

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

**DETERMINATION AND FINDINGS
FOR AN
EMERGENCY PROCUREMENT**

CAPTION: Design-Build for Rehabilitation of Langston School Collapsed Roof

AGENCY: Department of General Services (DGS)

CONTRACTOR: HRGM

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.05 and 27 DCMR 4719

2. MINIMUM NEED:

The District of Columbia, Department of General Services (“**Department**” or “**DGS**”), Capital Construction Services (CCSD) Division, requires an immediate need for Capitol Service Management Services to (“**Contractor**” or “**HRGM**”) to providing engineering and construction services to design, stabilize and replace the collapsed Langston School roof.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is Two Hundred and Fifty Thousand Dollars (**\$250,000.00**) for the roof rehabilitation design and construction. DGS-CCSD may adjust this amount based on the actual conditions of the roof once the corrective work commences.

4. FACTS WHICH JUSTIFY AN EMERGENCY PROCUREMENT:

The roof at Langston School building, located at 43 P St NW, has partially collapsed requiring immediate actions to design, stabilize and replace the roof and associated roof structures. Given that the roof has partially collapsed, rehabilitating the collapsed roof and stabilizing the remaining roof to prevent further collapse is immediately required on an emergency basis.

This building was built in 1902 and is listed on the National Register. While the building is vacant, the now partially collapsed roof is open to the weather elements and further

collapse could cause harm to residents and can cause further damage to the building structure. In addition, City Council has provided funding enhancement to DGS' FY2020 capital budget (under DGS PL602 Roof Replacement project) to pursue the roof stabilization work. DGS plans to hire HRGM to team with a structural engineer, roofing design consultant, rough carpentry framer, and roofing installer experienced in slate roof construction to stabilize the roof to ensure it can support current code mandated snow loads, and install new plywood decking.

An emergency contract with HRGM, a CBE firm specialized in roofing construction, is required to stabilize the roof and to prevent serious and imminent threat to the public and structure.

For additional illustration, please see recent pictures taking of the school's roof conditions:





5. CERTIFICATION BY THE FACILITIES DEPUTY DIRECTOR:

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

Date

Allam Al-Alami
Operations Manager | CCSD

6. CERTIFICATION BY THE SUPERVISOR | CONTRACTING OFFICER OF GOODS AND SERVICES:

I have reviewed the above findings and certify that they are sufficient to justify the use of the emergency procurement method to award the captioned contract award to HRGM. In addition, please be advised that the Department's notice of the captioned emergency contract must be posted on the Department's website no more than seven (7) days after the contract is awarded. Given the foregoing, I recommend that the Department of General Services' Chief Contracting Officer approve the use of the emergency procurement method for this proposed procurement action.

Date

Franklin Austin

Contracting Officer | Capital Construction

7. CERTIFICATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT:

I have reviewed the above findings and certify that they are sufficient to justify the use of the emergency procurement method under the cited authority. I certify that the emergency procurement notice of contract award will be published in accordance with Section 405(f) of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Official Code §2-354.05). In conclusion, the Department of General Services (DGS), Chief Contracting Officer approves the use of the Emergency Procurement method as the only viable method of procurement to prevent serious accidents at the Langston School building.

Date

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