



Councilmember Robert C. White, Jr.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to approve a Contract for Services (DCHA CA-X-2023) with Brailsford & Dunlavey, Inc. to fund construction management services for the District of Columbia Housing Authority’s portfolio of public housing.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That

this resolution may be cited as the “Contract for Services with Brailsford & Dunlavey, Inc. Contract No. DCHA CA-X-2023 Emergency Declaration Resolution of 2023”.

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

(b) DCHA has begun to implement an initiative to conduct a comprehensive 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 construction management services
36 regarding the work described above on a timeframe that meets residents' needs and
37 satisfies HUD's demand for immediate action. DCHA has therefore worked with the
38 District of Columbia Department of General Services (DGS) to identify local contractors
39 capable of performing on-call construction, repair, and replacement services.
40 Specifically, DCHA reviewed competitive bids that DGS had received in response to
41 solicitation DCAM-CS-21-RFP-0008 for construction management services at
42 government facilities. From there, DCHA identified a set of successful bidders from
43 DGS's process to serve as a Qualified Bidder List for similar services to DCHA.

44 (d) The DCHA Stabilization and Reform Board has approved a set of contracts
45 for this purpose, including Contract No. DCHA CA-X-2023, between DCHA and
46 Brailsford & Dunlavey, Inc. (the "Contractor"). Under the contract, DCHA would award
47 up to \$8 million worth of task orders over a 4-year period to this Contractor through
48 competitive award processes involving the Contractor and other Qualified Bidder List
49 participants.

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

53 (f) There exists an immediate need to approve Contract No. DCHA CA-X-2023,
54 between DCHA and the Contractor, to allow the Contractor to support DCHA's urgent

55 building inspection, maintenance, and repair efforts by providing construction
56 management services.

57 Sec. 3. The Council of the District of Columbia determines that the circumstances
58 enumerated in section 2 constitute emergency circumstances making it necessary that the
59 “Contract for Services with Brailsford & Dunlavey, Inc. Contract No. DCHA CA-X-2023
60 Emergency Approval Resolution of 2023” be adopted on an emergency basis.

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