

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT

Purchasing Agency: Department of General Services
Capital Construction Division
User Agency: Department of Corrections
Caption: Assessment of DOC Boilers and Domestic Hot
Water System
Proposed Contractor: CC Johnson & Malhotra, P.C.

FINDINGS

1. AUTHORITY:

D.C. Official Code §2-354.04 and Title 27 DCMR Section 4718.1

2. MINIMUM NEED:

The Department of General Services (DGS) on behalf of the Department of Corrections (DOC) has an immediate need to assess the boilers and domestic hot water system at the Central Detention Facility and the Correctional Treatment Facility. The facility has experienced service interruptions from the steam plant and needs to determine the feasibility of an independent boiler system to maintain safe operation of the facility.

DOC operates and maintains the 450,000 SF Central Detention Facility (CDF or DC Jail), and the 450,000 SF Correctional Treatment Facility (CTF). Both facilities are nationally accredited by the American Correctional Association (ACA). CDF is located at 1901 D Street, SE, and was opened in 1976 with a total capacity to house 2,164 inmates. CTF is located at 1901 E Street SE, and was opened in 1992 with a capacity to house 1,400 inmates. Facility populations include pretrial detainees, sentenced misdemeanants and felons, parole violators, writs and holds. Offenders include all custody levels, minimum to maximum security including high profile and protective custody inmates. Both facilities comprise of multiple buildings and housing units with high-tech security and control access systems including closed-circuit television cameras, programmable logic-control (PLC) based modem cell door systems, HVAC systems with associated chillers, integrated fire-alarm systems and an extensive plumbing and steam distribution system.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required services is \$74,700.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

DGS commissioned an assessment of the existing boiler system and a feasibility study for a new hot water boiler plant and domestic hot water system from the engineering firm, CC Johnson & Malhotra, P.C. (CCJM). This study was finalized in November 2013.

Since that time, service from the steam plant at the site has deteriorated and become increasingly unreliable. DOC intends to pursue the installation of a separate package boiler system to eliminate dependence on the steam plant. In order to proceed, a current assessment of the system is needed, along with updated to the feasibility study, based on the current condition of the system.

Having performed the initial assessment and feasibility study, CCJM possess the historical knowledge of the boiler system and is best positioned to update the existing assessment and feasibility study.

5. CERTIFICATION BY DEPUTY DIRECTOR CAPITAL CONSTRUCTION DIVISION:

I hereby certify that the above findings are true, correct and complete to the best of my knowledge.

Allam Al-Alami
Operational Manager

Date

6. CERTIFICATION BY CONTRACTING OFFICER:

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 contract was published in accordance with Section 404(c) of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Official Code §2-354.04) and that no response was received. I recommend that the Chief Contracting Officer approve the use of the sole source procurement method to meet the District's minimum need.

Franklin Austin
Contracting Officer

Date

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.

George G. Lewis, CPPO
Associate Director/Chief Procurement Officer

Date