

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



**DETERMINATION AND FINDINGS
FOR
SOLE SOURCE PROCUREMENT**

Purchasing Agency: Department of General Services
User Agency: District Yard Club (DYC)
Project Caption: Design-Build Services for District Yard Club Utilities
Connections and Installation
Proposed Contractor: F&L Construction

FINDINGS

1. AUTHORIZATION:

D.C. Code Section 2-354.04 and 27 DCMR § 4718.

2. MINIMUM NEED:

The Department of General Services (“DGS” or the “Department”) has a need for a contractor to perform design-build services for the completion of the District Yard Club Utilities connections and installation and site preparation for the incoming modular building (the “Project”). The Project includes preparing the site, including the addition of a casting concrete pad for the modular building to be placed on. The Project also includes utilities connections and installation to the District Yard Club Boathouse, located at 1409 Water Street SE, Washington, DC 20003.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the required design and construction services to complete the Project is **\$384,842.75** (Attachment 1). The Department received a proposal from F&L Construction to perform the work for **\$392,572.00** (Attachment 2), which will be executed in two phases due to funding shortage: (1) design for **\$84,650.00**; and (2) construction for **\$307,922.00**.

4. FACTS WHICH JUSTIFY A SOLE SOURCE PROCUREMENT:

The modular building, or trailer, required for the Project is being manufactured and will be ready for delivery imminently. Given this circumstance, it is imperative to avoid unnecessary storage fees associated with prolonged holding of the trailer. F&L Construction has the capacity to immediately accommodate the installation process upon delivery, mitigating any potential costs related to storage and ensuring swift Project progress.

F&L Construction possesses an intimate understanding of the specific site conditions at the District Yard Club Boathouse and has previously undertaken projects in the vicinity. F&L Construction is well-versed with the terrain, environmental factors, and logistical considerations unique to the Project site. F&L Construction’s familiarity translates into streamlined operations, minimizing the risk of unexpected challenges, and optimizing the efficiency of the installation process.

F&L Construction has previously worked with the manufacturer of the trailer for the Project and, as a result, the expertise F&L Construction has in trailer installation for this Project is unparalleled. F&L Construction’s track record of successfully completing similar installations underscores its proficiency in this domain. By entrusting F&L Construction with trailer installation for this Project, the Department is assured of precision, adherence to safety protocols, and compliance with industry standards throughout the Project.

Beyond trailer installation, F&L Construction boasts extensive experience in utilities connections and installation. This capability is of utmost importance for the Project, as seamless integration with existing utilities infrastructure is paramount for operational readiness. Leveraging its expertise in this area, the Department can ensure that all utilities connections are executed with precision, reliability, and in accordance with regulatory requirements.

In light of the aforementioned considerations, it is evident that F&L Construction is uniquely positioned to fulfill the Project requirements with exceptional proficiency and efficiency. Awarding a sole source contract to F&L Construction not only aligns with the Department’s immediate Project needs, but also ensures the successful and timely completion of the Project’s objectives.

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

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

Ella Fulkner
Deputy Director
Capital Construction Division

Date

6. CERTIFICATION BY CONTRACTING OFFICER:

I 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 procurement action.

Obaidullah (Obi) Ranjbar
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
Chief Contracts and Procurement
Chief Contracting Officer

Date