

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

DETERMINATION AND FINDINGS
FOR AN
EMERGENCY PROCUREMENT

Purchasing Agency: DC Department of General Services
Capital Construction Division
User Agency: Department of Corrections
Caption: Architecture and Engineering Services for
Generator Upgrades at the DC Department of
Corrections Central Detention Facility
Proposed Contractor: Bell Architects, PC
Proposed Contract No.: DCAM-19-AE-0005

FINDINGS

1. **AUTHORIZATION:**

D.C. Official Code §2-354.05 and 27 DCMR 4719

2. **MINIMUM NEED:**

The District of Columbia Department of General Services (“**Department**” or “**DGS**”), and the District of Columbia Department of Corrections (“**DOC**”) has an immediate need for Bell Architects, PC. (“**Contractor**”) to complete design development and permitting required to install generators and a transfer switch at the Central Detention Facility to comply with the backup needs for facility operation. Backup generators are required to maintain the safety for mission-critical agency during a power outage. The power outages are more frequent due to inconsistent supply from Pepco Feeder No. 154. The DOC has rented temporary generators to prevent service interruption.

The DOC operates and maintains the 450,000 square feet (“**SF**”) Central Detention Facility (“**CDF**”), and the 450,000 SF Correctional Treatment Facility (“**CTF**”). Both facilities are nationally accredited by the American Correctional Association (“**ACA**”). The CDF is located at 1901D Street, SE, Washington, DC 20003 and was opened in 1976 with a total capacity to house 2,164 inmates. The CTF is located at 1901 E Street SE, Washington, DC 20003 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 is two hundred sixty-seven thousand four hundred ninety-nine dollars and forty two cents (\$267,499.42).

4. FACTS WHICH JUSTIFY AN EMERGENCY PROCUREMENT:

In accordance with the D.C. Official Code §2-354.05 and 27 DCMR 4719, the purpose of this emergency procurement is to prevent an imminent threat to public safety and; also to prevent a dangerous environment for District residents. An emergency contract with the Contractor is needed to prevent serious and imminent threat to the safety concerns and to prevent serious disruption in public safety operations. A new contract cannot competitively bid and awarded in time to have a Contractor in place to provide the requested services. The Contractor is needed to ensure that the generators are properly working and that the building receives uninterrupted power for the DOC operations with the least amount of risk to District employees and the general public. The existing backup generators are not reliable and this service is needed to prevent an extremely dangerous situation that could be detrimental to DOC operations if the building ever loses power. Due to the current nature of the equipment, the condition of the existing generators are considered an unsafe situation and DGS must move as swiftly as possible to remediate. Therefore, the Contractor is required due to its knowledge of:

- the electrical assessment and original design services;
- the historical knowledge of the facility and of the project; and
- the Contractor is best positioned to revise the design and construction documents in order to replace the generators expeditiously for safe operation of the CDF.


Pepco Feeder No. 154 has been affected by ongoing construction at an adjacent site, causing power interruptions that energize the generators. The South 3 Tunnel Generator, at the CDF, has failed and DOC has rented a temporary generator to maintain backup power capability.

The DOC has an immediate need to restore backup generator power to CDF and has determined this need can be met through a phased approach to the replacement and the relocation of transformers to an exterior pad location. This approach requires revisions to the design and construction documents and a new permit submission. Having completed the electrical assessment and original design, the Contractor possess the historical knowledge of the facility and of the project and is best positioned to revise the design and construction documents in order to replace the generators expeditiously for safe operation of the CDF.

An emergency contract with Bell Architects, PC, Inc. is needed to prevent the serious and imminent threat to the safety of District employees and the general public. Because the condition of the generators is considered an unsafe situation to the safety of children, district residents and personnel, these services are required to prevent electrical failure and the interruption of continuity of District services.

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.



Paul Blackman
Deputy Director for Capital Construction

3/13/19

Date

6. CERTIFICATION BY THE SUPERVISOR | CONTRACTING OFFICER OF CONSTRUCTION SERVICES:

I have reviewed the above findings and certify that they are sufficient to justify the use of the emergency procurement method under the cited authority. I certify that the emergency procurement notice of contract award will be published in accordance with Section 405(f) of the District of Columbia Procurement Practices Reform Act of 2010 (D.C. Official Code §2-354.05). In conclusion, DGS Chief Contracting Officer approves the use of the Emergency Procurement method as the only viable method of procurement for this proposed procurement action.



Franklin Austin
Contracting Officer | Contracts & Procurement

3/13/19

Date