



Councilmember Robert C. White, Jr.

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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-XI-2023) with Chiaramonte Construction Company to fund on-call construction, repair and replacement 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 Chiaramonte Construction Company Contract No. DCHA CA-XI-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

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

35 (c) DCHA’s in-house property management, inspection, maintenance, and
36 construction teams lack the capacity to perform the work described above on a timeframe
37 that meets residents’ needs and satisfies HUD’s demand for immediate action. DCHA has
38 therefore worked with the District of Columbia Department of General Services (DGS) to
39 identify local contractors capable of performing on-call construction, repair, and
40 replacement services. Specifically, DCHA reviewed competitive bids that DGS had
41 received in response to solicitation DCAM-CS-21-RFQ-0001 for construction 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-XI-2023, between DCHA and
46 Chiaramonte Construction Company (the “Contractor”). Under the contract, DCHA
47 would award up to \$15 million worth of task orders over a 4-year period to this
48 Contractor through competitive award processes involving the Contractor and other
49 Qualified Bidder List 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-XI-2023,
54 between DCHA and the Contractor, to allow the Contractor to support DCHA’s urgent
55 building inspection, maintenance, and repair efforts.

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

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