



Sustainability Conference – Another Successful Year

850 students, faculty, and staff from college campuses all over California met at UCSB in June for the annual California Higher Education Sustainability Conference (CHESC). The conference brings people together to share new ideas and best practices, to motivate future sustainability opportunities, and recognize achievements in sustainability with Best Practice Awards. UC and CSU determined Best Practice Award recipients within their own systems. UC’s honorees are shown here to the right:

The UC Sustainability Champion Award was given to Charlotte Strem, Assistant Director—Physical and Environmental Planning in Capital Resources Management at UCOP, for her enthusiastic and unwavering leadership in waste reduction and sustainable transportation.

AWARD	CAMPUS	PROJECT/PERSON
Sustainability Champion	UCOP	Charlotte Strem
Overall Sustainable Design	UC Berkeley	Maximino Martinez Commons
Communicating Sustainability	UC Davis	Cool School Awareness Campaign
HVAC Design/ Retrofit	UC San Diego	Pacific Hall
HVAC Design/Retrofit (Honorable Mention)	UC San Francisco	Moffitt-Long Chilled Water
Innovative Waste Reduction	UC Merced	Green Container Initiative
Lighting Design & Retrofit	UC Davis	Adaptive Controls for Exterior Lighting
Monitoring-Based Commissioning	UC Santa Cruz	Earth and Marine Sciences Building
Student Energy Efficiency	UC Berkeley	Fight the Flow—Alliance to Save Energy Program
Student Sustainability Program	UC San Diego	Thrifting Trunk Show
Sustainable Foodservice	UC Berkeley	LeanPath
Sustainable Innovations	UC Santa Cruz	Bi-Level Stairwell Lighting/ Green Revolving Fund
Water Efficiency & Site Water Quality	UC Santa Barbara	Water Action Plan

Rashmi Sahai

Update: The Delegated Process Pilot Phase

The pilot phase of the delegated process will sunset on March 31, 2014 unless it is extended or made permanent by the Regents. The Regents’ 2008 approval of this delegation required an Annual Campus Capital Program Report including: a policy compliance audit; a report on each campus’ project budget and schedule performance; and a report on campuses implementation of Physical Design Frameworks (PDFs) through campus self-assessment.

UCOP Audit Services is currently reviewing policy compliance for a delegated project at each campus; Capital Planning will be sending campuses project data sheets for all delegated projects for comparison with standard process projects, and will report on estimated time savings from the delegated process. A new Capital Projects Database that will collect key performance indicators is near completion, and specific performance indicators will be chosen in consultation with campuses, then instituted. Finally, a process for campus self-assessment of PDF implementation will be devised and piloted in consultation with campuses.

By July 2013, CRM had processed checklists for 70 pilot delegated process projects; 17 projects have completed construction so far. With the information above, UCOP—CRM will report on the success of the pilot process and make a recommendation to the Regents regarding the continuation of the program as an extended pilot or on a permanent basis.

Dana Santa Cruz

JOC Bonding: Now Small Contractor-Friendly

UCLA Facilities Management DPMO (Design, Project Management & Operations) wanted to improve participation by smaller contractors in JOC (Job Order Contracting) by reducing the bonding burden of these multi-term contracts. UCOP, Office of the General Counsel, and UCLA representatives met with bonding professionals to better understand the risk and the bonding burden placed on small contractors.



As a result, we modified UC bonding requirements on indefinite quantity contracts, such as the JOC. Our new Payment and Performance bond language requires the contractor to bond only for the base or initial term of the contract, or one-year increments thereof. For subsequent terms (that is, optional extensions for additional years) the contractor may secure additional separate bonds. Previously, we required supplements, which tied up a JOC contractor’s bonding capacity by the full potential contract value. The new language decreases the contractor’s bonding cost, and slashes the hit to their bonding capacity by one-third on a three-year contract. Download the new JOC contracts to take advantage of this option. For questions, contact UCOP Construction Services.

Chris Hornbeck

New Storm Water Regulations in Effect

Stringent new storm water regulations were adopted by the State Water Resources Control Board, and cover all UC campuses via the Municipal Separate Storm Sewer Systems (MS4) Phase II permit. Projects that build or replace as little as 2,500 square feet of impervious area (the roof area of a one-story house) must drain no more water off the site after construction than before construction. Campus Environment, Health and Safety staff can tell you more. These regulations require attention by those who budget, site, design, construct and operate facilities. Key issues for:

- **BUDGET PLANNERS** – What is the cost of equipment potentially needed to handle storm water? (E.g., underground holding tanks.) Is it included in the budget?
- **SITE PLANNERS and DESIGN PROFESSIONALS** – Volume of storm water involved. How will it be handled? Is the soil percolation rate adequate? Required area for bioswales or underground tanks available? Will storm water solutions affect adjacent projects and areas?
- **CEQA ENVIRONMENTAL PLANNERS** – Environmental document should address all the issues described above, plus the amount of excavation and associated truck trips.
- **CONSTRUCTION** – Cost and schedule impacts for all issues described above.
- **OPERATIONS** – Ongoing O&M of underground tanks or bioswales?

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

Charlotte Strem

Updated Relocation Policy

UC is subject to Federal and State relocation regulations any time UC acquires or master leases property with third party tenancies that the University does not renew. In 1975, UC adopted its own policy modeled on California's relocation regulations. The University's updated Relocation Assistance Act Policy for Real Estate Acquisitions and Leases ("Policy") was recently approved by The Regents and incorporates changes that have been made in the State regulatory scheme. The implementation of the Policy has been delegated to the Chancellors et al. While the Policy is generally more rigorous than Federal regulations, campuses should consult with the Office of General Counsel on Federal requirements if there is any Federal component to your project. For acquisitions involving multiple private tenants or any residential tenants, it is advisable to retain an independent consultant specializing in the arcane area of relocation law to prepare a relocation plan and to follow up with displaced parties; such consultants know the State regulations on which UC's policy is based. Note especially that tenants in UC-acquired and -leased properties not offered renewal at lease expiration are entitled to relocation assistance. It is not only eminent domain acquisitions that trigger these requirements—any UC acquisition or master lease of property with an existing tenant is subject to the Policy. *Gordon Schanck*

KEY DATES

AUGUST

6 TM1 Capital Projects Database 'Refresher' Training
UCOP

23 **DEADLINE FOR MAJOR CAP REPORTING 2012-13**

SEPTEMBER

4  BIM - BUILDING INFORMATION MODELING
OAKLAND 5-STAR CON CENTER

11  BIM - BUILDING INFORMATION MODELING
UCSD

17-19 **REGENTS MEETING**
UCSF MISSION BAY

New Mandatory Energy Code Requirements

The 2013 California Energy Code includes significant changes that take effect six months from now. Among these changes are new mandatory requirements and increased stringency in some existing mandatory requirements. These mandatory measures are required of every project, regardless of whether a project follows the prescriptive or the performance path for the other measures of the energy code. Following is a list of some of the more significant mandatory measures for non-residential buildings. For a complete list of residential and non-residential mandatory measures, see: <http://www.energy.ca.gov/title24/2013standards/>



CODE CORNER

MANDATORY MEASURES

BUILDING ENVELOPES

- Increased cool roof reflectance
- New maximum building envelope air leakage rate (commissioning required)
- Window glazing reduced solar gain and increased light transmittance
- New minimums for wall and roof insulation

LIGHTING

- Controllable ballasts, increased intermediate lighting levels, demand response controls
- Occupancy sensors in library stack aisles
- Occupancy and daylight sensors in parking garages

SOLAR READINESS

- Provisions for building readiness to install solar electric or water heating systems

PROCESS LOADS

- Ventilation controls for commercial kitchens
- Ventilation controls for parking garages
- Laboratory exhaust VAV and heat recovery

Requirements for computer data centers

MECHANICAL SYSTEMS

- Added requirements for fan control and integrated economizers
- Reduced ability for HVAC reheat
- Commercial boiler combustion controls
- Acceptance testing for HVAC sensors and controls
- Added credit for evaporative systems that meet certain criteria
- Fault detection for temperature, economizers, dampers, and outdoor air

ELECTRICAL POWER DISTRIBUTION

- Demand responsive controls
- Disaggregation of electrical circuits for larger size services
- Receptacle controls to shut off task lighting and other plug loads when unoccupied

COMMISSIONING

- Design-phase commissioning (early review of design intent; documentation)
- Two-step performance rating for whole-building performance ("design" and "as-built" ratings)

Catherine Kniazewycz