

## New Home for FLIP Vessel at UCSD

The San Diego campus is replacing an aging pier and wharf at the Point Loma Nimitz Marine Facility (MarFac). The pier and wharf will berth five sea-going research ships at a time, and is home to a fascinating and unique research vessel, the Floating Instrument Platform or FLIP. Conceived by the Marine Physical Laboratory of Scripps Institute of Oceanography, FLIP was launched in 1962 to provide a stable platform—relatively unaffected by ocean wave action—from which to perform experiments at sea. The ship, described as a 355-foot-long manned spar buoy, is towed to position in the open ocean and flipped, by way of ballast changes, to the vertical, submerging 300 feet of its length in the process. Bulkheads become decks, and the vessel in this position is “almost as stable as a fencepost” according to the Marine Physical Laboratory:

<http://www.mpl.ucsd.edu/resources/flip.intro.html>

You can see an amazing video of FLIP doing its thing here:

[http://www.youtube.com/watch?v=tQxQfQU\\_hsk](http://www.youtube.com/watch?v=tQxQfQU_hsk)

*Catherine Kniazewycz*



## AB44 - Subletting and Subcontracting Fair Practices

Effective July 1, 2014 Public Contract Code 4104 will require bidders on public works projects to provide not just the names and business locations, but also the contractor license numbers, for subcontractors who are required to be listed—i.e., who will perform work in excess of one-half of one percent (0.5%) of the prime contractor’s total bid. This is a result of Assembly Bill 44 signed into law by the Governor in September 2013. The new code language allows a remedy for inadvertent errors in the listing of the license number. The prime contractor may submit a corrected license number within 24 hours of the bid opening. An erroneous license number will not constitute grounds for a bid protest or for considering the bid non-responsive as long as the correction in license number is made within 24-hours. Look for updated documents in the Facilities Manual by May 2014 addressing this change. Contact OP Construction Services in the meantime if you have any questions.

*Vini Bhargava*

## Privatized Development at UC

The University has utilized a variety of privatized development techniques for nearly 30 years. To date, 81 projects are complete or actively being planned; many of these projects have multiple phases. Projects include programmatic space (primarily office/instructional, research and clinical); auxiliary facilities (revenue based; primarily student housing, faculty for-sale housing, and hotels); and projects designed primarily to generate income from UC land. Transactions generally include ground leasing (auxiliaries), and ground lease-lease back, purchase of build-to-suit projects, and donor development (programmatic space). Privatized development most commonly uses campus land, but privatized projects for UC use also may be built on privately-owned land. An updated paper on privatized development at UC is found at:

[http://www.ucop.edu/real-estate-services/\\_files/documents/ppp\\_at\\_uc.pdf](http://www.ucop.edu/real-estate-services/_files/documents/ppp_at_uc.pdf)

The paper includes the principal questions to consider when evaluating a privatized development alternative. The Real Estate Services Group (RESG) at UCOP is available to assist you in considering privatized development alternatives.

*Gordon Schanck*



## Do you Flipboard?

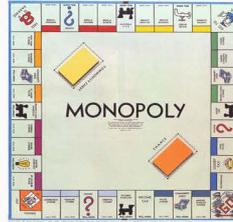
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*Matt St. Clair*

## UC Real Estate Roundtable: Oct 16-17

Real Estate Services Group (RESG), together with campus and UCOP staff, is convening a roundtable in Oakland on October 16 and 17, 2013. The second day focuses on privatized (P3) development at UC, surveying 30 years of experience, 81 projects, and a wide range of project types and delivery models. Particular attention will be given to donor development (i.e., a donor develops/constructs a project for UC use rather than donating funds for design and construction by UC). P3 sessions will feature Irvine East Campus Student Apartments, the San Diego Sanford Consortium for Regenerative Medicine building, and the Berkeley Maxwell Field Parking Garage—UC's first ground lease for an at-risk parking structure. Other campus presentations include energy initiatives and a report on UCSF real estate outsourcing. The roundtable will also cover seismic, accessibility and relocation policies, and leasing and standard form updates, with plenty of time for discussion. In addition to campus real estate staff, this roundtable may be of value to planning, budget, and design staff as more campus facilities needs are considered for P3 delivery. The link for conference registration is:

<http://www.ucop.edu/construction-services/programs-and-processes/cpi/realestate-roundtable.html>



*Gordon Schanck*

## Sustainability Steering Committee Annual Meeting

The systemwide Sustainability Steering Committee holds its annual meeting at UCOP on September 23, with a primary focus on energy and climate initiatives. The meeting features reports from two new task forces to study socially responsible investment and sustainability education and research. A policy proposal for UC hospitals participation in LEED™ for Healthcare will be discussed, and updates to the Operations and Foodservice sections will be considered.

*Matt St. Clair*

## CM at Risk Delivery Methods and Prequalifications



*BIM Computer Generated Modeling Image*

Capital Programs Institute (CPI) is committed to bring you more training sessions on advanced project delivery methods and Integrated Project Delivery (IPD). We are following up the recent Building Information Modeling (BIM) seminar with a day covering The Art of Prequalification and a primer for Construction Manager at Risk (CMAR) Delivery Method. In typical CPI form, you will hear from experienced UC professionals speaking on CMAR benefits, lessons learned, its value within IPD, and advice on managing the project team. The same session will discuss prequalification techniques that apply to all contract delivery methods. And because prequalification finesse doesn't always get you to your ideal contractor, we'll pull in some Best Value contractor selection material. Register now on the [CPI website](#) to secure a seat at this exciting program.

*Chris Hornbeck*

## Update on the 2013 Energy Code

The California Energy Commission (CEC) voted on September 11 to accept the new 2013 Public Domain Residential and Non-Residential software used for performance compliance under provisions of the 2013 Building Energy Efficiency Standards taking effect on January 1, 2014. The 2013 software is entirely new. Initial indications are that the changes are very significant and the learning curve for designers will be steep this time around. Campuses beginning design on projects that will be subject to the new code should consult with their design teams early on much time will be needed for running the new energy models. Please share any information and strategies with UCOP Design Services, so we can disseminate to other campuses. Contact Director of Architecture Catherine Kniazewycz at [catherine.kniazewycz@ucop.edu](mailto:catherine.kniazewycz@ucop.edu)

*Catherine Kniazewycz*

## OCTOBER

16-17



UC Real Estate Roundtable

OAKLAND  
5 STAR CONFERENCE CENTER

23



The Art of Prequalification and UC CM @ Risk

DOWNTOWN OAKLAND

23



CEQA for Project Managers

UCSD

24-25



UC Planners' Workshop

UCSD

30



The Art of Prequalification and UC CM @ Risk

UCLA  
DeNEVE PLAZA

## NOVEMBER

7



Inspector's Roundtable  
*By Invitation Only*

12-14

REGENTS MEETING

UCSF  
MISSION BAY

18



UC Contract Administrators' Workshop

UCSB



## CODE CORNER