University of California, Los Angeles (UCLA) requests a written response to this Request for Qualifications (RFQ) for the purpose of selecting a professional services consulting firm or firms to provide Retro-Commissioning (RCx), Energy Consulting services, and Project Design Services for four (4) buildings on campus as part of the Smart Buildings/Smart Labs energy program. These four (4) buildings will include: the School of Engineering and Applied Sciences Building IV (SEAS IV), the School of Engineering and Applied Sciences Building V, the Biomedical Science Research Building and Orthopedic Hospital Research Building, and the Molecular Sciences Building. The owner project requirements, expectations, and deliverables for the consultants have changed significantly from the previous similar energy program advertisements. It is strongly recommended that all documentation be read in its entirety.

In response to the University of California’s Office of the President (UCOP) Greenhouse Gas (GHG) emissions reduction initiative, UCLA has committed to implementing large energy savings measures across campus. The purpose of this program is to reduce energy use in all buildings by at least 50% through a combination of strategies including, but not limited to, retro-commissioning of existing systems, control system upgrades, and the implementation of capital upgrades and energy conservation measures (ECMs). It is the intention of UCLA to implement these ECMs through a standard design-bid-build construction process, which will conclude after the monitoring and verification (M&V) of the approved ECMs.

Responses to this RFQ should demonstrate familiarity and experience in the professional services related to retro-commissioning, energy studies, laboratory energy efficient design, Measurement and Verification (M&V), ECM development, and bid document generation. Final selection and appointment of the selected firm for the proposed project is contingent upon project approval.

This RFQ is for consulting services that will provide the RCx and energy study services, provide a detailed M&V report, and provide a full set of signed and stamped drawings that can be bid on for construction.

The project will go through three (3) main phases, as follows:

1. Phase 1: Building Assessment. This phase includes the data collection, documentation, study, energy calculations, and project development of the building or buildings. The energy consultants’ specific tasks and deliverables are described in detail in the project scope.

2. Phase 2: Construction. This phase includes the design and construction of the selected energy measures. The full signed and sealed bid documents will be generated by energy consultant, or their subcontractor.

3. Phase 3: Maintenance. This phase includes the M&V and building energy management plan. The energy consultant will be primarily responsible for providing the University with an M&V report detailing the project savings.

Total project cost has not yet been determined and is dependent on the results of the initial investigation and the final scope of work.

RCx and Energy Consulting services are expected to cost approximately $300,000.

Design Services are expected to cost approximately $300,000 depending on the complexity of the Energy Study findings and the final scope of work.
Construction cost for the project has not yet been determined and is heavily dependent upon the findings of the RCx/Energy Study phase of the project. It is anticipated to be in the range of $3 to $4 million depending on the agreed upon scope of work.

Responses to this RFQ should demonstrate familiarity and experience in the professional services related to retro-commissioning, energy studies, Measurement and Verification (M&V) and development of ECMs. Final selection and appointment of the RCx and Energy Consultant for the proposed project is contingent upon project approval. This RFQ is for consulting services that will guide the project from RCx and energy study, design phases, through to M&V services during and —after the construction. It is the intent of the University that there will be a separate solicitation for an Executive Engineer to implement the design and monitor the construction of the projects.

The complete RFQ packet will be available at www.capitalprograms.ucla.edu/Contracts/RFQProjects on Monday, March 2, 2020. Responses to the RFQ are due by 10:00 a.m. on Wednesday, March 18, 2020. A short list of firms will be determined by a screening committee; further steps in the selection process will be at the discretion of the selection committee.

Every effort will be made to ensure that all persons have equal access to contracts and other business opportunities with the University within the limits imposed by law or University policy. Each Candidate Firm may be required to show evidence of its equal employment opportunity policy.

**Peter E. Hendrickson, AIA**  
Associate Vice Chancellor  
Design and Construction

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**For questions related to this RFQ, please contact:**

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