

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:** Department of General Services  
**Caption:** Roosevelt High School HVAC Upgrade  
**Proposed Contractor:** Smoot Gilbane Construction (Joint Venture)

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Code Section 2-354.04 and DCMR 47 Section 4718.

**2. MINIMUM NEED:**

The Department of General Services (the “Department” or “DGS”) has an immediate need to engage the services of Smoot Gilbane Construction Joint Venture (“Smoot Gilbane”) to perform a replacement of components and systems to the existing HVAC system at Roosevelt High School.

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

The estimated fair and reasonable price to provide the required HVAC Upgrade services for the Roosevelt High School is approximately **\$179,769.61**.

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

The facility’s operation has been adversely affected by the failure of the air conditioning system in some parts of the school.

DGS as an agency of the District of Columbia government is responsible for constructing, preserving, and maintaining all DC Public Schools (“DCPS”) facilities.

Temporary spot coolers have been installed but will not be sufficient for the full cooling load required once the students return and will not be conducive for student learning. Therefore, it is necessary to engage a contractor to diagnose the issues and replace the

defaulted units and the associated components. This will also extend the useful life of the HVAC equipment.

Smoot Gilbane was the original contractor awarded the design-build contract for the modernization of Roosevelt High School. Prior to the start of the 2019/2020 school year, the school started experiencing serious problems with the operation of the HVAC system. Spectrum (“CMC”) engaged Smoot Gilbane under the reimbursable portion of their CMC contract to help with trouble shooting of the HVAC system, its components and to provide temporary spot cooling units.

Smoot Gilbane is required to troubleshoot, replace and upgrade the HVAC system, because of their experience and knowledge in the design and construction of the school building and mechanical system.

The scope of work/services includes, but is not limited to:

- Conduct/run diagnostics on HVAC systems to determine faulty or defective components, this includes VRV’s and indoor cassettes.
- Replacement of faulty/defective parts so that system will be fully functional.
- Perform required testing per manufacturer (LG) requirements.
- Conduct certified manufacturer (LG) system startups and provide final test reports.
- Provide final testing report signed off by manufacturer (LG).
- Conduit a final walk through and sign off of HVAC system by Smoot Gilbane and DGS/CMC (Spectrum) for maintenance turnover.
- Conduct weekly meetings with DGS, the school and/or project consultants in order to perform the above work and provide updates.
- Provide warranty for new system parts/comments and workmanship.

Smoot Gilbane knowledge and familiarity of the school’s HVAC system will translate to faster resolution of the HVAC issues, accurately identify the sources of the HVAC issues and provide conformable HVAC ambient for the students, teachers and staff. In addition, Smoot Gilbane will be able to provide remediation recommendations that are in line with the original design and intent of the building.

Based on the above, it is in the best interest of the District to allow Smoot Gilbane, the original contractor on the modernization of Roosevelt High School, to perform the diagnostics/troubleshooting of the HVAC system. This will ensure the institutional knowledge is captured and that recommendations and repairs complement the original modernization intent.

**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 CONTRACT SPECIALIST:**

I have 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, Associate Director/ Chief Contracting Officer approve the use of the sole source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ebt K. Hana  
Contracting Officer

**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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
George G. Lewis, CPPO  
Chief Procurement Officer  
Chief, Contracts and Procurement