

MLK Library Preliminary Heating Electrification Screening Study RFP Info Session

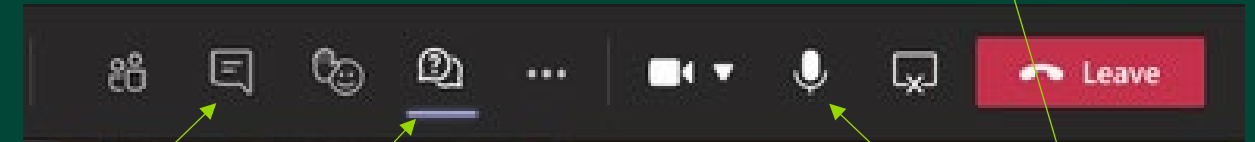
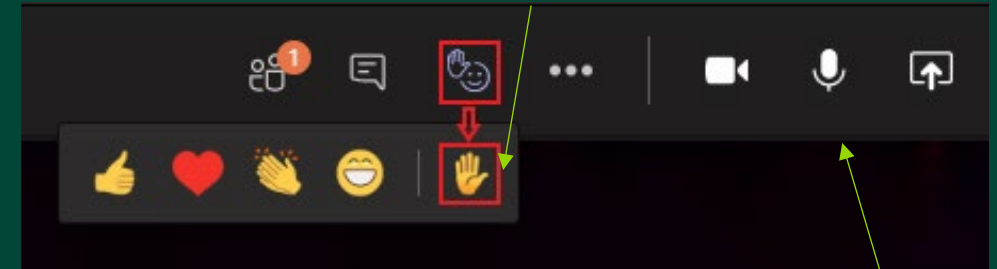


**DISTRICT OF
COLUMBIA
SUSTAINABLE
ENERGY UTILITY**

Session Expectations

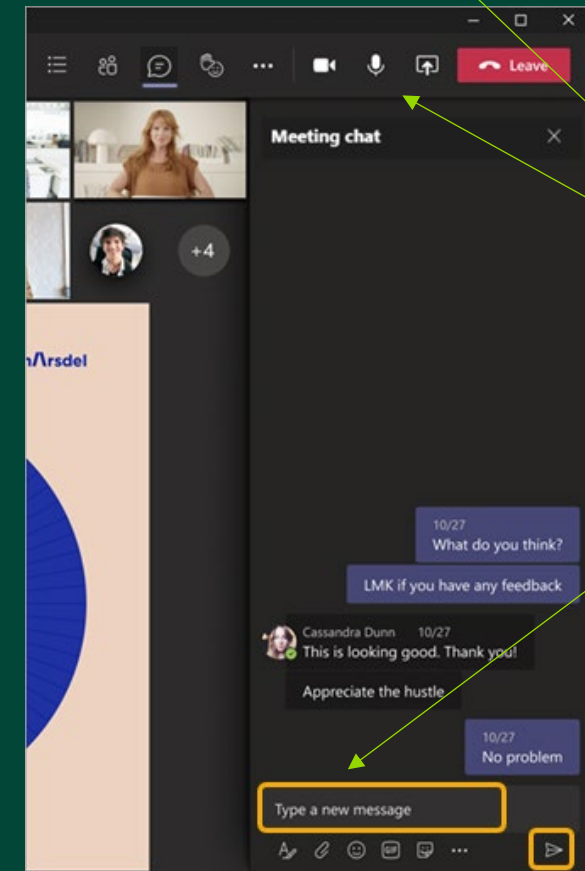
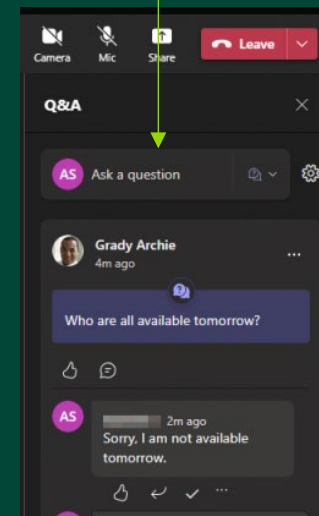
- Q&A will be at the end of the session.
- Please let us know in the chat section if you are having technical difficulties or difficulty hearing the presentation.
- To submit a question, please use the chat/Q&A to write out your question or use the 'raise hand' feature (see photo). Once your hand is raised the moderator will call on you to come off mute to give an auditory response
- Please put all questions in the chat bar and we will address as many as possible. DCESU will be bound only to written answers to questions provided under the formal RFP process.
- Additional questions will be addressed and responses posted on our website
www.dcseu.com/contractors/opportunities
- Additional questions can be sent to proposals@dcseu.com
- The webinar will be posted on our website for anyone wanting to review the information discussed today at www.dcseu.com/resource-library

Raising Your Hand



Using Chat

Using Q&A



Mute Button

Using Chat

Agenda

- **Welcome & Introductions**
- **Project Background**
- **Study Objectives**
- **Scope of Work**
- **Deliverables**
- **Evaluation Criteria**
- **Timeline**
- **Proposal Requirements**
- **Questions**

Ben Burdick
Managing Director



Rick Fleury
Sr. Operations Manager

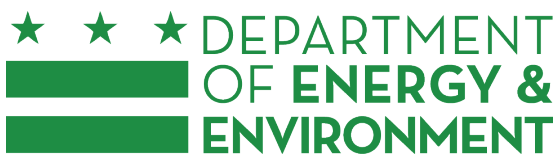


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Senior Manager,
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Dr. Lance Loncke
Senior Economist

Dave Epley
Associate Director

Janani Shankaran
Branch Chief

Brittany Joseph
Special Assistant



Danny Chapman

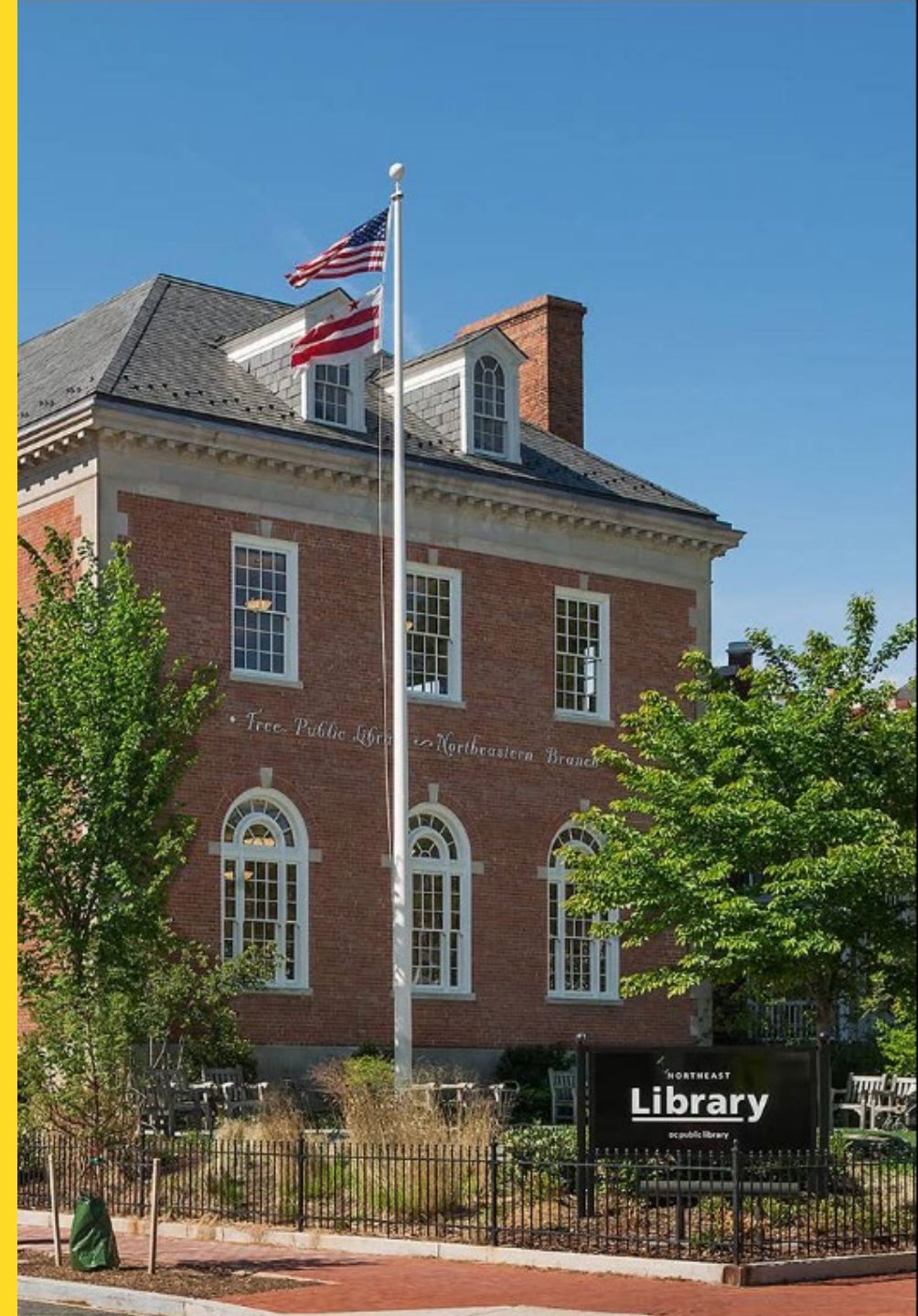
Project Manager,
Capital Planning &
Construction

Jaspreet Pahwa

Director,
Capital Planning &
Construction



DC Public Library

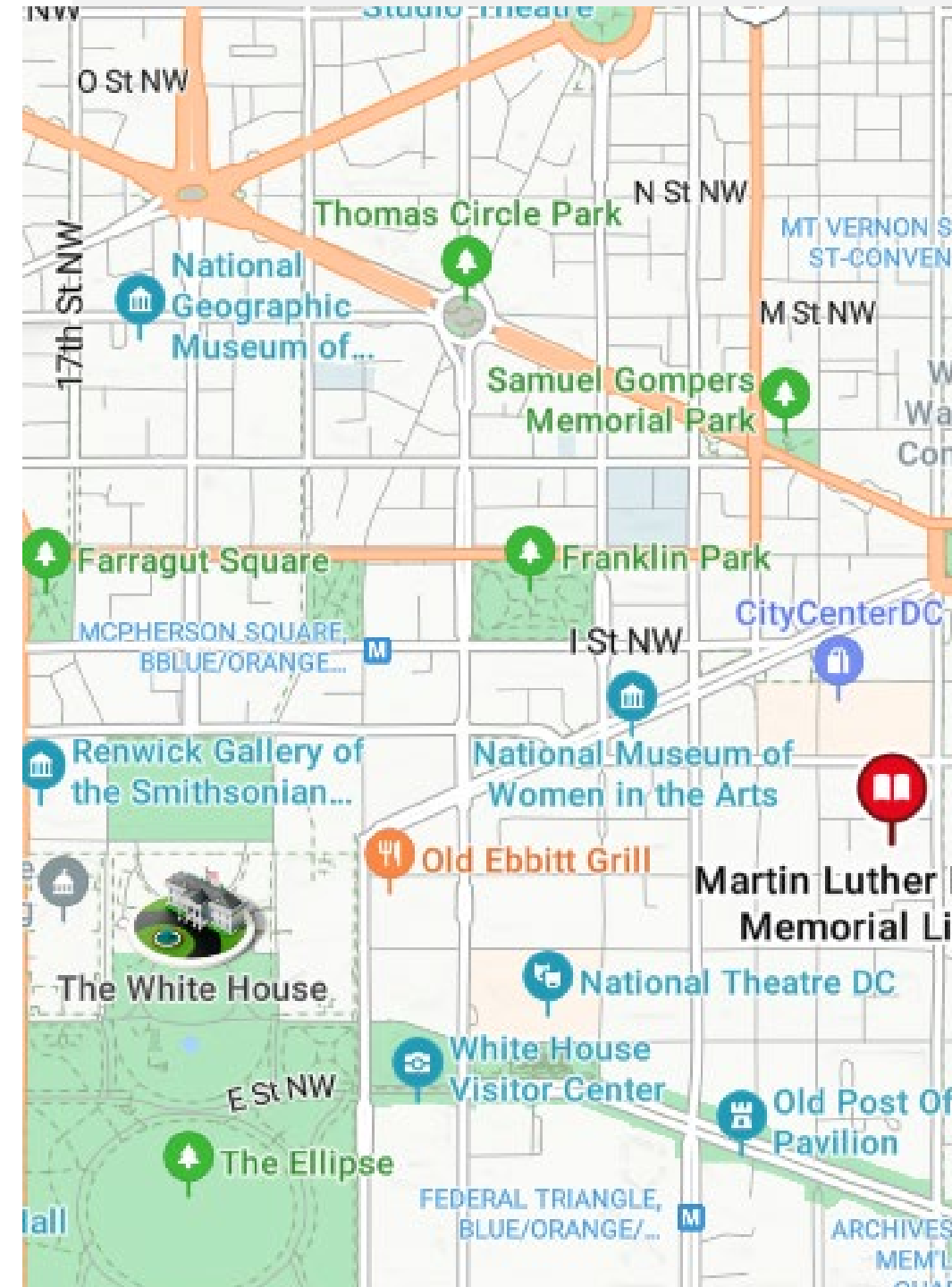


Project Background

Martin Luther King Jr. Memorial Library

Current Building Conditions:

- Building heating is currently served by the federal district steam system (HOTD).
- Steam is converted to hot water through heat exchangers.
- The facility includes an on-site cooling plant with chillers and cooling towers.
- HVAC systems consist primarily of VAV air handling systems and dedicated outdoor air units with heat recovery.
- DCSEU, DOEE, and DCPL are exploring opportunities to reduce greenhouse gas emissions through building electrification.



Study Objectives

Identify practical pathways to electrify heating at MLK Library while maintaining building performance and occupant comfort.

The study will:

- Evaluate alternatives to district steam.
- Compare electrification strategies.
- Assess implementation challenges.
- Provide planning-level cost estimates.
- Inform scope of potential future electrification project(s)

! Important !

This is a screening study, not a detailed engineering design project.

Scope of Work



Existing Conditions Assessment

Review available documentation:

- MEP drawings and specifications
- Central plant documentation
- Building automation system sequences
- Utility consumption data
- Prior studies and reports



Site Investigation

- Mechanical system walkthrough
- Steam infrastructure review
- Heating load review
- Mechanical space assessment
- Conceptual electrical infrastructure review
- Verification of structural conditions

Potential Electrification Strategies



At least 3 alternatives (potential examples listed below)

- Electric boiler replacement
- Modifying existing hot water distribution and coils and installing air to water heat pumps
- Heat recovery chillers
- Variable Refrigerant Flow (VRF)
- Water-source heat pumps with heat injection/rejection



Key Considerations

- Building operations during construction
- Mechanical space requirements
- Building electrical infrastructure upgrades
- Implementation timing and phasing
- Seeking both proven and/or innovative solutions

Deliverables



Milestone 1

- Kickoff Meeting
- Work Plan and Approach Memo



Milestone 2

- 2A: Site Walkthrough
- 2B: Draft Report
- 2C: Draft Screening Report Review Meeting



Milestone 3

- 3A: Final Report
- 3B: Stakeholder Presentation and Meeting

Evaluation Criteria

Criteria	Details	Max Points
Experience	Team qualifications, credentials, and relevant decarbonization project experience	25
References	(3) Customer references in the past (5) years	12
Approach, Methodology and Management Plan	Proposed approach, study methodology, staffing plan, and project management strategy.	20
Timeline of Deliverables	Goal - Completion of all milestones no later than January 31, 2027	18
Certified Business Enterprises	CBE Certification - Frequently Asked Questions (FAQ)	12
Budget	$\frac{\text{Lowest Price Proposal}}{\text{Price of Proposal Evaluated}} \times 25 = \text{Evaluated Price Score}$	25
	Maximum Points	112

Certified Business Enterprises (CBEs)

- Up to 12 preference points are available to Prime bidders who are CBEs and commit to retaining the incentives or a portion of the incentives. If a Prime bidder is not a CBE, the percentage of work identified by the Prime bidder that will be completed by a lower tier CBE subcontractor will be awarded a pro-rated amount of points toward the proposal during the scoring process.
- Certified Business Enterprise (CBE) Preference points categories are:
 - Small business enterprise (SBE) and/or Woman owned business enterprise (WBE) certified by the DC DSLBD **(3 points)**;
 - Resident-owned business (ROB) certified by DC DSLBD **(5 points)**;
 - Longtime resident business (LRB) certified by DC DSLBD **(5 points)**;
 - Local business enterprise (LBE) certified by DC DSLBD **(2 points)**;
 - Local business enterprise with its principal offices located in an enterprise zone (DZE) certified by DC DSLBD **(2 points)**;
 - Disadvantaged business enterprise (DBE) certified by DC DSLBD **(2 points)**;
 - Veteran-owned business (VOB) certified by DC DSLBD **(2 points)**; and
 - Local DC manufacturing business enterprise (LMBE) certified by DC DSLBD **(2 points)**.

RFP Timeline

Information Session

October 5, 2026



Written RFP Questions

Due: October 8, 2026 @ 5pm EDT
submit to proposals@dcseu.com



Responses from DCSEU

October 13, 2026
Posted to the solicitation



Proposals & Financials Due

October 19, 2026



RFP Timeline (continued)

Proposal Scoring and Selection Complete

October 28, 2026



Contract Execution

November 7, 2026



Performance Period Begins

November 10, 2026



Additional RFP Specifics: Insurance

- Element “L” in RFP
- **No exceptions will be made to insurance requirements**
- Final requirements will be confirmed prior to issuance of a subcontract
- **Some required coverages may be expensive. Respondents are expected to understand the prices of corresponding insurance and include costs in their proposed pricing.**
- Insurance limits are subject to change as determined by the DC Office of Risk Management
- Summary below for informational purposes only – refer to Exhibit B of RFP for full requirements

Insurance Policies	Limits
Commercial General Liability Insurance	\$1,000,000 per occurrence; \$2,000,000 aggregate
Workers’ Compensation Insurance	Statutory mandates
Employer’s Liability Insurance	\$500,000 per accident for injury; \$500,000 per employee for disease; and \$500,000 for policy disease limit
Cyber Liability Insurance	\$2,000,000 per occurrence or claim; \$2,000,000 aggregate
Professional Liability Insurance (Errors and Omissions)	\$1,000,000 per occurrence for each wrongful act and \$2,000,000 annual aggregate
Umbrella or Excess Liability Insurance	\$3,000,000 per occurrence/\$3,000,000 aggregate (subcontracts under \$100,000 will only be required to have \$1,000,000/\$1,000,000)

Submitting Bids Through the Proposal Form (NEW PROCESS)



All Bidders

- The DCSEU welcomes all qualified bidders to respond to this RFP.
- Review the solicitation documentation and proposal requirements (this is essential to submitting a complete proposal)
- All responses must be submitted via the DCSEU Proposal Submission Form (dcseu.com/solicitation-form) before the proposals close. You must select the proper solicitation before completing the form.



Preparing to submit

- This is a new process for vendors with the DCSEU and means that if you don't submit a complete proposal to the form, you must resubmit with all the proper documentation.
- Financial solvency documents should be emailed to Tamara Christopher, Director of Financial Operations, tchristopher@dcseu.com, with Angel Ly, Sr. Contract Manager, aly@dcseu.com, copied before the response deadline.

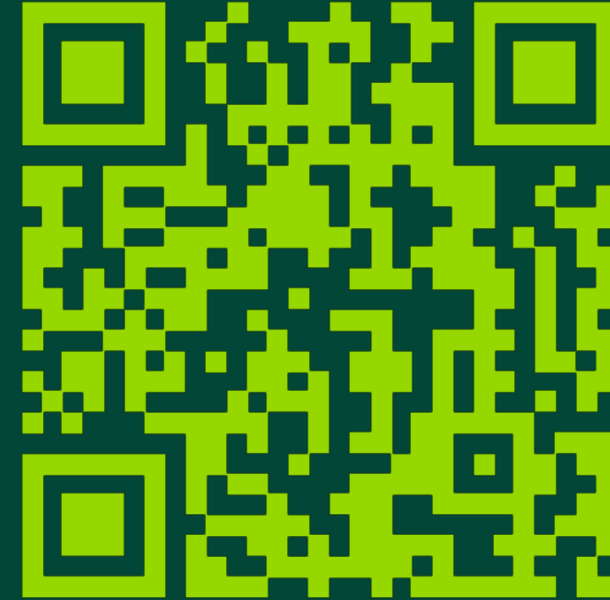


Responses

Responses that are not in the required format, incomplete or not submitted by the response deadline may be disqualified.

Sign up for Contractor Updates

Visit dcseu.com/contractorupdates and sign up to receive updates about upcoming trainings and opportunities with contractors.



Q&A

- **Written questions are due October 8, 2026, at 5pm**
- **Answers to written questions and any answers provided today will be posted by October 13, 2026**
- **A recording of this session will be posted to the website**

Thank you

Please submit questions to:
proposals@dcseu.com



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