**DETERMINATION AND FINDINGS**

**FOR**

**SOLE SOURCE PROCUREMENT**

**Agency:** Department of General Services

Capital Construction Division

**Caption:** DYRS Flooring Repairs

**Proposed Contractor:** Broughton Construction

**FINDINGS**

1. **Authority:**

D.C. Code Section 2-303.05(a)(1) and DCMR 27, Section 1702

1. **Minimum Need:**

The Department of General Services (DGS) has a need to make one (1) Single Available Source award for enhancements needed to bring additional stabilization at the Youth Services Center, one of the Department of Youth and Rehabilitation Services (DYRS) Facilities, located at 1000 Mount Olivet Road NE. Washington DC. 20002

1. **Estimated Fair and Reasonable Price:**

The fair and reasonable price to provide the required services is $350,000.00 to replace the existing flooring at Department of Youth and Rehabilitation Services.

1. **Facts Which Justify a Sole Source Procurement:**

The need to secure this additional work is a result of unforeseen latent conditions discovered during the construction renovation of the facility. (1) A retractable stage is to be constructed in the South partition of the existing gymnasium as part of the original scope of work. Upon demolition of the partition a structural I-beam was found to be impeding the installation of the stage. The I-beam is part of the structural integrity of the gymnasium and cannot be removed or relocated without compromising the safety of the facility. The retractable stage will have to be redesigned and resized to resolve this issue. (2) Also several electrical conduits were discovered behind the partitions that are not in code compliance and must be replaced. (3) The original contract required the replacement of 4000 sq. ft. of existing floor tile in the residential living area leaving an additional 9000 sq. ft. to be replaced. The existing tile in the entire floor area is badly cracked, chipped and in some places slippery. This is a safety hazard that can result in a serious health catastrophe for residents and employees dwelling in the area. It is prudent to replace all of the existing floor tile immediately before someone gets hurt. I recommend that the existing contractor on site replace all the floor tile in the residential living areas.

This award is critical and time sensitive for a smooth continuity of work aimed to bring even more stability to the Center for the safety of staff and the young adults housed at the facility. The Youth Center is a 24 hour facility that has scheduled educational and recreational programs for the young adults. These programs are mandated by the DC. Court system therefore it is mandatory that the construction project be completed by September 30, 2016.

Broughton Construction is currently renovating the existing gymnasium and courtyard and replacing the existing worn out resilient floor tiles in the dwelling areas of the facility. It is critical and time saving for Broughton Construction to continue working to meet the construction completion date of September 30, 2016. Procuring construction services from another consultant would be time consuming and would result in huge construction delays and associated delay costs for stopping the work, demobilizing and remobilizing.

1. **Certification By Contract Specialist:**

I hereby certify that the above findings are true, correct and complete to the best of my knowledge.

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**James H. Marshall Date**

Supervisory Contract Specialist

**DETERMINATION**

Based on the authority and certified findings above, I hereby determine that the District is justified in using the Sole Source method of procurement.

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**Yinka T. Alao**  Date

Associate Director