

## Spotlight on New UC Zero Net Buildings

Two recent UC projects are designed to consume zero net energy or zero net electrical energy. These follow on the heels of UC Davis' West Village complex, planned as the largest zero net energy community in the United States.

### J. Craig Venter Institute Sustainable Laboratory Building

The J. Craig Venter Institute Sustainable Laboratory Building is nearing completion at UC San Diego and is planned as a carbon-neutral, zero-net-electrical energy wet laboratory and computational laboratory building. The building will house genomic research in human gene sequencing, synthetic genomics, and environmental genomics. The entire electrical load will be supplied by roof-mounted photovoltaic panels, while the building is designed to reduce electrical demand via natural ventilation, efficient light fixtures and daylighting, and reduced internal plug loads wherever possible. Other sustainability strategies include rainwater collection for non-potable use (PV washing, cooling tower makeup water, and irrigation), green roofs, and use of locally sourced building materials. Read more at:

<http://www.jcvi.org/cms/fileadmin/site/sustainable-lab/groundbreaking-fact-sheet.pdf>

<http://www.jcvi.org/cms/sustainable-lab/overview/>



### Jess Jackson Sustainable Winery Building at UC Davis

The Jess Jackson Sustainable Winery Building at UC Davis opened in May, 2013, enables the adjacent teaching and research winery, brewery, and food-processing facility to operate in a self-sustainable manner through onsite capture of energy and water. The new building will house equipment and systems for capturing and sequestering carbon dioxide (converting it to chalk) from wine fermentation, and filtering and recirculating water for wine, beer, and food processing. The new building also produces chilled water through a solar-powered icemaker and generates hydrogen gas by electrolysis to fuel a hydrogen fuel cell for nighttime energy needs. The building's roof supports a Photovoltaic array, deep overhangs shade the walls from solar heat gain, and the building is exceptionally well insulated. At night, natural ventilation flushes heat from the interior. More information about the zero net energy strategies used can be found at:

[http://news.ucdavis.edu/search/news\\_detail.lasso?id=10608](http://news.ucdavis.edu/search/news_detail.lasso?id=10608)



## Benchmark-Based Whole Building Energy Performance Targets

The [UC/CSU/IOU Energy Efficiency Partnership Program](#) is excited to offer a workshop on Benchmark-Based Energy Performance Targets for UC Buildings at UC Irvine on December 12, and at UC Merced on January 28, 2014. This is a continuation of CPI's commitment to provide training sessions in conjunction with the Partnership Program.

This program will introduce the benchmark-based, whole-building energy performance (energy use intensity) targets that UCOP and the California Institute for Energy and Environment (CIEE) have developed for each campus. The rationale for energy use targets for buildings will be covered, along with information on how to implement the targets in the design and construction process—from including information in RFQs for design teams to post-construction commissioning. Energy performance targets have been used at UC Merced for the last 10 years, and UCSF conducted a pilot project to test the validity of their proposed targets. The workshop will highlight the success of UC Merced in using energy benchmarks and will also include presentations from UC Davis, UC San Francisco, and UC Santa Barbara on their current efforts to use campus-specific benchmarks to inform new building design.

*Rashmi Sahai*

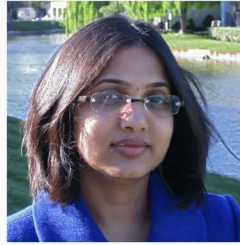
Register now! [http://www.ucop.edu/construction-services/programs-and-processes/cpi/energy\\_partnership/energy-benchmarking.html](http://www.ucop.edu/construction-services/programs-and-processes/cpi/energy_partnership/energy-benchmarking.html)



## CRM Welcomes New Staff

**Vini Bhargava** successfully competed to fill our recently vacated Construction Services Manager position. Vini joined the Construction Services unit in 2011, and has been pivotal in updating the facilities and coordinating with the campuses and OGC. She represented all of CRM in the Records Retention policy update and has participated in two UCOP sponsored leadership courses.

We recruited **Dylan Paul** as our newest Construction Services Specialist. Dylan brings campus experience at UCSB and a diverse background in construction and administration. His credentials include Masters of Public Administration (MPA), Bachelors in Construction Management (BS), licensed General Contractor, LEED AP, and a long list of other accreditations. Dylan is tenacious in accomplishing tasks, as well as customer-service oriented. Construction Services will be leveraging his technology skills, campus know-how, intelligence, and respect for the difficulties of contract administration in the public arena. Please join me in congratulating Vini and welcoming Dylan to our Budget and Capital Resources family.



Vini Bhargava -  
Construction Services  
Manager



Dylan Paul - Construction  
Services Specialist



Brad Werdick -  
Senior Planner

UCOP Physical and Environmental Planning is happy to welcome **Brad Werdick** from UC San Diego. Brad is well versed in UC systems, policies and practices, and in tune with campus issues. Brad is also an accredited member of the American Institute of Certified Planners (AICP). He will be working with Berkeley, Davis, Davis Health System, Irvine, Irvine Medical Center and Merced on planning and environmental issues. As a rite of passage in his move to San Francisco he sold his car and bought a bike, that he enjoys riding on the weekends.

## Hidden Real Estate Agreements

Frequently, lease or license rights are included in other agreements; for example, a field access license in a research MOU or a clinical lease in an affiliation agreement. This can result in an incomplete real estate contract and can add risk when there is a significant UC investment or liability exposure. The easiest solution is to attach a separate lease or license to the main agreement. Campus Real Estate Services has access to and expertise in using these forms. Next time—how to tell a lease from a license.

*Shauna Brown*

## NOVEMBER KEY DATES

12

UCOP



Publication of the 2013-23 UC Capital Financial Plan

[HTTP://UCOP.EDU/CAPITALPLANNING/RESOURCES/2013-23-CAPITAL-FINANCIAL-PLAN.HTML](http://ucop.edu/capitalplanning/resources/2013-23-capital-financial-plan.html)

## DECEMBER

12

UC IRVINE



Benchmark-based Whole Building Energy Performance Targets

## JANUARY

21-23 REGENTS MEETING

UCSF  
MISSION BAY

28

UC MERCED



Benchmark-based Whole Building Energy Performance Targets



## CODE CORNER

On July 1, a new lease disclosure requirement became law in California. Civil Code Section 1938 provides that “A commercial property owner or lessor shall state on every lease form or rental agreement executed on or after July 1, 2013, whether the property being leased or rented has undergone inspection by a Certified Access Specialist (CASp), and, if so, whether the property has or has not been determined to meet all applicable construction-related accessibility standards pursuant to Section 55.53.” (Section 55.35 prescribes procedures and content of CASp inspections and reports.)

This new requirement addresses “commercial” properties—that is, all types of buildings or space other than residential—and applies to UC, whether the University receives this disclosure as the lessee, or gives the disclosure as the lessor. It applies to lease amendments and renewals as well as to new leases. According to an article on the website of Freeman|Freeman|Smiley LLP, Attorneys at Law (see below for link), the new regulation is “part of the legislation designed to limit unwarranted lawsuits brought under the Americans with Disabilities Act (ADA).”

The Civil Code does not require a CASp report to be done for a property, and Section 55.53(f) states that a property owner’s or tenant’s decision not to hire a CASp is not admissible in court to prove a lack of intent to comply with the law. However, if a CASp report has been done, the lessor has an obligation to disclose that report.

*Catherine Kniazewycz*

[http://www.ffslaw.com/media-center/Commercial\\_Leases\\_\\_New\\_Disclosure\\_Requirement\\_Effective\\_July\\_1\\_2013\\_\\_Inspection\\_of\\_Premises\\_for\\_Compliance\\_with\\_Statutory\\_Accessibility\\_Standards\\_\\_California\\_Civil\\_Code\\_Section\\_1938\\_/](http://www.ffslaw.com/media-center/Commercial_Leases__New_Disclosure_Requirement_Effective_July_1_2013__Inspection_of_Premises_for_Compliance_with_Statutory_Accessibility_Standards__California_Civil_Code_Section_1938_/)