

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

**DETERMINATION AND FINDINGS
FOR A
SOLE SOURCE PROCUREMENT**

CAPTION: Consolidated Maintenance Services at Frank D. Reeves Center for Municipal Affairs

AGENCY: Department of General Services

CONTRACTOR: RSC Electrical & Mechanical Contractors, Inc.

FINDINGS

1. AUTHORIZATION:

D.C. Official Code §2-354.04, 27 DCMR 1304 and 27 DCMR 4718

2. MINIMUM NEED:

The Government of the District of Columbia, acting by and through its Department of General Services (the “Department” or “DGS”), has an immediate need for RSC Electrical & Mechanical Contractors, Inc. (the “Contractor”) to continue providing Comprehensive, Consolidated Maintenance Services, including facility Operations, Maintenance and Repair Services (OM&R), at the Frank D. Reeves Center for Municipal Affairs, located at 2000 14th Street NW, Washington DC 20009 (the “Facility”), for a one (1) year period.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price for the one (1) year period is One Million Four Hundred Fifty-Nine Thousand Eight Hundred Dollars and zero cents (\$1,459,800.00) for basic services plus, a total not-to-exceed amount of Two Hundred Fifty Thousand Dollars and zero cents (\$250,000.00) for cost reimbursement, for a Total Not-to-Exceed amount of One Million Seven Hundred Nine Thousand Eight Hundred Dollars and zero cents (\$1,709,800.00).

All services are priced based on firm, fixed monthly service rates CLINs [0001-0012], and direct labor hours at specified fixed hourly rates for time and material repairs identified under CLINs (0016-0056) which include wages, overhead, general, and administrative expenses, profit, insurance and all else as reasonably inferred to ensure the Contractors timely and cost-effective delivery of services.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

In accordance with the D.C. Official Code §2-354.04, 27 DCMR 1304 and 27 DCMR 4718, the purpose of this sole source procurement is to prevent an imminent threat to health, welfare, property and safety and serious disruption in agency operations to the Frank D. Reeves Center for Municipal Affairs, while its tenants such as District agencies, including, DGS, as well as other non-municipal organizations transition out of the building.

It is the mission and the responsibility of the Department of General Services to provide safe and healthy facilities to all District owned and or operated facilities, including but not limited to municipal, parks and recreation, and D.C. Public School buildings as ordered under D.C. Code § 10-551.01(b) (4), The Department of General Services Establishment Act of 2011.

1. The Department has determined that it is in the best interest of the District to continue services with the incumbent, RSC Electrical & Mechanical Contractors, Inc. under a one (1)-year contract and is the only vendor who can meet the District's minimum need without disruption of services at this time.
2. DGS personnel has transitioned out of the Reeves Center in the spring of 2023 to its new location. Remaining tenants currently leasing space at the Reeves Center, including other District agencies and non-municipal organizations, are expected to transition out of the building at a later date. Therefore, it is in the best interest of the District to continue with services for a one-year period with the current vendor. The Department has determined that it is not cost efficient to issue a new solicitation with a base period and four (4) one year option periods, as the property is expected to undergo a massive redevelopment in the near future.
3. The current contractor is providing satisfactory services and is uniquely positioned to ensure continuity of services.
4. The estimated cost to the District for this sole source procurement is fair and reasonable based on DGS' historical data on similar services.
5. A sole source procurement is the most advantageous method to minimize disruption to overall facility operations; it ensures a continuation of service while DGS and other tenants at the Frank D. Reeves Center transition out of the building. The one-year period will also allow enough time for any unforeseen delays in the transition process.