



Councilmember Robert C. White, Jr.

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6 A PROPOSED RESOLUTION
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10 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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14 To declare the existence of an emergency with respect to the need to approve a Contract
15 for Services (DCHA CA-XI-D-2023) with Protec Construction Inc. to fund on-call
16 construction, repair and replacement services for the District of Columbia Housing
17 Authority’s portfolio of public housing.
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That
20 this resolution may be cited as the “Contract for Services with Protec Construction Inc.
21 Contract No. DCHA CA-XI-D-2023 Emergency Declaration Resolution of 2023”.

22 Sec. 2(a) In September 2022, the federal Department of Housing and Urban
23 Development (HUD) issued a report on an assessment of the District of Columbia
24 Housing Authority (DCHA) that HUD had conducted earlier that year. Among many
25 other issues, HUD found that “DCHA is not maintaining [public housing] units in decent,
26 safe, and sanitary condition.” HUD also recommended that “DCHA should categorize its
27 inventory of vacant units to determine units ready for immediate occupancy, those
28 requiring typical turnover prep and those requiring significant modernization and
29 immediately take actions to increase occupancy and house more families.”

30 (b) DCHA has begun to implement an initiative to conduct a comprehensive
31 inspection of every unit in every public housing building in its portfolio, starting with

32 each building’s occupied units; rapidly address any urgent issues identified; and continue
33 from there to address other work orders according to their urgency.

34 (c) DCHA’s in-house property management, inspection, maintenance, and
35 construction teams lack the capacity to perform the work described above on a timeframe
36 that meets residents’ needs and satisfies HUD’s demand for immediate action. DCHA has
37 therefore worked with the District of Columbia Department of General Services (DGS) to
38 identify local contractors capable of performing on-call construction, repair, and
39 replacement services. Specifically, DCHA reviewed competitive bids that DGS had
40 received in response to solicitation DCAM-CS-21-RFQ-0001 for construction services at
41 government facilities. From there, DCHA identified a set of successful bidders from
42 DGS’s process to serve as a Qualified Bidder List for similar services to DCHA.

43 (d) The DCHA Stabilization and Reform Board has approved a set of contracts
44 for this purpose, including Contract No. DCHA CA-XI-D-2023, between DCHA and
45 Protec Construction Inc. (the “Contractor”). Under the contract, DCHA would award up
46 to \$15 million worth of task orders over a 4-year period to this Contractor through
47 competitive award processes involving the Contractor and other Qualified Bidder List
48 participants.

49 (e) Section 451(c) of the District of Columbia Home Rule Act, approved
50 December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51(c)), requires active
51 Council approval of multiyear contracts.

52 (f) There exists an immediate need to approve Contract No. DCHA CA-XI-D-
53 2023, between DCHA and the Contractor, to allow the Contractor to support DCHA’s
54 urgent building inspection, maintenance, and repair efforts.

55 Sec. 3. The Council of the District of Columbia determines that the circumstances
56 enumerated in section 2 constitute emergency circumstances making it necessary that the
57 “Contract for Services with Protec Construction Inc. Contract No. DCHA CA-XI-D-2023
58 Emergency Approval Resolution of 2023” be adopted on an emergency basis.

59 Sec. 4. This resolution shall take effect immediately.