



Real Estate Services Group

The Real Estate Services Group (RESG) was formed in 1994 to develop policy and provide oversight of University-related real estate transactions and for negotiation of real estate acquisitions, dispositions and ground leases throughout the System. In 2000, the RESG became responsible for acceptance, management and sale of real property donations to The Regents' endowment, in support of the Office of the Treasurer, and advising campus foundations on real estate matters.

The staff of six in Capital Resources Management in the Office of the President works closely with the campuses and medical centers, Natural Reserve System (NRS), Agriculture and Natural Resources (ANR), and Academic Affairs on a wide variety of real estate product types and legal interests. In addition to its policy and oversight and negotiation function, RESG provides strategic planning; financial and market analysis; competitive selection processes; documentation, due diligence and escrow closing services; guidance on UC's Real Estate process and standard forms; and general real estate consulting and support.

By creating standard forms and practice guidelines, RESG has been able to delegate significant authority to campuses for leasing, licensing and easements. Working with the campuses interested in exploring new delivery methods, RESG built a substantial practice in privatized development which evolved into four primary and two specialized techniques resulting in over 65 privatized projects to date.

Gordon Schanck



Clockwise from Top Left:
Shauna Brown - Leasing Coordinator, Connie Miller - Associate Real Estate Officer,
Tania Haley - Senior Real Estate Analyst, Gordon Schanck - Director RESG,
Allen Meacham - Assistant Director, Kevin Mein - Senior Real Estate Officer

Best Value Contractor Selection

UC successfully sponsored SB 835 to extend UCSF's Best Value (BV) contractor selection pilot program to all campuses, effective Jan. 1, 2012. There are significant statutory and policy considerations UC must follow to support continued success. BV remains a pilot program sunseting January 1, 2017. Campuses interested in practicing Best Value must attend one of two CPI training seminars on November 30, 2011 at UCSF and on January 25, 2012 at UCSD. To register: <http://budget.ucop.edu/dc/cpi/3im.html>

Chris Hornbeck

Labor Compliance Program Changes

Last year's Labor Compliance changes that became effective August 1, 2010 were suspended for the past year. New requirements and options become effective January 1, 2012 or shortly thereafter. CPI will offer a presentation on these new requirements (together with implementation and Builders Risk insurance changes) on November 30, 2011 at UCSF and on January 25, 2012 at UCSD. To register:

<http://budget.ucop.edu/dc/cpi/3im.html>

Chris Hornbeck

Regents' Items

Late or incomplete submittals for Regents' items do not provide sufficient time for effective consultation and finalizing the recommendation to the Regents. Our planning unit, as well as OGC and Capital



Markets Finance, balances these submittals with other campus projects, endeavoring to devote adequate time to each item. Scheduling for the current Regents' cycle cannot be guaranteed for any late or incomplete items.

Deadlines for the various capital project budgets, design, CEQA, and real estate submittals for Regents' for the following two cycles are available at:

http://budget.ucop.edu/nonstate/documents/regs_sub_sched.pdf

Due to the December holidays, the submittal date for the January meeting is earlier than normal. Please be sure to include upcoming projects on the Look-Ahead list; and consult early and often with your planner.

Catherine Kniazewycz

Nov

30



3 IN 1 WORKSHOP -
@UCSF:
- LABOR COMPLIANCE
PROGRAM UPDATES
- BUILDER'S RISK
INSURANCE UPDATES
- BEST VALUE CONTRACTOR
SELECTION

DEC

2

EMERGENCY OPERATIONS
CENTER SHOWCASE AT
CALIFORNIA STATE
UNIVERSITY, NORTHRIDGE

5



LEED™ FOR
PROJECT
MANAGERS - UCD

JAN 2012

17-19

REGENTS
MEETING
UC RIVERSIDE

25



3 IN 1 WORKSHOP -
@UCSD:
- LABOR COMPLIANCE
PROGRAM UPDATES
- BUILDER'S RISK
INSURANCE UPDATES
- BEST VALUE CONTRACTOR
SELECTION



CODE CORNER

November Lease Revenue Bond Sale

On August 26, the State Public Works Board launched the Fall bond sale for three UC projects that had been appropriated in July 2010 and were awaiting funding: Berkeley's Campbell Hall Seismic Replacement Building, UCLA's South Tower in the Center for Health Sciences, and Merced's Science and Engineering 2 Building. The Department of Finance selected projects for inclusion in the sale based on each project's completion of due diligence and ability to be "shovel-ready." The subsequent ten-week bond sale process relies heavily on the rapid turnaround of requested information from the campuses, the work of several units at OP, and the coordination of inquiries by several state agencies, rating agencies, and numerous financial and legal entities. On track for a November 29 closing, the sale will generate proceeds of more than \$268M, which will allow those contracts to be awarded and construction work to begin.

Alix Wills

Emergency Operations Center (EOC) Showcase

Cal State Northridge had extensive damage during the 1994 Northridge Earthquake. The disaster assessment lasted for months, and the recovery lasted for years. All buildings on campus were damaged. Their dedicated EOC has some unique features, and they have offered to share this with UC campuses including short sets of building plans to aid with assessment after events. We have coordinated an opportunity to visit the CSUN EOC and to discuss emergency operations. This tour is intended for campus architects, emergency responders, campus fire marshals and inspectors. The December 2nd event is limited to 40 persons.

To register: <http://budget.ucop.edu/dc/cpi/eoc.html>

Chris Hornbeck

UC Sustainability Steering Committee

At the annual meeting in September campuses discussed progress on system-wide sustainability initiatives and shared best practices. The Committee discussed strategies for achieving UC's climate action goals: energy efficiency; biomethane; and purchase of wholesale renewable power. Emeritus California Energy Commissioner Art Rosenfeld promoted the benefits of cool roofs. https://sites.google.com/a/lbl.gov/cool-white-planet/presentations/UC_Sustainability_Ctee_ROSENFELD_Oakland_092911.pptx?attredirects=0 UC Deputy Treasurer Mel Stanton reported on new proxy voting guidelines that help determine which social and environmental shareholder resolutions to support when they do not negatively affect UC's financial interests. Minor recycling policy revisions were approved and plans were made to gather data for a potential water policy.

Catherine Kniazewycz

Campus Building Official (CBO) and Designated Campus Fire Marshal (DCFM)

In accordance with the California Building Code (CBC), Title 24, Part 2, Sec. 1.2.1.2, UC "may appoint a building official who is responsible to the agency" [UC] "for enforcement of the provisions of the California Building Standards Code.

Exception: "State buildings regulated by other sections of this code remain the enforcement responsibility of the designated entities." This exception refers to Chapters and Sections of the code adopted by the State Fire Marshal (SFM), DSA, and OSHPD.

The Code-Matrix Adoption Table in each CBC chapter shows the sections adopted by SFM, DSA, and OSHPD. For these sections, these agencies have the authority to enforce the code. Thus, the Campus Building Official (CBO) has authority in some areas, and the DCFM, DSA, and OSHPD have authority in others. Both the CBO and the DCFM must sign Certificates of Occupancy (C of O) and Temporary Certificates of Occupancy (TCO) —(CBC 1.11.6, 111 & 112). See the Facilities Manual at <http://www.ucop.edu/facil/fmc/facilman/volume5/model.html> (RD 2.45 & RD 2.46)

There may be disagreements between the CBO and the DCFM about a facility's status with regard to occupancy. Neither official may override the other with regard to those code sections that are within the purview of each. A CO or TCO is not valid without both signatures. Thus, when there is disagreement, the officials must achieve consensus between them. Campuses can also contact CRM to help resolve these issues.

If you have a code question or an idea for spotlighting a code issue, please use the words "building code" in your subject line and send it to catherine.kniazewycz@ucop.edu and cc.patricia.dolan@ucop.edu.

Catherine Kniazewycz