

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



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Agency: Department of General Services

Caption: Administrative Building Renovation (Building #2) – DC National Guard Youth Challenge Academy at Oak Hill located at 3201 Oak Hill Drive, Laurel MD. 20724

Contractor: RSC Electrical and Mechanical Contractors, Inc.

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (DGS) have an immediate need to complete construction of Acoustical Ceiling Grid System, Fire Suppression System and New Drywall System and all associated permit cost required at existing Building #2 Capital Guardian Youth Challenge Academy located at 3201 Oak Hill Drive, Laurel MD 20724.

ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price is up to \$156,000.00

3. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

Through a competitive procurement process that took place in May 2018, DGS awarded a contract to RSC Electrical and Mechanical Contractors, Inc. (RSC to design-build and install new acoustical ceiling system, install fire suppression system and drywall at the DC National Guard, Youth Challenge Academy, Building #2 located at 3201 Oak Hill Drive, Laurel, MD 20724. The initial DGS PM on this project sadly passed away during the

project. Immediately following his death, the building permit expired and shortly after the existing Purchase Order (POA) Agreement expired as well. RSC had already began work in Building #2 before the POA expired.

Due to the challenging nature of the Oak Hill project, RSC will utilize the original design and field staff members that are familiar with the current construction drawings as well as the constraints imposed by the Oak Hill Campus. RSC, having been on site since May 2018 for demolition, is familiar with the site, staff, logistics and complications of campus staff and residents currently occupying the space.

In addition to it being more costly for a new contractor to validate the installed work, the project had reached the 70% point of completion, with plumbing, electricity and a majority of the infrastructure having been installed to date. Further, DGS has successfully negotiated the reinstatement of the permit from DCRA with the submitted and approved forms and documents from RSC. Once approved to restart, it is expected that the project will be complete in approximately 3-4 months.

Based on the above, it is in the best interest of the District to allow RSC, the original General Contractor of record for the Oak Hill project to review, renew permits and submit specifications for completing construction at Building #2. This will ensure construction that will comply with and complement standards, applicable safety codes, and operational needs of the Oak Hill project.

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

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

Date

Paul Blackman Jr.
Deputy Director for Capital Construction Division

5. CERTIFICATION BY THE CONTRACTING OFFICER:

I have reviewed the above findings and certify that they are sufficient to justify the use of the single available 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 no response was received. I recommend that the Department of General Services, Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

Date

Franklin Austin

Contracting Officer, CPPM, CPM
Contracts and Procurement

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