATION BY THE MANAGER OF CONSTRUCTION SERVICES:

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.

Date

James H. Marshall
Senior Contract Specialist

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.

Date

George G. Lewis, CPPO
Chief Contracts and Procurement and
Chief Contracting Officer