

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



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DETERMINATION AND FINDINGS  
FOR  
SINGLE AVAILABLE SOURCE

**Agency:** Department of General Services  
**Caption:** Security Enhancements at the New Beginnings  
Youth Development Center  
**Contractor:** Tompkins Builders, Inc.

1. **Authorization**

D.C. Code Section 2-303.05(a)(1) and DCMR 47, Section 4718.

2. **Minimum Need**

The Department of General Services (DGS) and the Department of Youth and Rehabilitation Services (DYRS) have an immediate need for a contractor to perform selected turnkey security upgrades and enhancements at the New Beginnings Youth Development Center located at 8400 River Road, Laurel Maryland.

3. **Estimated Reasonable Price**

The estimated fair and reasonable price is \$750,000.00.

4. **Facts that Justify a Single Available Source Procurement**

Tompkins Builders, Inc., in 2007, was awarded the design-build contract for the DYRS, New Beginnings construction project. Construction of the facility was completed in the summer of 2009. Since that time, Tompkins has performed all of the post-occupancy security enhancements needed to stabilize security for the safety and welfare of government employees, the young adults housed at the facility, visitors, and the general public.

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Some of the post-construction projects include unit security door replacements, security curtain wall replacement and installation of a security duress system. This has resulted in the Tompkins having a vast database of the facility building components, drawings and specifications on file which in turn would result in less funding and time needed to successfully complete additional new work.

DYRS now has a need to expand the scope of work to include, but not limited to:

- Replace various security doors and hardware with detention-grade security doors and hardware;
- Replace various door frames with detention-grade security doors and hardware;
- Enhance other door features to be taper resistant;
- Upgrade sally port entrance gate;
- Adding additional site lighting; and
- Adding additional security cameras.

Additionally, Tompkins and its employees, having completed various construction projects in the New Beginnings facility over the past few years, has intimate knowledge of the facility layout, security rules and regulations required for tools and personnel entering and leaving the facility, challenges and enforcements imposed by DYRS Security Officers.

Based on the above and for continuity of services and agency oversight, it is in the best interest of the District to allow Tompkins, the original design-build contractor, to perform the required additional work.

**5. Certification by the Deputy Director of Capital Construction Services**

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
June Chokechaitanasin Locker

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**6. Certification by the Associate Director/Contracting Officer, Contracts and Procurement**

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 single available source procurement action was published in accordance with 27 DCMR 4718 and that [no response was received] [the response received was rejected because \_\_\_\_\_]. I recommend that the Department of General Services, Chief Contracting Officer approve the use of the single available source procurement method for this proposed procurement action.

\_\_\_\_\_  
Date

\_\_\_\_\_  
JW Lanun

**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 single available source method of procurement.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Brian J. Hanlon  
Director  
Chief Contracting Officer