

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



Contracts & Procurement

**DETERMINATION AND FINDINGS  
FOR  
EMERGENCY PROCUREMENT**

**CAPTION:** Coolidge HS Emergency Structural Upgrade

**AGENCY:** Department of General Services (DGS)

**CONTRACTOR:** Keystone Plus Construction (“Keystone”)

**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**”), has an immediate need for Keystone Plus Construction (“**Contractor**” or “**Keystone**”) to provide emergency structural upgrade at the Coolidge high school.

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

The estimated fair and reasonable price for the emergency contract is Two Hundred Sixty-Six Thousand Six Hundred Twenty-Five Dollars And Zero Cents (**\$266,625.00**) for emergency structural upgrade at the Coolidge high school.

**4. FACTS WHICH JUSTIFY AN EMERGENCY PROCUREMENT:**

The Coolidge HS, located at 6315 5th street NW.

This work is needed to immediately address deterioration of the structural elements supporting the breezeway between Coolidge HS and the Williams Center. These below-grade elements pose a life/safety risk if not addressed soon. DGS CCSD has recommended Keystone Plus Construction as they were very involved in the construction of Coolidge HS and therefore have a familiarity with the site and this structural condition. This part of the site was removed from Turner's scope of work during the 2020 negotiations to settle their claim.

Authorizing the emergency procurement will allow the complete design for the structural replacement of elements that are severely corroded, obtain permits and perform upgrade.

Accordingly, given the need for completion of this project as quickly as possible, the DGS-CCS requests that the contract for this work be awarded via Basic Ordering Agreement (BOA) to Keystone. That recommendation is based on the following points:

- A full-blown solicitation will not allow adequate time to correct this immediate problem
- Keystone can self-perform the work for the roof improvements. This will save money as they will not have to pay subcontractor markups, and save time, as they will not have to buy out and rely on the availability of other subcontractors.
- Keystone has extensive experience in structural upgrade. Given the time of the year, it will be necessary to hire an expert in design and construction that is capable of completing the work in any type of weather. Releasing the contract now, on an emergency basis, will give us the best likelihood of having enough days when the weather is conducive to the work, between now and April 29, 2022.
- DGS-CCS has already engaged Keystone which has performed an assessment of the needed work.
- If the services are not provided it could pose an imminent threat to health, welfare, property and safety.
- This will prevent serious disruption in agency operations. It is the mission of DGS to provide first rate renovations at District government facilities.
- The estimated cost to the District for this renovation is fair and reasonable based on DGS' historical data on similar services.

**5. CERTIFICATION BY THE FACILITIES DEPUTY DIRECTOR:**

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

\_\_\_\_\_  
Date

**Tiffany B.  
Moore**

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Moore  
Date: 2022.01.07 11:16:47  
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Tiffany Moore  
Deputy Director | Capital Construction  
Division

**6. CERTIFICATION BY THE CONTRACTING OFFICER**

I have reviewed the above findings and certify that they are sufficient to justify the use of the emergency procurement method to award the captioned contract award to Keystone.

In addition, please be advised that the Department's notice of the captioned emergency contract must be posted on the Department's website no more than seven (7) days after the contract is awarded. Given the foregoing, I recommend that the Department of General Services' Chief Contracting Officer approve the use of the emergency procurement method for this proposed procurement action.

1/7/2022  
Date

*Eric Njonjo*  
Eric Njonjo  
Contracting Officer

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

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, the Department of General Services (DGS), Chief Contracting Officer approves the use of the Emergency Procurement method as the only viable method of procurement to prevent further deterioration of the structural elements supporting the breezeway between Coolidge HS and the Williams Center.

*George G. Lewis, CPPO*  
Date

1.7.2022  
George. G. Lewis, CPPO  
Chief of Contracts & Procurement