

**DETERMINATION AND
FINDINGS FOR SOLE
SOURCE PROCUREMENT**

Contracting Agency: Department of General Services

Client Agency: Department of Corrections

Proposed Contract No.: DCAM-26-CS-SS-0007

Caption: Department of Corrections (“DOC”) Central Training Facilities (“CTF”) Window Glazing and Wall Restoration Upgrades

Contractor(s): Chiamonte Construction Company (“CCC”)

FINDINGS

1. AUTHORIZATION:

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

2. MINIMUM NEED:

The Department of General Services (the “Department” or “DGS”) on behalf of the Department of Corrections (“DOC”) has an immediate need to engage the services of Chiamonte Construction Company for architectural and engineering services including the design and renovation of the exterior precast structural system to address structure defects and weather seals located at 1901 E St SE Washington, DC 20003.

3. ESTIMATED FAIR AND REASONABLE PRICE:

The estimated fair and reasonable price to complete the project is approximately **\$169,582.00.**

4. FACTS THAT JUSTIFY A SOLE SOURCE PROCUREMENT:

This requirement stems from essential upgrades identified during Chiamonte Construction Company’s performance on DCAM-20-CS-RFQ-0001 Task Order 17. Although capital reprogramming delays caused the original agreement to lapse, CCC remains the only firm capable of executing this scope without compromising project integrity.

Retaining CCC, a DSLBD Certified Business Enterprise (CBE) is in the District's best interest based on the following critical factors:

- **Institutional Knowledge & Technical Continuity:** As the incumbent involved since project inception, CCC possesses exclusive knowledge of existing structural conditions, sequencing constraints, and operational requirements. A new contractor would require a significant learning curve, risking damage to previously completed work and disrupting active DOC operations.
- **Cost & Schedule Efficiency:** CCC's existing mobilization and familiarity with the site allow for immediate execution and accurate pricing. Introducing a new vendor at this stage would trigger avoidable mobilization costs, administrative delays, and potential price premiums due to fragmented project responsibility.
- **Design & Regulatory Integrity:** CCC's continued engagement ensures seamless continuity in design delivery and regulatory compliance. Their proven performance on the parent project minimizes the District's exposure to technical errors and schedule slippage.

To avoid substantial delays and increased fiscal expenditure, the District seeks to leverage CCC's unique positioning. Their retention ensures the highest level of safety, design consistency, and cost-effectiveness for the completion of the CTF restoration project.

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

I hereby certify, to the best of my knowledge and belief, that all my statements regarding the conditions, service needs, and urgency are true, correct, and complete. Furthermore, I affirm that the information provided herein is accurate. I understand that making a false statement is punishable by criminal penalties pursuant to D.C. Official Code § 22-2405 et sq. (2001). I understand that any information I give may be investigated as allowed by law or regulation.

Date

Osei Headley
Deputy Director
Capital Construction Services

6. CERTIFICATION BY CONTRACTING OFFICER:

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 using the sole source procurement method for this proposed procurement action.

Date

Kianna Shepherd
Contracting Officer,
Contracts & Procurement Division

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

Dr. Jacque McDonald, NIGP-CPP, CPPO, CPPB
Associate Director
Chief Procurement Officer