

February 24, 2003

Green Building Policy and Clean Energy Standard Steering Committee
C/O Joe Mullinix, Senior Vice President
Division of Business and Finance
1111 Franklin Street, 12th Floor
Oakland, CA 94607-5200

RE: Suggestions for the Green Building Policy and Clean Energy Standard Committee

Dear Steering Committee Members,

Thank you all for taking the time and energy to be a part of this Green Building Policy and Clean Energy Standard study. As the current UC student Regent-designate, and more personally as an architecture major with a keen interest in the future of design, I am extremely excited by this push to ensure that the University of California takes the lead in creating environmentally sustainable building policies. With an unprecedented growth in enrollment upon us as a system and massive building projects underway and being planned to accommodate that growth, now is the perfect time for a study such as this one.

I have had the opportunity to meet with a number of Vice Chancellors, campus Architects, and professors over the last few months to discuss the practical questions that this study must confront. My classroom education and own personal interests have helped me in this exploration. I have compiled a list of recommendations outlined below that I hope you will all consider in your final report.

Thank you all again for your participation. I am incredibly excited by this process and I very much look forward to the result and discussion at the May Regents' meeting.

Sincerely,

Matt Murray
Regent-designate

Suggestions for Green Building and Energy Efficiency Policies

Submitted by Matt Murray, UC student Regent-designate

UC Berkeley junior, major in Architecture, minor in City and Regional Planning

(1) Set straightforward goals and standards.

- Set a target of LEED Silver certification for all new buildings and major renovations.
- Create a structure that allows for certification while avoids costly outside consultants and commissioners:
 - Attempt to form an agreement with the US Green Building Council that would allow UC to certify campus projects “in house” in order to avoid outside consultanting fees.
 - “In house” certification could follow one of two models:
 - Assign certification of each project on all the campuses to a person or group of people at the Office of the President. This person/people could be trained by the USGBC to ensure accurate certification.
 - Alternatively, campuses could call on each other to do certifications. This method would increase the work load at a campus level instead of at OP, but would also encourage intercampus interactions that could lead to the adoption of best practices learned from colleagues at other campuses.
 - If the USGBC does not agree to an in house certification scheme, or some similar cost-cutting set up for certification, then do not require that each new project actually get certified. Rather, set LEED Silver certification as a target level and utilize the in house methods described above to ensure that *if* each project *were* to be certified, it would meet at least a LEED Silver level.
- Commissioning should be required for all new projects, especially buildings with complex environmental control systems. Costs could be cut in this area by treating it similarly to the certification area, i.e. in house commissioning through a centralized OP commissioner or through cross-campus commissioning. This would ensure proper commissioning and positive intercampus relations while avoiding paying for expensive outside commissioners.
- Require campus LRDPs to include Green Building Policy and Clean Energy Standard goals, measures, and benchmarks to allow for more refined and enhanced goals and standards at the campus level.

(2) Ensure continuing attention by the Office of the President and the Regents to issues of Green Building and Energy Efficiency.

- Require that a checklist of LEED points for each new project be presented to the Grounds and Buildings Committee of the Regents during their design review meeting in order to encourage consciousness of environmental concerns during those design review discussions.
- Include a measure or estimate of the expected life-cycle cost of operating the facility along with the upfront building costs that are currently presented to the Grounds and Buildings Committee of the Regents for their design review meeting. This would encourage more decisions based on long-term considerations, not just on upfront costs.
- Prepare an annual report to the Regents that documents each campus's efforts and improvements in the areas of Green Building and Clean Energy.
 - Call on each campus to survey all its facilities to figure out how many LEED points each would receive were it to be built right now. Present these findings to the Regents in the annual report mentioned above to help illustrate the differing conditions each campus faces with its pre-existing building stock and to allow for informed measures of progress in both new and old buildings as time goes by.

(3) Make choosing sustainability economically advantageous by utilizing the strengths of a multi-campus system.

- Pursue and adopt system-wide contracts for sustainable materials that can be used in all new projects.
 - By utilizing the University's massive buying power, UC could sign a variety of contracts for environmentally sustainable building components at discounted rates, providing the campuses with the opportunity to not only be environmentally friendly in their choices of components, but save money at the same time.
 - Building components for which such contracts could be signed by OP include: Energy efficient lighting fixtures; water efficient sinks, toilets, and showerheads; recycled content carpets; sustainable harvested certified wood; energy efficient fume hoods; motion sensor lighting systems; etc.

(4) Include a push for alternative fuel vehicle use as a key component in a Clean Energy Standard.

- Require that all new vehicle purchases be of vehicles using gas-electric hybrid technology or other alternative fuels, if such vehicles are available on the market.
 - Examples of currently available hybrid vehicles are the Toyota Prius, Honda Insight, and Honda Civic Hybrid.
 - Other alternative fuel vehicles could be powered by natural gas, bio diesel, hydrogen fuel cells, electric motors, etc.
- Prepare a report to the Regents chronicling the growth of each campus's fleet of vehicles over the last 30 years. This report should include:
 - The number of vehicles in each campus's fleet broken down by type, i.e. small auto, truck, van, bus, SUV, etc.
 - The average fuel efficiency (mpg) of the various types of vehicles in each campus's fleet.
 - The number and type of alternative fuel vehicles in each campus's fleet.
 - The number of parking spaces on each campus designated specifically for alternative fuel vehicles.
 - Other relevant information from each campus concerning alternative fuel vehicle use.

(5) Utilize the energy of students to promote change.

- Form a close relationship between active students and the Office of State Governmental Relations to lobby the state for more sustainable policies.
 - Examples of such state policies could include: providing more money for solar rebate programs, approving the LBNL-designed energy efficient fume hoods that are currently accepted for use in all states except California, etc.
- Work with students at a campus level to promote conservation and reuse.
 - Examples of programs that can be pushed jointly by the administration and students include: campus coffee shop reusable mug programs, dorm energy conservation contests with prizes to residents who conserve the most, solar panel purchases by the student government for student union buildings, Earth Day festivals, etc.

(6) Encourage conservation through self-awareness and positive incentives.

- Set a policy that all new buildings must be separately metered to ensure knowledge of energy use at a building-by-building level. The policy should include a timetable for adding meters to all old unmetered buildings as well.
 - Once buildings are metered, set up a system of regular reporting of energy use to the residents/users/operators of each building.
 - Set up a system that charges users of a building for its utility costs on the margin, i.e. taking into account the wide range of different energy requirements for vastly different uses in each campus building, construct a policy that charges users (departments, individual labs, etc.) for utility use above a predetermined benchmark.
 - Provide bonuses to people who cut back on energy use in their buildings the most, e.g. extra funds to departments, pizza parties to students in residence halls, etc.
- Make energy conservation a visibly important value of each campus through public education campaigns, events, prominent recycling bins in every building and across campus, etc.

(7) Set environmental sustainability as a conscious system-wide goal.

- Pursue fundraising from private donors by touting the university's green building practices. Individuals, public interest groups, and private companies are increasingly interested in environmental sustainability. The University should adopt cutting-edge policies and then aggressively promote them in its fundraising efforts.
- Organize conferences and events focused on sustainability on each campus. An upcoming example to learn from is the UC Merced Conference on Building and Operating Sustainable College and University Campuses in the 21st Century, to be held in Modesto, California on April 28 and 29, 2003.