

**DETERMINATION AND FINDINGS  
FOR A  
SOLE SOURCE PROCUREMENT**

**AGENCY:** Department of General Services  
**CONTRACT NO:** DCAM-12-CS-0175  
**CAPTION:** Construction of Radio Equipment Room and Relocation of E-911  
Service at Sibley Hospital Main Building  
**CONTRACTOR:** Twin Contracting Corporation

**FINDINGS**

**1. AUTHORIZATION:**

D.C. Official Code § 2-303.05(a)(1), 27 DCMR Chapter 47, Section 4718

**2. MINIMUM NEED:**

The Department of General Services (DGS), on behalf of the Department of Human Services (DHS), has a need for a Contractor to provide construction services for a Radio Equipment Room and Relocation of E-911 Service at Sibley Hospital Main Building, located at 5255 Loughboro Road, NW, Washington, DC 20016.

**3. NOT TO EXCEED PRICE:**

The not to exceed price for this Agreement is \$600,000.00. Based on the scope of work and the cost of the work under the ARJ contract, this not to exceed cost is deemed reasonable.

**4. FACTS WHICH JUSTIFY THE SOLE SOURCE PROCUREMENT:**

In accordance with a lease dated July 24, 20003, the District located a radio equipment room and antennae at Hayes Hall on the Sibley Hospital site to provide critical E-911 Public Safety Radio coverage to the western part of the city. In connection with a planned demolition beginning in November 2012 of Hayes Hall, the facility housing the radio equipment room and antenna, the District and Sibley entered into a lease amendment dated August 17, 2011 to provide for the relocation of the E-911 facility (the "Relocation Project" or "Project". Without the Sibley Hospital site, D. C.'s E-911 radio system will experience a significant coverage hole in this part of the city.

In order to conduct the Relocation Project, DGS selected in March 12, 2012 a contractor, ARJ Group, Inc. Based on the scope and schedule of the Relocation Project and ARJ Group's release date, there was ample time to

complete the project prior to the November 2012 relocation date. During the Relocation Project and despite repeated direction by the DGS project manager, ARJ failed to maintain the integrity of the roof. On two occasions this failure caused water penetration, which resulted in damage to the interior facility. By letter dated July 2, 2012, citing both the water penetration and ARJ's failure to comply with safety, housekeeping and hospital procedures, Sibley demanded that DGS remove ARJ from the Relocation Project. Given ARJ's performance, DGS agreed with Sibley's request and moved to terminate the ARJ contract.

Subsequently, DGS needed to complete the Relocation Project to meet the November 2012 relocation deadline in order to maintain the critical E-911 service sited at the Sibley facility. Twin Contracting Corporation (TCC) has performed, and is performing, many Sibley Hospital construction projects, including the Sibley Hospital Data Center Relocation that is directly related to the Hayes Hall demolition endeavor. The demolition has been coordinated with the Relocation Project, giving TCC knowledge of the Project and hospital critical operations.

Based on prior and on-going work at the Sibley Hospital site, TCC is already familiar with site conditions, rules, regulations, and infection and dust controls established by Sibley Hospital. The infections and dust control plan is critical to Sibley Hospital and must be approved and implemented by any construction contractor working on the Sibley Hospital site. The approval process takes at least two weeks. TCC's infection and dust control plan has been approved by the Sibley Hospital and TCC has a successful record following their infection and dust control plan.

Additionally, TCC is performing the core drilling for the AT&T interface. The AT&T core drilling overlaps with the core drilling for the electrical work required by the Relocation Project. Therefore, due to the time constraints, it is very important that a single contractor coordinates both core drillings to avoid conflicts that can impact the schedule and duplication of chase walls. In addition, AT&T is going to run lines communication lines through the Relocation Project site. Therefore a precise coordination between the two projects is required.

Failure to complete the Relocation Project by the end of October will impact the functionality of the current system leaving a significant gap in radio coverage for Public Safety responders. TCC is the only contractor with the knowledge, labor and equipment readily available to complete the Project by the end of October, 2012.

**CERTIFICATION BY THE DGS PROJECT MANAGER**

I certify that the above facts are accurate and have been submitted to justify the use of the sole source method of procurement under the cited authority and recommend that the Director/Chief Contracting Officer approve the use of the sole source procurement method for this requirement.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Pedro Astudillo  
Project Manager

**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 bidding process under Section 303 of the District of Columbia Procurement Practices Act of 1985 (D.C. Law 6-85; D.C. Official Code § 2-303.03). Accordingly, I determine that the District is justified in using the sole source method of procurement.

\_\_\_\_\_  
Date

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