



REQUEST FOR INFORMATION

CENTRAL UTILITY PLANT (CUP)

AND/OR

CARBON FREE DISTRIBUTED POWER GENERATION (CFDG)

ADVERTISEMENT DATE: March 9, 2026

SUBMITTAL DEADLINE: April 10, 2026 at 1:00 PM

SUBMITTAL METHOD: <https://app.smartsheet.com/b/form/019cb0199d5978dd98fa178a56aa37b4>

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I. GENERAL INFORMATION

Inspire Dallas, LLC (“Inspire”), as the KBHCCD Component 1 Program Manager / Owner’s Representative for the City of Dallas (the “City”), in coordination with its design and engineering teams, invites experts, consultants, contractors, financial advisors, and technology providers to respond to this Request for Information (“RFI”) with information about innovative strategies, systems, and partnerships related to the planning, design, and implementation of a new central plant and supporting energy infrastructure for the Kay Bailey Hutchison Convention Center Dallas (KBHCCD). The intent is to use the information received through this RFI to develop future solicitations, such that the solicitations are as broad as possible to be equitable and inclusive and allow opportunity for all interested parties.

This RFI seeks to gather experience and recommendations from respondents regarding district energy systems, thermal storage, systems electrification, zero carbon electricity generation, and infrastructure resilience. The City is interested in understanding available approaches, technologies, and delivery strategies that could inform the next stages of project development. While some project considerations and preliminary design elements are established (See Appendix A - Scope Description), respondents are strongly encouraged to propose creative and forward-thinking ideas. Respondents should consider the information included in the Scope Description as guiding assumptions for the project while contributing expertise on systems optimization, energy performance, constructability, appropriate technologies, ongoing operations, and financial strategies.

This RFI is separated into two components:

- Component A: Central Utility Plant (CUP)
 - The Service Provider would own and operate the Central Utility Plant, with the City purchasing chilled water, heated water, and related energy services through a monthly service structure.
- Component B: Carbon-Free Distributed Power Generation (CFDG)
 - The Service Provider would own and operate carbon-free power generation equipment. Electricity may be used on-site to power the CUP, charge batteries, or be exported to the grid at the provider’s discretion. All renewable energy credits will be retained by the City.

Responses may address one or both the components. Please refer to Appendix A – Scope Description for additional information.

Any work performed by a Respondent to this RFI will be at the Respondent’s own discretion and expense. Responding to this RFI provides no advantage or disadvantage to potential applicants for future solicitations should the City of Dallas choose to issue such solicitations. Furthermore, this RFI offers no guarantee that the City of Dallas will issue a solicitation.

If a solicitation is released, it will be advertised on the City’s Office of Procurement Services website at <https://dallascityhall.bonfirehub.com/login> and it is the responsibility of potential respondents to monitor this site for additional information.

Submission Deadline: Responses are due by April 10, 2026, at 1:00 PM, CST via <https://app.smartsheet.com/b/form/019cb0199d5978dd98fa178a56aa37b4>

Hard copy submittals will not be accepted.

Responses to inquiries will be at Inspire’s discretion and may be shared with all respondents. Inspire intends to respond individually to those questions identified by a Respondent and deemed by Inspire as containing confidential or proprietary information.

Inspire will host a Pre-submittal Meeting via Microsoft Teams on Tuesday, March 24 at 9:00am-10:00am central to respond to questions. Respondents can join the meeting via <https://teams.microsoft.com/meet/29535145557529?p=UltRpzP1MVfNdefSXI>

Inspire may issue written addenda to clarify or modify this RFI.

The City is most interested in concise, strategic discussions of approaches, technologies, and methodologies. Comprehensive studies or proprietary reports should not be submitted in full unless requested.

Inspire may request additional materials, clarifications, or presentations following review.

II. SCOPE

Introduction and Overview

The Kay Bailey Hutchison Convention Center Dallas (KBHCCD) is a City-owned and operated convention facility located in downtown Dallas, Texas, and is a critical public asset supporting the City of Dallas’s convention, tourism, and economic development objectives. Pursuant to voter authorization and City Council approval, the City is implementing the KBHCCD Master Plan, a multi-year redevelopment program that includes the phased demolition of existing convention center facilities and the design and construction of a new, modern convention center and associated convention district infrastructure.

The KBHCCD is a major City of Dallas capital improvement project delivering a new, modern convention center and mixed-use district in downtown Dallas (see Figure 1). The project includes a 2.1-million-square-foot convention facility within a broader 45-acre Convention Center District designed to connect hotels, offices, residential development, the Black Academy of Arts and Letters, and Memorial Arena, while supporting long-term economic growth from the Central Business District to the Cedars and South Dallas.



Figure 1

The new convention center will feature approximately 750,000 square feet of exhibit halls, 180,000 square feet of meeting rooms, and a 105,000-square-foot ballroom oriented to capture views of the Dallas skyline and the Cedars. The facility is complemented by active ground-floor retail, public open space, and modernized event infrastructure, creating a vibrant, integrated

campus. The project targets LEED Gold certification, reflecting the City's commitment to sustainability and efficient long-term operations.

The redevelopment is being delivered through a phased construction approach to maintain convention operations. Portions of the existing facility east of Lamar Street will remain operational during construction, while portions west of Lamar Street will be demolished. The new convention center will be constructed between IH-30 and Young Street, adjacent to the Union Pacific Railroad (UPRR) and DART transit system, requiring coordination with surrounding transportation infrastructure, utilities, and active rail operations to ensure safe and efficient delivery.

Central Utility Plant (CUP)

As a key enabling component of this redevelopment program, the City anticipates the delivery of a new, centralized, and resilient Central Utility Plant (CUP) to reliably serve the long-term thermal and electrical utility requirements of the redeveloped KBHCCD campus (See Figure 2). The CUP is intended to function as mission-critical infrastructure supporting continuous convention center operations and is expected to provide, at a minimum, chilled water, heating hot water and/or steam, emergency and/or prime power, and other associated utility services as required by the final program and operational requirements.

Project: Kay Bailey Hutchison Convention Center Dallas (KBHCCD) Master Plan
Document Title: Component 1 Program Boundary
Date: 2026.02.19

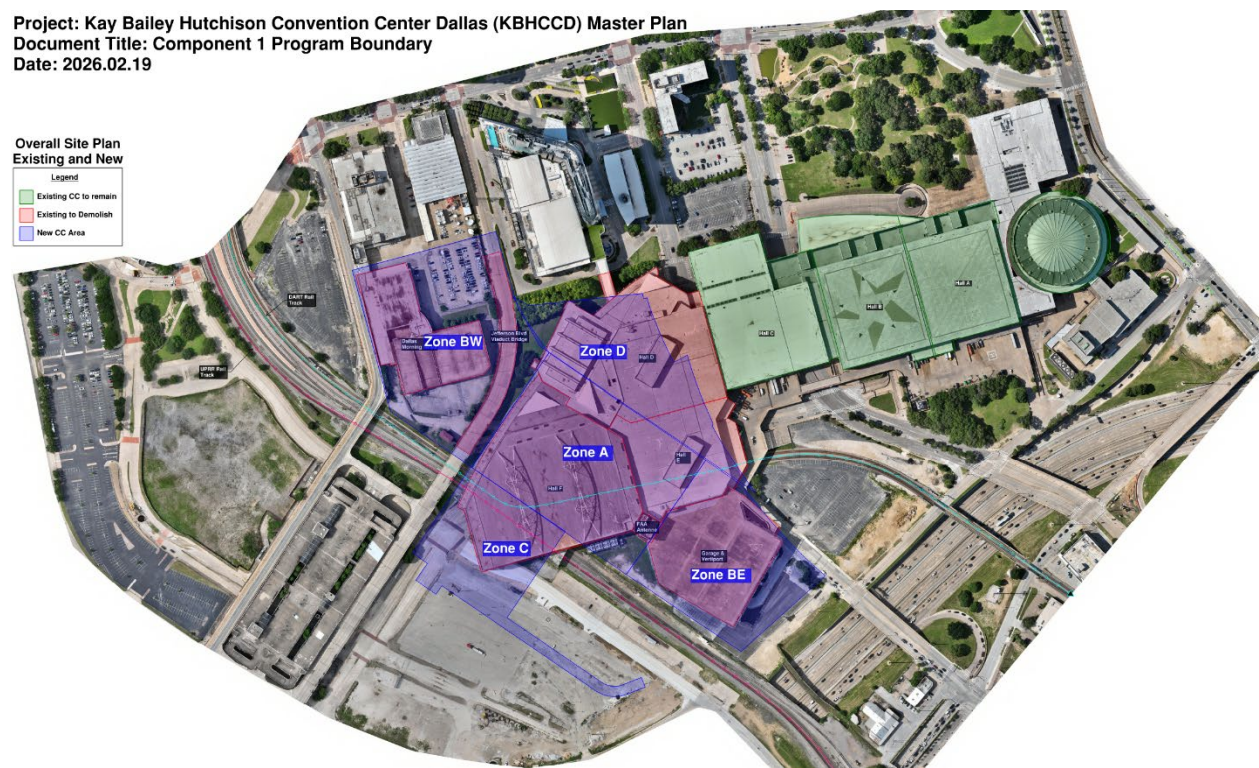


Figure 2

The CUP must be planned, designed, and delivered to accommodate the base, peak, and standby utility loads of the new convention center while maintaining appropriate levels of redundancy, reliability, resilience, and maintainability consistent with best practices for major civic and assembly facilities. System configuration shall account for phased implementation of the overall KBHCCD redevelopment, commissioning and transition requirements, and the need to maintain uninterrupted utility service during construction and long-term operations.

The City further anticipates that the CUP may be required to support future expansion capacity, incremental load growth, and potential interconnection with adjacent or third-party developments within the broader Convention Center District and the Cedars, subject to City approval and applicable regulatory requirements. Accordingly, flexibility, scalability, and lifecycle performance are key considerations in the planning and delivery of the CUP.

This Request for Information (RFI) is being issued to solicit non-binding market input regarding technical approaches, delivery strategies, commercial structures, and risk allocation considerations for the CUP, including potential Public-Private Partnership (P3) delivery models. Information received through this RFI will be used solely to inform the City's ongoing evaluation of procurement options and to refine future solicitation documents.

The KBHCCD redevelopment includes full replacement of its Mechanical, Electrical, Plumbing, and Controls systems. They are being designed to meet the needs of a state-of-the-art, top-tier facility, while aligning with the City's goals for sustainability, carbon reduction, and operational efficiency as defined in the [Dallas Comprehensive Environmental & Climate Action Plan \(CECAP\)](#). Chilled and hot water will be required to serve the new facility in Q3 of 2028.

Information of interest to the City includes, but is not limited to:

- Applicable project procurement vehicles and financing alternatives
- Energy production and procurement, financing, and partnership strategies
- District energy and central plant system design approaches
- Integration of hot and cold thermal energy storage
- Methods for incorporating wastewater heat recovery
- Approaches to phasing, resiliency, and maintaining continuity of operations during construction
- Lessons learned from comparable large-scale, urban energy projects.
- Phased integration with a larger district plan.

City Financial Objectives and Upfront Proceeds

As part of its evaluation of potential Public-Private Partnership (P3) delivery models for the KBHCCD Central Utility Plant (CUP), the City of Dallas has expressed an interest in realizing upfront proceeds from the project. These proceeds are intended to partially offset City capital expenditures, reduce debt financing requirements, and support broader program objectives within the KBHCCD Master Plan, including phased construction, district infrastructure, and the new KBHCCD enhancements.

The City recognizes that structuring the CUP as a P3 concession may result in upfront payment or capital contribution from the private partner in exchange for the right to design, build, operate, and maintain the facility over a long-term concession period. The timing, magnitude, and mechanism of such payments will influence project cash flows, budget allocation, and risk distribution. Respondents are encouraged to provide insight on financial structures that balance upfront City proceeds, long-term operating performance, and lifecycle cost considerations while maintaining reliability, service quality, and compliance with technical requirements.

The City anticipates that the allocation of upfront proceeds will have implications for:

- Project financing and risk sharing, including the potential to reduce City borrowing or impact bond issuance.
- Design, construction, and operational requirements, as long-term performance obligations will remain the responsibility of the private partner.
- Lifecycle cost optimization and value for money, as structuring of upfront payments may influence long-term capital planning, operations, and maintenance strategies.
- Stakeholder and regulatory oversight, ensuring that financial and operational performance obligations remain aligned with City objectives and public accountability standards.

The RFI seeks non-binding market input on potential financial structures, including concession term length, upfront payment mechanisms, performance-based payment frameworks, and other approaches that could maximize value for the City while ensuring sustainable and resilient CUP operation.

III. BACKGROUND

KBHCCD currently operates with legacy energy systems that have reached the end of their functional life. The redevelopment effort presents an opportunity to re-envision the campus's central plant infrastructure, incorporating high-efficiency systems, low-carbon technologies, and thermal energy storage to improve overall reliability and reduce lifecycle costs.

The design team has identified proposed locations for major system components to align with broader master planning and site constraints. These locations may evolve based on system recommendations and integration opportunities proposed through this RFI.

IV. SUBMISSION ELEMENTS

Each respondent is asked to provide the following information. If a particular section is not applicable to your organization, please indicate as such. Respondents are encouraged to include any additional insights or data deemed relevant.

Responses should be separated by Component (if responding to both components)

- Component A: Central Utility Plant (CUP)
- Component B: Carbon-Free Distributed Power Generation (CFDG)

I. Respondent Profile

- a) Primary Category
 - i. Consultant / Engineering Firm
 - ii. Technology Provider
 - iii. Financing / Delivery Partner
 - iv. Other (please specify)
 - v. Envelope Provider – If Required

- b) Corporate or Organizational Information
Provide a brief overview of your organization’s background, key expertise, and experience relevant to energy infrastructure or district energy systems.
- c) Contact Information
Include name, business address, telephone number, website, and incorporation location(s).
- d) Years of Experience
State the number of years your organization has worked within the energy, district systems, or infrastructure sectors.
- e) Primary Contact
Provide the name, title, address, phone, and email for the primary contact person regarding this RFI.
- f) Expertise
Describe your core competencies, relevant project experience, and any specialized technologies or approaches applicable to large-scale central plants, energy storage, or wastewater heat recovery systems.

II. Experience

Please provide examples of comparable projects that demonstrate your organization’s ability to plan, design, finance, or deliver district energy systems. Include project scope, scale, client type, key challenges, solutions provided, and measurable outcomes.

- a) Services
Provide descriptions and typical pricing structures (if applicable) for your relevant service offerings, organized by category (consulting, engineering, financing, construction, operations, etc.).
- b) Contracting and Partnership Approaches
Describe your standard approach to project delivery and contracting for energy infrastructure projects, including:
 - Typical contract structure and duration,
 - Financing and ownership models (if applicable),
 - Risk allocation or partnership structures, and
 - Example scopes and limitations.
- c) Specific Questions
Project Approach, Financing and Lessons Learned
 1. What considerations, concerns, or innovative ideas would improve the overall project process from schematic design through commissioning?
 2. What preliminary analysis or modeling (e.g., dynamic load profiling, thermal/hydraulic simulation, lifecycle cost/carbon screens) would you recommend optimizing sizing and phasing within existing constraints?
 3. What top success factors and common pitfalls have you observed on similar procurements, and what lessons-learned would you share?

4. How would you structure stakeholder engagement (City departments, utilities, community) to streamline approvals and mitigate opposition?
5. Which procurement vehicles (e.g., design-build, CMAR, progressive DB) best fit schedule, risk, and cost certainty for this project, and why?
6. Describe various financing structures that would be available for the various procurement vehicles
7. Assuming the responses above, please describe procurement vehicles that would be best suited for providing the City an upfront payment, and how would they be implemented?
8. How does your proposed approach, including procurement and financing strategies, mitigate key project risks (schedule, cost, quality, operational continuity) while ensuring the City achieves its objectives? Please include:
 - a. Risk identification and mitigation methodology
 - b. Trade-offs between schedule, cost, and quality
 - c. Examples of past projects where similar approaches successfully delivered outcomes

Technical Strategy: Decarbonization, Efficiency, and Reliability

9. What plant architectures or technology combinations best balance decarbonization, cost, and reliability in a large all-electric central plant?
10. What capabilities or creative ideas would you share to increase efficiency, performance reliability, and resiliency (e.g., supply optimization, predictive/preventive maintenance, measurement & verification)?
11. Based on your experience, what early investments or decisions yield the greatest long-term performance and flexibility?
12. What redundancy philosophy (e.g., N+1 for critical equipment) and resiliency features would you propose for extreme weather and grid contingencies?
13. How would you optimize thermal storage charge/discharge strategies to flatten peaks and reduce operating cost/carbon?
14. What control sequences of operation and advanced optimization methods (e.g., model predictive control) would you use to deliver measurable gains?
15. How would you baseline energy/carbon and set practical KPIs (e.g., COP, kWh/ton, \$/MMBtu, tCO₂e avoided), and how would you track them?

Integration Challenges: Wastewater Heat Recovery & Dual Thermal Storage

16. What key integration challenges should the City anticipate when deploying wastewater heat recovery and dual thermal storage (chilled and hot)?
17. What primary technical risks (e.g., fouling, corrosion, biofilm, contaminants, wastewater variability) and mitigations (e.g., screening/filtration, HX selection, water chemistry) would you highlight?
18. How would you manage hydraulics, temperature lift, and heat-exchanger approach temperatures to maintain performance across seasons?
19. What permitting and environmental compliance issues (e.g., discharge, odor, noise, wildlife) do you foresee, and how would you address them?
20. How would you size and control dual storage to avoid cycling losses and ensure simultaneous reliability for chilled and hot service?

Construction, Phasing, and Temporary Services

21. How would you provide temporary CHW/HHW service prior to full CUP commissioning if needed (e.g., capacity ranges, fuels, emissions, logistics)?
22. What phasing plan would you recommend maintaining service continuity, including tie-ins, cutovers, and hot work management?
23. How would you manage noise, laydown, access, and safety during construction and temporary operations?
24. What commissioning and acceptance testing protocols (functional/performance) would you apply per phase to minimize rework and delays?

Performance, O&M, and Measurement & Verification (M&V)

25. What O&M model (onsite presence vs. remote monitoring, SLAs) would you recommend supporting guaranteed performance?
26. What M&V protocol (e.g., IPMVP Options B/C) would you use to substantiate savings and performance assurances?
27. What approach to remote monitoring, fault detection/diagnostics, and cybersecurity would you implement in plant operations?
28. What lifecycle asset management plan (repair & replacement timing, mid-life upgrades) would you recommend preserving performance?

Finance and Cost Management

29. What best practices would you use to control cost and manage risk across design and delivery (e.g., value engineering checkpoints, risk registers at 30/60/90%)?
30. What early investments or decisions have reliably improved long-term performance and flexibility on similar projects?
31. How would you frame lifecycle cost (capex/opex/carbon) to guide tradeoffs and decision-making?
32. How would you align GMP, contingency, allowances, and escalation with current market conditions (supply chain, labor availability)?
33. Financials, Incentives, and Rate Impacts (CUP & CFDG)
34. How do you anticipate IRA/ITC and utility rebates could affect rate charges to the City?
35. What practical pathways would you use to leverage incentives (ITC, IRA, utility rebates), and what timing/compliance observations would you offer?
36. How would incentive monetization interact with ownership/financing structures in practice?
37. What rate design frameworks (e.g., fixed vs. variable, demand-based, carbon-adjusted) would you recommend supporting fairness, transparency, and cost recovery?

Risk Management, Contingency Planning, and Schedule

38. Given this preliminary, idea-focused RFI, what industry practices or concepts (rather than commitments) would you suggest for risk management and schedule control?
39. What are the top schedule and cost associated risks (e.g., permitting, long-lead equipment, grid/sewer interconnections) you have seen on similar projects, and what light-touch mitigations would you propose?

40. How would you manage force majeure events, supply chain disruptions, and vendor insolvency risks without overcomplicating delivery?
41. What simple contingency mechanisms (e.g., temporary plants, portable generation, phased commissioning) would you recommend for unforeseen delays?
42. What QA/QC practices would you use to reduce defects and rework while maintaining momentum?
43. What forms of performance guarantees or liquidated damages would you consider feasible without materially inflating cost?

Regulatory, Environmental, and Community Considerations

44. What permitting pathways and timelines (air, wastewater, wetlands, noise) would you expect, and how would you smooth them?
45. How would you address community impacts (traffic, construction noise/visibility) and provide transparency (e.g., dashboards, public briefings)?
46. What opportunities and constraints have you encountered for demand response and grid services participation on similar assets?

Illustrative materials

47. Can you share public case studies or precedent projects (links acceptable) that demonstrate relevant approaches?
48. Can you list the minimal data you would typically need to refine concepts (e.g., load profiles, sewer temperatures/quality, grid tariffs)? What contingency plans would you recommend addressing unforeseen delays or issues that may arise during the project?
49. Please suggest best practices for coordination with the broader project team and other stakeholders to ensure clear communication and minimize disruptions during construction?

Small Business Enterprise (SBE) Experience

50. Please describe your prior experience working with Small Business Enterprises (SBEs), including your role, the types of projects involved, and your approach to achieving and monitoring compliance with established SBE participation goals.

III. Case Studies

Please provide case studies involving large civic, campus, or mixed-use urban developments that are of particular interest. Include project scope, scale, client type, key challenges, solutions provided, and measurable outcomes.

It is expected that award of any of the proposed listed future solicitations will be to be firms that have joined with other firms to form a team. It is desirable that responses to the RFI include comments and recommendations that may enhance solicitations for parties interested in participating either as the primary contracted firm or as a member of a team.

The objective of this RFI is to allow interested parties to provide feedback regarding best methods and practices to better craft the solicitations and ensure all firms remain competitive in pursuit of opportunities with the City of Dallas.

V. FORMAT FOR SUBMITTAL OF RFI RESPONSES

Files should not exceed 25MB. Responses are limited to 30 pages.

The Submittal should include a cover letter followed by a Table of Contents with 'divider sheets' separating each Component and Submission Element as described in Section IV.

Hard copy submittals will not be accepted.

Responses to this RFI shall be submitted electronically to
<https://app.smartsheet.com/b/form/019cb0199d5978dd98fa178a56aa37b4>

Inspire will host a Pre-submittal Meeting via Microsoft Teams on Tuesday, March 24 at 9:00am-10:00am central to respond to questions. Respondents can join the meeting via
<https://teams.microsoft.com/meet/29535145557529?p=UltRpzP1MVfNdefSXI>

VI. UTILIZATION OF SUBMITTALS

Submittals will inform the City of Dallas and its design team as they refine the technical, financial, and operational framework for the central plant and associated infrastructure. This RFI is for information-gathering only; it is not a procurement or selection process.

The City may use information submitted to guide future solicitations, requests for qualifications (RFQs), or requests for proposals (RFPs). Participation in this RFI is not required for participation in future opportunities.

VII. SCHEDULE

Please see anticipated timeline below:

Issue Request for Information	March 9, 2026
Deadline for Respondents to submit all questions	5:00 pm on March 18, 2026
Pre-submittal Meeting	9:00 am on March 24, 2026
Deadline for Inspire to provide responses to submitted questions	March 27, 2026
RFI Submittal deadline	1:00 pm on April 10, 2026

Once this RFI closes and responses have been received, Inspire and/or the City may schedule an optional Request for Information (RFI) Forum to determine feasible solutions and recommendations for consideration that may be included in future proposed solicitations with one or more of the Respondents. Such discussions would be intended only to receive further clarification of organizational capabilities and feasibility to meet specification requirements. The RFI Forum is for clarification only for the purposes of an informational opportunity. City representatives may or may not choose to meet with RFI respondents. The RFI Forum will not represent the City's engagement in any pre-selection process for any organization or party. Participants will still be required to follow any tender or procurement process in the future. This RFI does not indicate or represent any commitment to any particular course of action.

VIII. CONFIDENTIALITY

All written correspondence, exhibits, photographs, reports, other printed material, tapes, electronic disks, and other graphic and visual aids submitted to City in response to this RFI are, upon their receipt by City, the property of Inspire and the City, will not be returned to the submitting parties, and are subject to the Texas Public Information Act, Chapter 522, Texas Government Code (the "Act"). Respondents should familiarize themselves with the provisions of the Act. In no event shall City, or any of their agents, representatives, consultants, directors, officers, or employees be liable to a Respondent for the disclosure of all or a portion of the information submitted in response to this RFI. Any information and materials submitted by Respondent which the Respondent considers confidential should be conspicuously labeled or marked as "Proprietary" and/or "Confidential." No oral designations of any kind will be accepted. Blanket written designations that do not identify the specific materials and information are not acceptable and may be cause for City to treat the entire proposal submission as public information.

Respondents are advised that information gathered by Inspire through the RFI process may be shared with the City Council and appropriate officials and representatives of City.

If City receives a request for public disclosure of all or any portion of a response, City will use reasonable efforts to notify the applicable Respondent of the request and give such Respondent an opportunity to assert, in writing and at its sole expense, a claimed exception under the Act or other applicable law within the time specified in the notice issued by City and allowed under the Act.

City will not advise a Respondent as to the nature or content of specific documents entitled to protection from disclosure under the Act or other Texas laws or as to the interpretation of such laws. Each Respondent is advised to contact its own legal counsel concerning the effect of applicable laws to the submitting party's own circumstances.

In the event of any proceeding or litigation concerning the disclosure of any material submitted by a Respondent, City will be a stakeholder retaining the material until otherwise ordered by a court or such other authority having jurisdiction with respect thereto, and the Respondent shall be responsible for otherwise prosecuting or defending any action concerning the materials at its sole expense and risk; provided, however, that City reserves the right, in its sole discretion, to intervene or participate in the litigation in such manner as it deems necessary or desirable.

It is the sole responsibility of the Respondent to monitor such proceedings and make timely filings. City may, but is not obligated to, make filings of its own concerning possible disclosure; however, City is under no obligation to support the positions of the Respondent. Under no circumstances will City be responsible or liable to a Respondent or any other party as a result of disclosing any such labeled materials, whether the disclosure is deemed required by law, by an order of court, or occurs through inadvertence, mistake or negligence on the part of City or its officers, employees, contractors or consultants.

IX. RIGHTS AND OPTIONS RESERVED

In addition to any rights reserved elsewhere in this RFI, Inspire Dallas reserves, and may in its sole discretion, exercise any one or more of the following rights and options with respect to this RFI if determined that doing so is in the best interest of the City:

- 1) Inspire reserves the right to cancel the RFI at any time; to elect to proceed or not to proceed with presentations regarding its subject matter with any respondent and with firms that do not respond to the RFI; or to reissue the RFI or to issue a new RFI (with the same, similar, or different terms).
- 2) Inspire reserves the right to extend all submission dates and/or to supplement, amend, substitute, or otherwise modify the RFI at any time prior to the submission dates by posting written notice.
- 3) The City reserves the right to require, request or permit, discussions with any respondent, any information relating to the subject matter of this RFI that the City deems appropriate.
- 4) At any time determined by Inspire, it may discontinue discussions with any respondent or all respondents regarding the subject matter of this RFI, and/or initiate discussions with any other respondent or with vendors that did not respond to the RFI.
- 5) To the best of the Inspire's knowledge, the information provided herein is accurate. Respondents are advised to undertake appropriate investigation in preparation of responses.
- 6) This RFI is issued solely for information and planning purposes and does not constitute a solicitation or commitment to contract. Responses to this solicitation are not an offer and cannot be accepted by the City to form a binding contract. Neither Inspire, nor the City is not obligated to conduct subsequent discussions with any respondent to this RFI and reserves the right to conduct discussions regarding its subject matter with firms that do not respond to this RFI.
- 7) By submitting its Response, the respondent agrees to the terms and conditions of this RFI.

Submission of a response indicates acceptance of these terms.

NOTES:

1. **THIS RFI DOES NOT COMMIT OR BIND CITY TO ENTER INTO ANY CONTRACT OR PROCEED WITH THE PROCUREMENT DESCRIBED HEREIN. CITY ASSUMES NO OBLIGATIONS, RESPONSIBILITIES, AND LIABILITIES, FISCAL OR OTHERWISE, TO REIMBURSE ALL OR PART OF THE COSTS INCURRED OR ALLEGED TO HAVE BEEN INCURRED BY PARTIES CONSIDERING A RESPONSE TO OR RESPONDING TO THIS RFI, OR ANY SUBSEQUENT RFI. ALL SUCH COSTS SHALL BE BORNE SOLELY BY EACH PROPOSER.**
2. **IN NO EVENT SHALL CITY BE BOUND BY, OR LIABLE FOR, ANY OBLIGATIONS WITH RESPECT TO THE PROJECT UNTIL SUCH TIME (IF AT ALL) AS AN AGREEMENT(S), IN FORM AND SUBSTANCE SATISFACTORY TO CITY, HAS BEEN EXECUTED AND AUTHORIZED BY CITY, AND THEN ONLY TO THE EXTENT SET FORTH THEREIN.**

X. APPENDIX A – SCOPE DESCRIPTION

Component A – Central Utility Plant (CUP). The Service Provider will own and operate the Central Utility Plant (CUP). The City will pay monthly for the energy (chilled / heated water) and related services.

Component B – Carbon free distributed power generation (CFDG). The Service Provider will own and operate the power generation equipment. The power can be used on site to charge batteries, power the CUP, or be sold onto the grid at the providers' discretion. All renewable energy credits will be retained by the City.

Service providers may propose individually on Component A *or* Component B. Alternately, they may propose on both Component A *and* Component B.

The CUP will serve a new 2.1 million square feet (approximately) convention center with 750,000 sq ft exhibit hall, conference rooms, 105,000 sq ft ballroom, commercial kitchens, and office space. The CFDG will be a combination of onsite and offsite solutions. The convention center project is currently in the Design Development phase. Design load profiles for expected equipment within the convention center will be shared at a later stage of the solicitation process.

Construction of convention center is scheduled to be completed in late 2029. To support this construction schedule, child water and hot water will be required from the Central Plant in Q3 2028. If construction of the CUP is not complete in time to meet convention center construction schedule needs, service provider shall furnish all necessary temporary chilled and heated water until the CUP is complete. Temporary chilled and heated water will not be required to be carbon free.

Preliminary proposed location and size for CUP relative to the overall project are included in Exhibit A. Alternate locations and sizes for CUP will be entertained if value to City is demonstrated by Service Provider.

Construction of the structure and envelope of the CUP is currently included in the main convention center contract. If the service provider can demonstrate meaningful value to the city, structure and envelope of the CUP may be included in the scope of the service provider.

Component A – Central Utility Plant (CUP)

Service Provider shall be responsible for the following:

Financing & Project Management

- Provide 100% of the capital required for final engineering, procurement, and installation of all related equipment.
- Provide comprehensive project management for the duration of the installation phase, coordinating with The City's construction team.

Final Engineering & Installation

- Finalize engineering for all CUP related equipment and associated mechanical, electrical, plumbing, and data infrastructure necessary to power, run and maintain the equipment. Coordinate with Convention Center Engineer of Record to complete engineering.
 - Exhibits 2 and 3 provide baseline design criteria and assumptions for the CUP. These criteria and assumptions may evolve as further engineering is completed. Service providers will be encouraged to offer ideas that provide long term value to the owner.
 - Exhibit 2- Central Utility Plant Mechanical Requirements.
 - Exhibit 3- Proposed system configuration
- Procure and install all necessary equipment, including but not limited to:
 - Heat pumps, chillers, cooling towers, backup electric boilers and associated pumps.
 - Control systems and building management system (BMS) integration.
 - Piping, electrical distribution / panels / transformers, and ductwork within the CUP.
 - Energy metering infrastructure.
- Ensure all design and installation work complies with all relevant local, state, and federal codes and regulations.
- The CUP shall be designed to serve only the convention center on opening day. It shall also be provided with the ability to connect (in the future) to a larger energy district (not part of this proposal.) Information about the potential broader energy district is included for reference as Exhibit 5.

Operation & Maintenance (O&M)

- Provide 24/7/365 operation of the central utility. Proposed mix of onsite presence and remote monitoring to be included in proposal.
- Perform all scheduled and unscheduled maintenance, repairs, and part replacements as needed to meet performance guarantees.
- Provide quarterly reports detailing energy and water consumption.

Service & Performance Guarantees

- Propose and guarantee specific energy performance metrics (e.g., BTU/sq. ft., kWh/ton-hour).
- Guarantee system performance, including quantity and temperature of chiller loop chilled / hot water and use of process water.
- Guarantee a minimum level of system uptime and a response time for critical issues.
- Propose sustainability reporting capabilities, including tracking of carbon emissions reductions and other key performance indicators.

Component B – Carbon free distributed power generation

Service Provider shall be responsible for the following:

Financing & Project Management

- Provide 100% of the capital required for final engineering, procurement, and installation of all required power production equipment.
- Provide comprehensive project management for the duration of the installation phase, coordinating with The City's construction team.

Engineering & Installation

- Finalize engineering for all power production equipment, including any mechanical, electrical, plumbing, or data infrastructure necessary to power, run, and maintain the equipment.
- Procure and install all necessary equipment and energy metering infrastructure.
- Ensure all design and installation work complies with all relevant local, state, and federal codes and regulations.

Operation & Maintenance (O&M)

- Provide 24/7/365 operation of the production equipment. Proposed mix of onsite presence and remote monitoring to be included in proposal.
- Perform all scheduled and unscheduled maintenance, repairs, and part replacements as needed to meet performance guarantees.
- Provide quarterly reports detailing energy production.

Service & Performance Guarantees

- Propose and guarantee specific production targets.
- Guarantee a minimum level of system uptime and a response time for critical issues.
- Propose sustainability reporting capabilities, including tracking of carbon emissions reductions and other key performance indicators.

Exhibit 1 – Schematic site plan and axonometric views of building and site

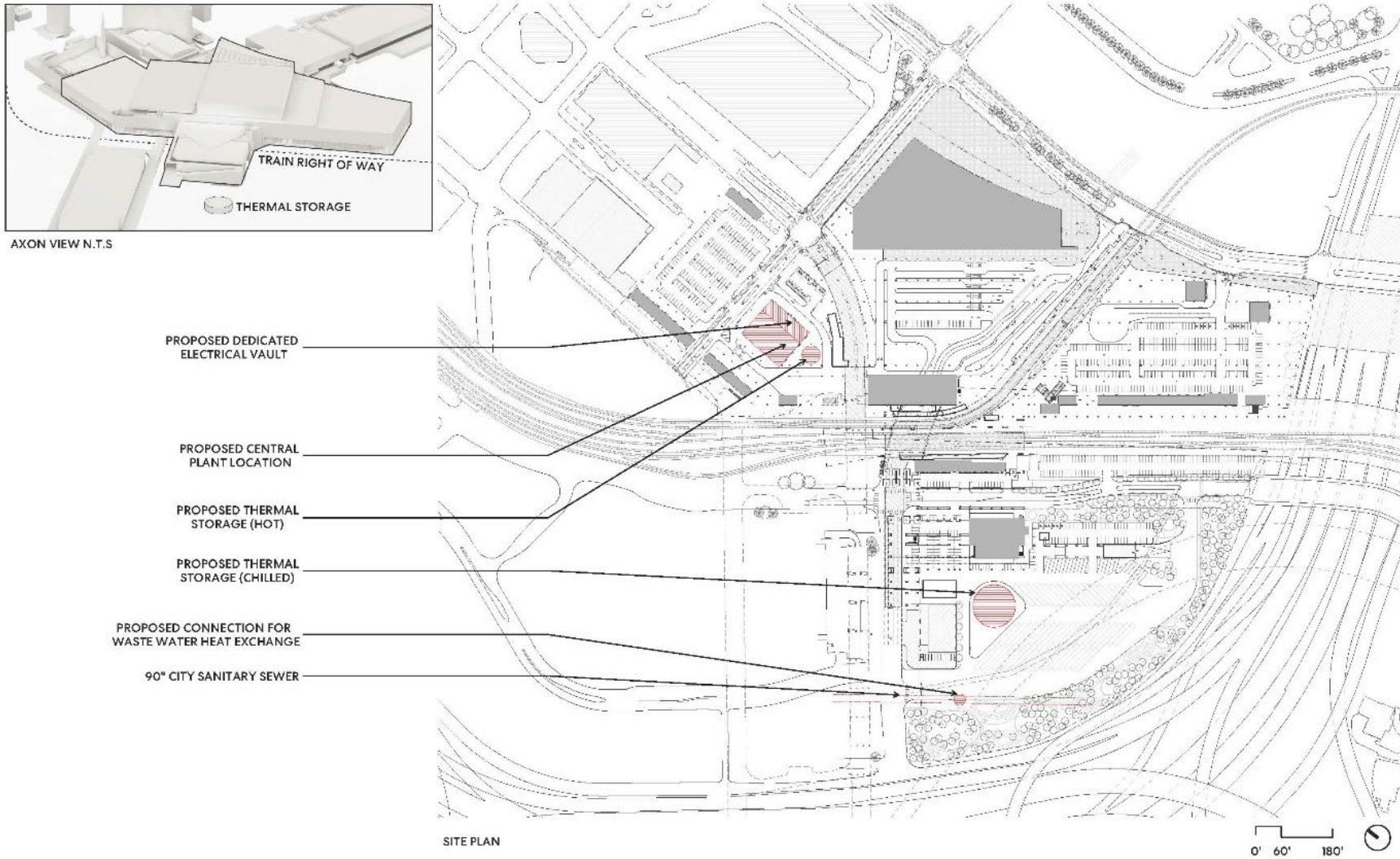


Exhibit 2 – Mechanical Requirements

The goal of the central plant is to provide the most energy and water-efficient solution as possible to serve the convention center while providing a high level of flexibility. The project plans to open with an energy use intensity (EUI) index well below industry average. The Convention Center also needs the ability to be operationally Net Zero Carbon in the near future. As such, the central plant has been optimized to reduce energy use to the greatest degree possible. Natural gas is not allowed for building heating or Domestic Hot Water, the proposed solution is an all-electric heating and cooling system.

This narrative provides information, consistent with the level of detail available to help align the cost and configuration of the Mechanical system.

The central utility plant (CUP) shall include central chilled water and heating hot water systems with site distribution to the convention center and Lot E. Central chilled water and heating hot water systems serve air handling units and distributed fan coil units throughout the site. (Air Handling Units and Distributed fan coil units will be provided by Convention Center, and are not part of this scope.)

The central heating hot water system serves domestic hot water loads.

- 1) Preliminary Capacity Estimates
 - a) The capacity indicated is the peak load calculated for the convention center.
 - b) Chilled Water Capacity: 7,000 Tons
 - c) Heating Hot Water Capacity: 50,000 MBH

2) System Conditions:

	Supply Temperature (F)	Return Temperature (F)	Working Pressure (psi)
Chilled Water System	42	62	300
Condenser Water System	85	100	150
Heating Hot Water System	120	100	300

- 3) Basis of Design Mechanical System Components. All components shall be provided as part of CUP, unless specifically noted otherwise.
 - a) Chilled Water Generation:
 1. Water-cooled and heat pump high efficiency chillers shall be provided within the CUP.
 2. Cooling towers are located on the roof of the convention center. Space is allocated in the current convention center design, and the structure is designed to accommodate standard cooling towers.
 3. Full capacity redundancy is not included in the CUP although the multiple chiller configurations do provide limited redundancy in the event one piece of equipment fails.
 4. Pumping configurations shall maximize performance and efficiency.
 - b) Condenser Water Equipment
 1. Cooling Towers
 2. Geo Energy Piers (see below) - **Provided by Convention center project**

3. Waste Water Heat Exchange (see below)
- c) Heating Hot Water Generation:
 1. Electric Boilers
 2. Heat recovery chillers
 - d) Thermal Storage
 1. Chilled Water and Hot Water Storage
 2. A chilled water thermal storage system is to be provided with a capacity of 7 hours of full design day cooling load. This allows the cooling towers, chillers, primary chilled water pumps, and condenser water pumps to run only at night and off-peak electrical grid hours. Storage tank to be at minimum 90% efficient.
 3. Thermal storage is anticipated to be used for backup cooling purposes in the event that normal power is lost. Two secondary chilled water pumps will circulate stored chilled water to cooling units on emergency power. (Central Plant Provider will be responsible for their own emergency power source)
 4. Hot Water Storage is provided to reduce heating loads. This facility can experience significant internal loading during events, even during the winter, and will then very sparse occupancy for setup/takedown or 'off' days. The hot water storage provides free heating for morning warmup as well as heating for periods or sections of the building with low occupancy.
 - e) Geothermal
 1. Deep Foundation Geo Energy Pier Exchange – ***This system will be designed and installed as part of the main convention center project.*** Piping will be put in place at the time of the pier construction to take advantage of the inherent depth of the piers serving the convention center structure. Hydronic lines will be stubbed to CUP for use by CUP provider.
 - a. Preliminary geotechnical analyses have informed initial capacity estimates.
 - f) Waste Water Heat Exchange

A 90" sanitary sewer main crosses the Convention Center site. Dallas Water Utilities (DWU) reports flows average forty million gallons per day, and peak above one hundred million gallons per day. DWU plans major renovation or parallel replacement of this line in the near future. The Convention Center Team has had multiple meetings with DWU to discuss the feasibility and details of a wastewater exchange connection. DWU is cooperating.

Pumps, screening elements, piping, and heat exchange units will allow for thermal transfer / rejection between the central plant condenser loop and the sewer tank. The configuration of all equipment outside of the DWU sewer main shall be designed, provided by, and maintained by the CUP partner.

The timing of the wastewater connection is dependant on DWU. The CUP will be designed to operate without the wastewater connection on day 1 with the ability to receive and benefit from the connection when it becomes available.
 - g) Preliminary Equipment Capacity Assumptions:

Equipment Type	Total Capacity Required
Water Cooled Chillers	3,750 Tons
Cooling Towers	5,000 Tons
Heat Pump Chillers	2,500 Tons / 35,000 MBH
Electric Boilers	1,000 MBH
Thermal Energy Storage – Chilled Water	5.6M Gallons
Thermal Energy Storage - Heating Hot Water	1.2M Gallons
Geo Energy Piers	1,000 Tons / 14,000 MBH
Waste Water Heat Exchange*	1,500 Tons / 18,000 MBH

* Capacity listed is to achieve Investment Tax Credit (ITC) minimum threshold of 75% annual cooling. Increased Wastewater Heat Exchange capacity is available to 6,000 tons or more given existing sewer capacity. Increasing capacity increases tax credit amount for City of Dallas and CUP provider.

4) Proposed System Configuration
See Exhibit 3

5) Broader Energy District

- a) City and adjacent developers are interested in a larger scope of energy exchange.
- b) While the larger district is not included in this scope, provisions for connection to future district distribution shall be considered in the design, including rejection of heat to a district loop.
- c) See Exhibit 5 for concept level information of scope and distribution of larger district energy boundaries.

Exhibit 3 – Proposed System Configuration

One line diagram of Mechanical equipment

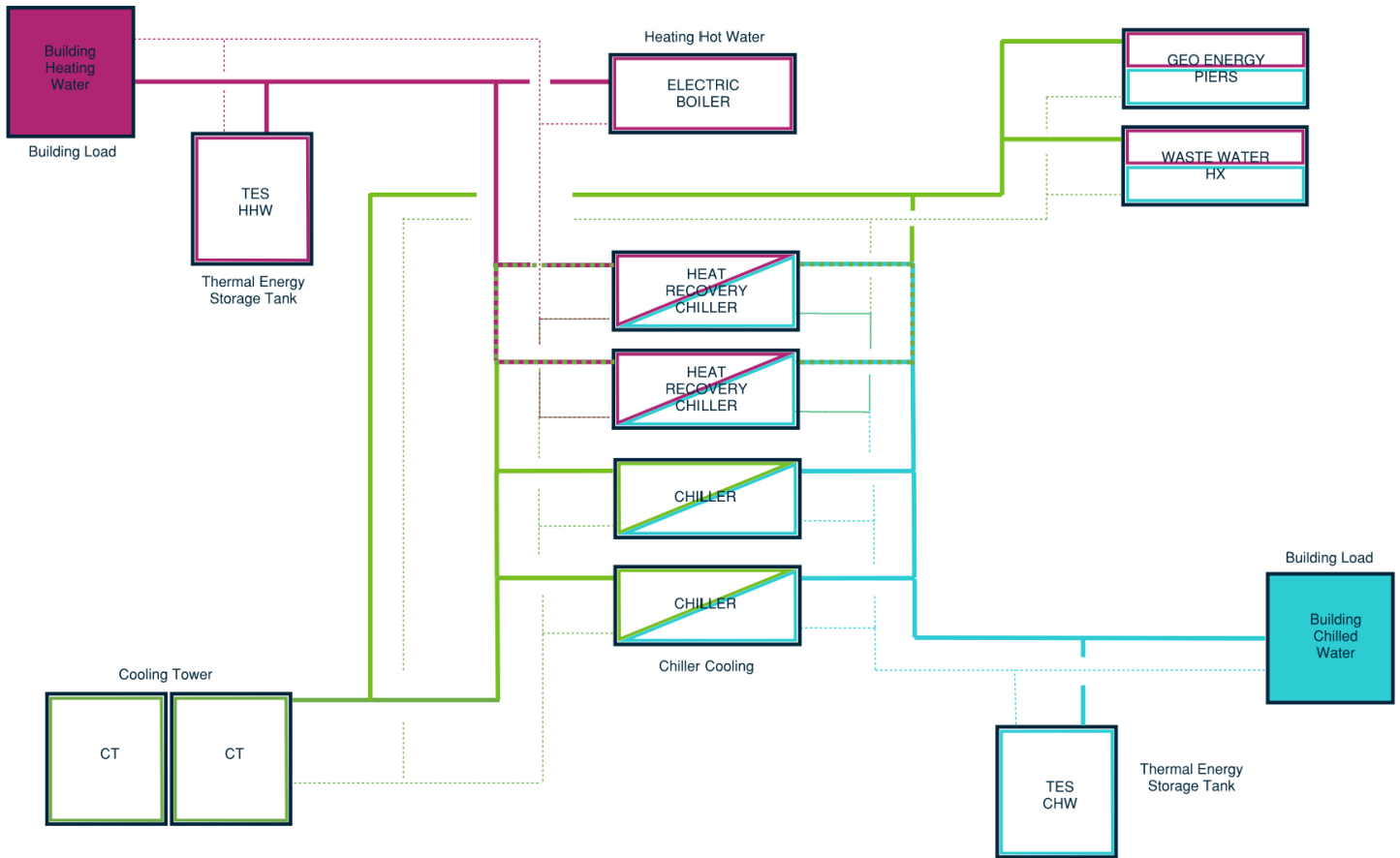


Exhibit 4 – Power Generation Requirements

This scope of work is dedicated to Carbon Free Distributed Electrical Generation (CFDG) service. The Convention Center will be LEED GOLD and aspires to zero carbon operations. The amount of generation required to support these aspirations will depend on efficiencies of the CUP and final engineering of systems within the Convention Center. Preliminary engineering analysis suggests approximately 20MW of carbon free electricity generation will be required.

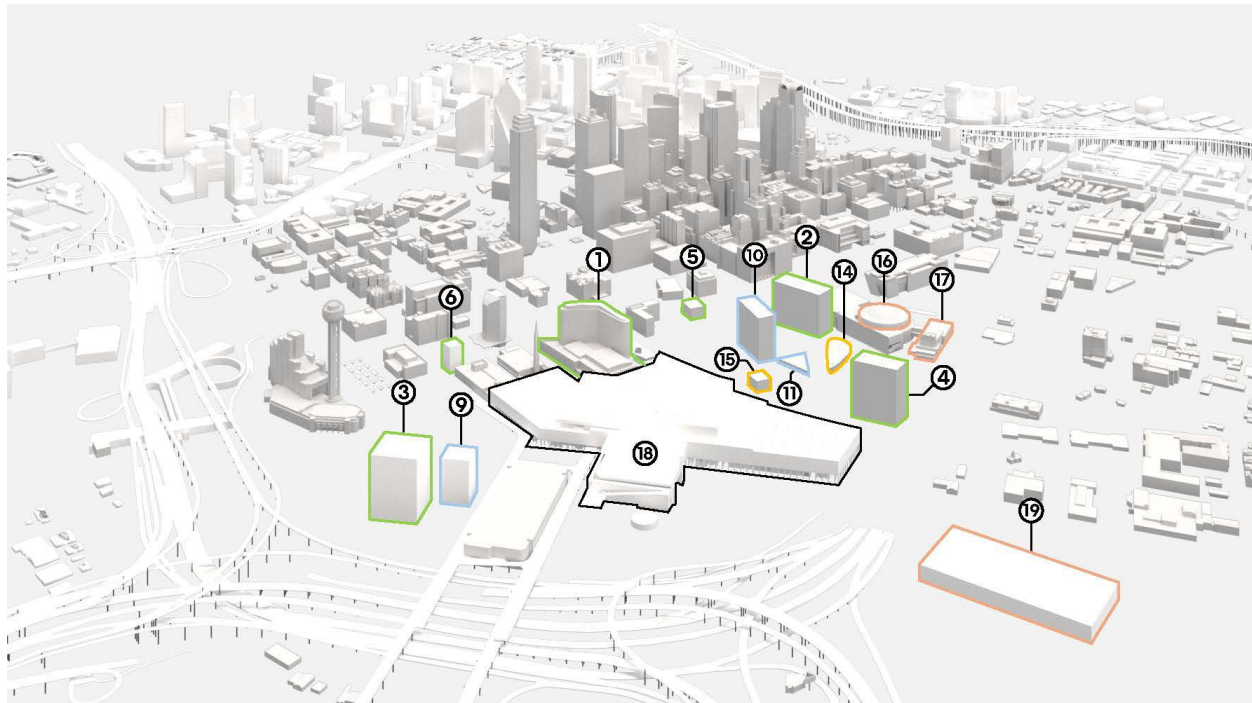
Not all power generation will be required to be located on the Convention Center Site. Providers will be encouraged to generate on the site of the convention center to the maximum extent viable. The remainder may be generated on other City owned property. The City has identified a potential alternate site.

Submitting providers are encouraged to present unique solutions to generate local power.

Providers shall provide **all** required components of a generation system. For Photovoltaic production, this includes (but is not limited to) panels, inverters, primary electrical gear and interconnects, all required racking and supporting structure, controls systems, BMS interconnects, grounding, and pathway.

Exhibit 5 – Future District Energy Scope

For reference only



District Energy Plant Demand

Category	Qty	Description	Multiplier	Total Area Needed	Space Type	Estimated Cooling Load			Estimated Heating Load			
						SF/ton	Capacity Tons	Peak Diversity Tons	btu/h/SF	Capacity MBH	Peak Diversity MBH	
HOTELS								80%			80%	
1	Omni Hotel - (Existing)	1,001	rooms	1.65	660,660							
2	New Hotel - Full Service	1,100	rooms	1.65	726,000	Hotel Room	400	1,815	1,452	35	25,410	20,328
3	New Hotel - Full Service	1,100	rooms	1.65	726,000	Hotel Room	400	1,815	1,452	35	25,410	20,328
4	New Hotel - Full Service	800	rooms	1.65	462,000	Hotel Room	400	1,155	924	35	16,170	12,936
5	New Hotel - Boutique	400	rooms	1.40	196,000	Hotel Room	350	560	448	35	6,860	5,488
6	New Hotel - Boutique	400	rooms	1.40	196,000	Hotel Room	350	560	448	35	6,860	5,488
7	Hotel Support Services	1	allowance		400,000	Hotel Support	350	1,143	914	35	14,000	11,200
8	Hotel F & B	6	allowance	8,600 sf	51,600	F&B	200	258	206	50	2,580	2,064
MIXED USE / MULTIFAMILY & RETAIL												
9	Luxury	400	units	1,350 sf	540,000	Apartment	400	1,350	1,080	35	18,900	15,120
10	Mid Market	400	units	1,000 sf	400,000	Apartment	400	1,000	800	35	14,000	11,200
11	MF Support Areas	2		45,000 sf	90,000	Support	350	257	206	35	3,150	2,520
12	Restaurant	6		4,000 sf	24,000	F&B	200	120	96	50	1,200	960
13	Shopping	6		1,500 sf	9,000	Retail	350	26	21	35	315	252
ENTERTAINMENT VENUES												
14	Cosm Style Sports Venue	1		65,000 allow	65,000		200	325	260	45	2,925	2,340
15	Texas Live Style Venue	10,000	people	20 sf/p	200,000		300	667	533	45	9,000	7,200
PARKING												
	Garage Parking	6,000	cars	375	2,250,000							
MEMORIAL ARENA and TBAAL												
16	Memorial Arena existing capax	9,800	seats		21,290			2,000	1,600		12,000	9,600
16	Memorial Arena basement level				25,000		250	100	80	45	1,125	900
17	TBAAL				250,000		250	1,000	800	45	11,250	9,000
KBHCCD												
18		1		2,200,000	2,200,000			7,000	5,600		50,000	40,000
I-30 South Development												
19	Mixed Use Development				6,000,000		300	20,000	16,000	40	240,000	192,000
TOTAL DEVELOPMENT AREA =				15,492,550	TOTAL LOADS	41,150	32,920	461,155	368,924			
						Cooling Capacity W/ 80% diversity			Heating Capacity W/ 80% diversity			