

**DETERMINATION AND FINDINGS  
FOR  
SOLE SOURCE PROCUREMENT**

**Purchasing Agency** Department of General Services  
**User Agency:** Department of General Services for DHS  
**Caption:** Construction Management Services –  
Department of Corrections (DOC) Central Detention Facility and  
Central Treatment Facility  
**Contract No.:** DCAM-21-CS-SS-0005  
**Contractor:** Telecommunications Development Corporation (TDC)

**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 an immediate and continuing need to provide construction management services for the Department of Corrections (DOC) Central Detention Facility and Central Treatment Facility renovation projects.

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

The estimated fair and reasonable price to provide construction management services for a period of four months is \$275,687.82.

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

TDC is currently providing construction management (CM) services for multiple projects for the Department's Public Safety and Justice (PSJ) portfolio and have become integral to the execution of those projects. It is imperative that the critical construction management services be continued without interruption. This is especially true for the renovation of the DOC's Central Detention Facility and Central Treatment Facility. The projects are in different levels of progress from design, construction and close out. A lapse, discontinuing or change in the delivery of CM services would adversely impact the continued progress of these projects. Currently both projects are on schedule and on budget. In addition, TDC is providing construction management services for MPD and DOC relocations from Daly building (*aka. Daly Swing Project*) to One Judiciary Square and 501 New York Ave. This project is critical to both agencies' operation as due to the deplorable living conditions of the Daly building with inadequate cooling and heating, amongst many other aging building systems and structure.

TDC, whose portfolio of projects included multiple public safety agencies, provides the Department unique, valuable expertise that is critical to the continued progress of the Central Detention Facility, Central Treatment Facility and Daly Swing renovation projects. 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