

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: Wheatley Child Development Center
Proposed Contractor: Broughton Construction Company, LLC.

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 Broughton Construction Company, LLC. (“Contractor”) for Wheatley Child Development Center located at 1299 Neal Street NE, Washington, DC 20002.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to provide the work for Wheatley Child Development Center is approximately **\$1,610,538.00**.

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 to design and build Child Development Center (“CDC”) (an infant-toddler program) at the Wheatley Education Campus with two (2) classrooms, a welcome center, and a food prep area.

The scope of the project generally includes, and the Contractor shall:

- a) Design of the Child Development Center (“CDC”) (an infant-toddler program) at the Wheatley Education Campus with two (2) classrooms, a welcome center, and a food prep area.
- b) Construction of the new CDC for the design-to-budget

Broughton Construction Company, LLC. was engaged by the Department under an expired Basic Ordering Agreement No. DCAM-17-CS-0033A to perform various construction activities for the Wheatley Child Development Center, Project.

Broughton Construction Company, LLC. is a resident owned SBE and their knowledge and familiarity with DCPS schools will translate to a faster operative evaluation of the Wheatley Child Development Center Project. In addition, Broughton Construction Company, LLC. will be able to provide remediation recommendations that are in line with DGS expectations.

Based on the above, it is in the District's best interest to allow Broughton Construction Company, LLC. to complete the Wheatley Child Development Center Project.

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

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

Date

Kerric T. Baird
Portfolio Manager
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