

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement Division

**DETERMINATION AND FINDINGS  
FOR  
SOLE SOURCE PROCUREMENT**

**Purchasing Agency:** Department of General Services  
**User Agency:** District of Columbia Public Schools  
**Caption:** Noyes Education Campus - Playground Replacement  
**Proposed Contractor:** Paige Industrial Services, Inc.

**FINDINGS**

**1. AUTHORIZATION:**

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

**2. MINIMUM NEED:**

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of Paige Industrial Services, Inc. (“Contractor”) for Noyes Education Campus - Playground Replacement, located at 2725 10th St NE, Washington, DC 20018.

**3. ESTIMATED FAIR AND REASONABLE PRICE:**

The estimated fair and reasonable price to provide the work for Noyes Education Campus - Playground Replacement is approximately **\$319,212.86**.

**4. FACTS THAT JUSTIFY A SOLE SOURCE PROCUREMENT:**

DGS as an agency of the District of Columbia government is responsible for constructing, sustaining, and maintaining all DC Public Schools (“DCPS”) facilities. This contract is for the Noyes Education Campus - Playground Replacement.

The scope of the Project generally includes, and the Contractor shall provide:

- a) The school will have a small cohort of staff and parents that will be a part of the design process.
- b) Playground should have features that are challenging yet provides children with the freedom to express their imagination.
- c) Play elements and structures should incorporate inclusive play that challenges students at a physical, social, emotional, and cognitive level.

- d) Playground should include shading structures.
- e) Playground surfacing should be poured in place.
- f) Design team should identify site constraints.
- g) Playground should offer a variety of equipment like slides, swings, climbing, and balancing.
- h) Design the layout of the playground in a way that will encourage movement through running, chasing, exploring, and active play.
- i) Ensure the thickness of the rubber meets the needs of the concrete, asphalt, or adjacent surfacing for a seamless transition (meets at grade).
- j) The PIP mix shall consist of 100% color granules; if black granules are utilized, the black granules shall not exceed 40% of the mix.
- k) Provide impact attenuation testing after surfacing is in place.
- l) Provide certification inspection after playground is complete.
- m) Improve the site lighting with discrete fixtures that follow the IES Recommended Practices for Lighting Exterior Environments (RP-33-14) and the International Dark Sky Association recommended best practices.
- n) Mill and overlay existing asphalt.
- o) Provide traffic garden, sports coating, and games on asphalt surfaces.
- p) Provide new in-ground basketball hoops.
- q) Provide new steel fence around the playgrounds.
- r) Provide building mounted water fountains.
- s) Provide construction access plan including traffic control plan as part of the Design Fee.
- t) Include permit expediting services as part of the Preconstruction Fee or Design Fee.
- u) Include demolition permit drawings and BCIV permit drawings as part of the Design Fee. Assume the separate permits will be required for Phases 1 & 2.
- v) DGS does not anticipate that a “B” permit will be required.
- w) Permit fees for the demolition and BCIV permits shall be drawn from the allowance.

Paige Industrial Services, Inc. was engaged by the Department under Basic Ordering Agreement No. DCAM-17-CS-0033G (“BOA”) to perform the design, pre-construction, and construction activities for Noyes Education Campus - Playground Replacement.

Paige Industrial Services, Inc. is a resident-owned CBE and SBE and their knowledge and familiarity with DGS schools will translate to a faster operative evaluation of the Noyes Education Campus - Playground Replacement project. In addition, Paige Industrial Services, Inc. will be able to provide remediation recommendations that are in line with DGS expectations.

Based on the above, it is in the best interest of the District to allow Paige Industrial Services, Inc. to complete Noyes EC - Playground Replacement project.

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

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tiffany Moore  
Deputy Director  
Capital Construction Services

**6. CERTIFICATION BY THE CONTRACTING OFFICER:**

I have reviewed the above findings and certify that they are sufficient to justify the use of the sole source procurement method 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, Chief Procurement Officer approve the use of the sole source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Njonjo  
Contracting Officer

**7. CERTIFICATION BY THE CHIEF OF CONTRACTS AND PROCUREMENT**

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 Procurement Officer  
Chief, Contracts, and Procurement