



DESIGN SERVICES GROUP

Design Services comprises three units within Capital Resources Management: Sustainability, Physical and Environmental Planning, and Design Services. All these support campuses, medical centers, and other University facilities.

The Sustainability Office (Matt St. Clair and Rashmi Sahai) acts as a resource and coordinates the implementation of the UC Policy on Sustainable Practices, and coordinates closely with Facilities Management Services on energy initiatives and policy.

Physical and Environmental Planning (Charlotte Strem, Mary O’Keefe, and Alicia Jensen) provides guidance on University land use and site planning, Long Range Development Plans, CEQA compliance, environmental documents, and reports to the Regents.

Design Services (Catherine Kniazewycz and Trish Dolan) facilitates project approvals, provides assistance and oversees University capital project design, design professional selections, policy and technical support, and represents UC interests on building code and regulatory issues.

Both Physical and Environmental Planning and Design Services work closely with CRM’s Capital Planning Unit and Real Estate Services Group on capital project approvals and real estate actions.

Andy Coghlan, a valued team member since 2007, is leaving in July for the JD—MPP program at UC Berkeley. We are excited to welcome his replacement, Rashmi Sahai, (MS in Energy and Resources, UC Berkeley) who most recently has worked at LBNL researching building cooling and electricity market analysis. Rashmi also brings a BS in Environmental Science from UCLA. We look forward to her being a great technical resource in our group.

Catherine Kniazewycz



Left to right: Senior Planner Mary O’Keefe, Sustainability Manager Matt St. Clair, Assistant Director Charlotte Strem, Sustainability Analyst Andy Coghlan, Senior Design Analyst Trish Dolan, Director of Architecture Catherine Kniazewycz, Sustainability Analyst Rashmi Sahai, Associate Planner Alicia Jensen

Photo Credit: Chris Hornbeck

New Stormwater Permit Regs



New regulations in the general storm water permit are being drafted by the State Water Resources Control Board. These will affect all UC campuses in the Municipal Separate Storm Sewer Systems (MS4) Phase II

permit. Some of these regulations apply to projects as small as 2,500 square feet, so are much more encompassing than prior requirements. Campus Environment, Health and Safety staff have submitted comments on the draft regulations. The scope and depth of the new regulations require the attention of those who budget, site, design, construct and operate facilities. Key concerns include:

- 1) timing on the application of permit requirements to projects already budgeted and designed,
- 2) acceptability of campus wide stormwater solutions vs. project-only solutions,
- 3) appropriate education measures for a campus population vs. the general public,
- 4) size of projects subject to the permit.

For more information please contact your campus EH&S office.

Charlotte Strem

Capital Projects Database

As noted in January, CRM is working to finalize a new web-based interface to replace the existing Capital Projects Database and the Capital Improvement Budget Database. We met with some campus stakeholders to evaluate the new system, and are sharing their feedback with IBM. We are now slated to “go live” in August. We asked campuses to enter the quarterly and annual major capital projects reports into the legacy database one last time this month. This data will be imported in August and shortly afterwards campuses will be able to view it in the new database. Campus stakeholders will reconvene shortly to review changes made to the system, review available reports, discuss security levels for accessing data, and provide training for all campus users.

Trish Dolan

Major Capital Projects Implementation

Campuses are requested to expedite the end of the fiscal year updates in order for the new database to be populated with the most current data. Please enter 2011/12 year-end data by **July 27, 2012**. Campuses should finish entering data into the legacy database so IBM can roll the data into the new system in time for CRM to compile the annual Major Capital Projects Implementation Report, due to the Regents in October.

Trish Dolan

Maintenance Work Or Construction?

Volume 6, Chapter 1 of the UC Facilities Manual defines maintenance as the “upkeep of property, machinery, systems, and facilities, including buildings, utility infrastructure, roads, and grounds.” It defines construction as “moving, demolishing, altering, upgrading, renovating, installing, or building a structure, facility, or system according to a plan or by a definite process.” Maintenance is preservation, not improvement. Maintenance keeps facilities and systems in good working order. Work can still be maintenance even when code upgrades are triggered when an element is replaced—for instance, a roof replacement could involve code upgrades. However, when detailed design and calculations are required to restore facilities or to upgrade a building system, the work has likely risen to the level of construction, to which more stringent legal constraints apply than to maintenance work. For construction work, the requirements of Public Contract Code Section 10500 et seq, and the Facilities Manual, Volumes 1 through 5 must be followed. A seminar / webinar on this subject is being held on August 8th at UCOP.

Chris Hornbeck



Test yourself! *Is It Maintenance or Construction?*

- Q1 Adding a cooling tower to an existing central plant to increase capacity?
- Q2 Replacing a narrow deteriorated sidewalk and exterior stair with a sidewalk, ramp, and stair that meet current accessibility codes?
- Q3 Replacing a low-quality 10,000 CFM air handler that has failed with a higher-quality 10,000 CFM air handler?
- Q4 Replacing an old energy-inefficient HVAC package unit with a new efficient one to lower operating costs?
- Q5 Replacing selected elevator components that exceed 50% of the cost of complete elevator replacement?

(Per Volume 6 Chapter 1: 1, 2 & 5 are construction. 3 & 4 are maintenance.)

The California Energy Commission has adopted the 2013 Building Energy Standards (Title 24 Parts 1 and 6). The code changes take effect January 1, 2014. Martyn Dodd of EnergySoft, LLC characterizes the changes as the most sweeping since the inception of the original energy code. There is so much new material that the existing code numbering format had too few section numbers!

The new code takes significant strides toward zero net energy for new residential construction by 2020 and new commercial construction by 2030. The new standards are approximately 30% more stringent than those currently in effect.

The Commission published a “Notice of Proposed Action” earlier this year that gives a summary of the changes. It can be found at: http://www.energy.ca.gov/title24/2013standards/rulemaking/notices/2012-02-07_NOPA_2013_Building_Efficiency_Standards.pdf

“The 2013 Standards focus on several key areas to (1) improve the energy efficiency of newly constructed buildings (and additions and alterations to existing buildings), (2) help reduce electricity demand during peak periods, and (3) enable simple solar system installations.

New efficiency requirements for “process loads” such as commercial refrigeration, data centers, kitchen exhaust systems, and compressed air systems are included in the nonresidential Standards, as are expanded criteria for acceptance testing of mechanical and lighting systems. Finally, there are new requirements for compliance collection.

Facilitating future solar electric and solar thermal system installations is another new element of the 2013 Standards. This is accomplished by ensuring that necessary space and equipment connections will be available.”

The Commission has published an interesting 2-page “infographic” at-a-glance summary of some of the more significant changes that can be seen at:

http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013_Building_Energy_Efficiency_Standards_infographics.pdf

CPI is hosting an Energy Efficiency and Financing Workshop for Medical Centers, July 25th @ 26th

Catherine Kniazewycz

JULY

27

MAJOR CAP DEADLINE
FOR THE YEAR/QUARTER
ENDING JUNE 30, 2012

AUG

8

UCOP



**CONSTRUCTION VS
MAINTENANCE
SEMINAR / WEBINAR**

30

UCSD



**LEED FOR PROJECT
MANAGERS**

SEPT

11-13 REGENTS MEETING

UCSF
MISSION BAY

27

IRVINE



**INTEGRATED PROJECT
DELIVERY /
CONTROLLING
CONSTRUCTION COSTS**

“EVERY TIME A STUDENT WALKS PAST A REALLY URGENT, EXPRESSIVE PIECE OF ARCHITECTURE THAT BELONGS TO HIS COLLEGE, IT CAN HELP REASSURE HIM THAT HE DOES HAVE THAT MIND, DOES HAVE THAT SOUL.”
- LOUIS KAHN



CODE CORNER