



Mary Ann Harris, MPA
Director

Office of Contracting and Procurement

INTENT TO AWARD SOLE SOURCE CONTRACT

Title	Emergency Student Center HVAC Chiller Replacement
Notice Date	October 17, 2025
Response Due Date	October 27, 2025
Reference Number	207560302
Contract Description	The Office of Facilities & Real Estate Management (OFREM) has the immediate need to engage the services of a competent and experienced HVAC/Mechanical contractor (the "Contractor") to replace the existing Multi-Stack chiller in the Student Center, UDC Building #56. OFREM is looking to engage the services of Limbach Company, LLC (Limbach). The minimum requirement is the complete replacement of all five (5) modules of the current Multi-Stack chiller, with connections to the existing piping and building system controls to provide a one-to-one replacement. OFREM is requesting emergency services to replace the chiller in Building 56. The Multi-Stack chiller supplies both heating and cooling for the entire building and is integrated with the condenser water geothermal well system. The University is currently using a temporary chiller unit that requires deploying large hoses and electrical cabling through a heavily traveled corridor in an adjacent building. The replacement chiller must be installed as soon as possible to alleviate this hazardous condition. Limbach has extensive knowledge of the Student Center's advanced mechanical systems and of the green/LEED Platinum building certification and requirements. Limbach installed the original system and can expedite the replacement and connection of the new equipment to the existing HVAC system.
Vendor Name	Limbach Holdings LLC dba Limbach Company LLC
Point of Contact	Michiko Gadson, Senior Contract Specialist mgadson@udc.edu 202-274-5191

**DETERMINATION AND FINDINGS
FOR A
SOLE SOURCE PROCUREMENT**

Agency: University of the District of Columbia
Requisition Number: 207560302
Caption: UDC Emergency Chiller Replacement
Contractor: Limbach Holding LLC, dba Limbach Company LLC

FINDINGS

1. Authorization:

D.C. Official Code §2-303.05(a)(1) and 8B DCMR Section 3019

2. Minimum Need:

The University of the District of Columbia has a need for a Contractor to provide the services to replace the existing multi-stack chiller in the Student Center, UDC Building #56.

3. Estimated Reasonable Cost:

The estimated reasonable cost is \$950,000.00

4. Facts Which Justify Sole Source Procurement:

- Limbach has extensive knowledge of the Universities LEED Certification Standards and Requirements and were the installers of the sustainable mechanical systems per construction.
- The multi-stack chiller supplies both heating and cooling for the entire building and is integrated with the condenser water geothermal well system.
- Limbach were the installers of our sustainable equipment, they can provide replacement parts in a timely manner and provide recommendations for improvement for the functionality of our sustainable equipment and can expedite the replacement and connection of the new equipment to the existing HVAC system.
- The University is currently utilizing a temporary chiller unit which requires the deployment of large hoses and electrical cabling through a heavily traveled corridor in an adjacent building.
- To maintain consistency with LEED standards and requirements, without delay or interruption, it is imperative that the University continue to use the same contractor, Limbach, to provide this equipment and or services.

5. **Certification by the Contract Specialist:**

I hereby certify that the above findings are correct and complete.

Michiko Gadson
Michiko Gadson
Senior Contract Specialist

10/17/2025
Date

DETERMINATION

Based on the above findings and in accordance with D.C. Official Code §2- 303.05(a)(1) and 8B DCMR Section 3019, I hereby determine that the subject procurement action may be procured using the sole source method of procurement.

Mary Ann Harris
Mary Ann Harris
Chief Contracting Officer

10/17/2025
Date