



# Dialogue

CAPITAL RESOURCES MANAGEMENT • BUDGET & CAPITAL RESOURCES • UC OFFICE OF THE PRESIDENT

With this month's official re-opening of its newly renovated Pauley Pavilion, UCLA has more than met the challenge of providing the campus community with a spectacular new multi-use venue that retains the historic integrity and iconic aura of the original 1960s sports arena. Bringing new vitality to the heart of the campus, Pauley offers a fresh sense of arrival, with a spacious, light-filled glass concourse, new concessions, and handsome displays highlighting the storied legacy of the Bruins and Coach John Wooden. A fully modernized arena bowl greatly enhances the fan experience with increased seating capacity (1,000 new seats), a huge video scoreboard, a new LED ribbon messaging system, and triple the previous number of restrooms. New 70-foot-long team tunnels connect the bowl to a 25,000 sq. ft. team facility providing state-of-the-art amenities for student-athletes. The \$136 million project, funded with private gifts, long-term debt backed by revenues, and a student-approved seismic and life-safety fee, realized 40% in bid savings. Construction was completed on schedule in 30 months.



## PAULEY PAVILION RE-OPENS



Alix Willis

## Records Retention for Real Estate



The administrative policies of the University govern retention and disposal of key business documents (see [Business and Finance Bulletin RMP Series](#)), including University related real estate transaction documents. Key issues include determining the "Office of Record," identifying which documents are required to be retained, and for that period of time. The "Office of Record" is determined by which location has delegated authority transaction (e.g., campus

real estate office for a lease or license of up to 10 years). UCOP's Real Estate Services Group (RESG) is the Office of Record for purchase, sale, and ground lease transaction documents that aren't recorded, and retains executed transaction documents indefinitely (e.g., executed agreements, title policies, and closing documents). The Secretary and Chief of Staff of the Regents is the Office of Record for recorded documents (e.g., grant deeds, and memorandum of option). RESG holds other transaction documents (e.g., key correspondence, transaction approvals, and due diligence materials) for at least 5 years, then sends them to the campus for retention or disposal. Call RESG if you cannot identify the appropriate Office of Record.

Allen Meacham

## Check out the new CRM website...

Visit CRM's new website at <http://ucop.edu/capital-resources-management/index.html>, part of a total overhaul of UCOP's website. The new website allows CRM to edit and publish our own information, which was not previously possible. The new content tools will allow the Facilities Manual to evolve from the current digital imitation of paper text to a more useable and searchable resource with better links to the underlying policies and statutes. The Facilities Manual will be edited to delete repetitive or paraphrased references, and instead will link to the actual sources and is expected to be online by December.

Chris Hornbeck

## Design Professional Experience Form

The recently introduced, optional Design Professional Experience Form for use with RFQs is for the consultant to disclose all work performed by them or any of their subconsultants on UC projects in the previous five years. The form also asks whether any of those projects involved disputes, claims, or litigation. A UC facility considering hiring consultants or subconsultants who have had disputes, claims, or litigation on UC projects should contact the Office of the President and the UC facility where the issue occurred to discuss the circumstances. If a facility decides to hire a consultant involved in a dispute, claim, or litigation with UC, that consultant shall be required to agree in writing not to introduce such new hiring as evidence in the pending claim or litigation. Contact your OGC construction attorney for the form of this agreement.

Chris Hornbeck

## Contaminated Soil - Avoid Expensive Surprises!

Will your project involve soil excavation? Find out early if the soil is contaminated to avoid expensive, unbudgeted, and project-delaying testing and remediation after the bulldozers have started to dig.



Verify if the campus Long Range Development Plan Environmental Impact Report shows previous uses on your site that might have created contamination. The most frequent contamination source is petroleum products from former underground storage tanks (USTs), but campuses on former military bases, and campuses with current or former agricultural uses, may have more exotic contamination (lead from firing ranges, unexploded military ordinance, and pesticide dump pits, to name a few known sources).

The most time- and cost-effective method to find out if you have soil contamination is to test the soil when you are doing the geotechnical soil borings to establish design parameters for building foundations. Ideally, this is done in the study/programming phase, before the project budget is finalized. By sampling the geotechnical borings and perhaps a few more in selected spots, and having them evaluated for contamination, you reduce the chance of project delays and unexpected costs. Talk to your campus EH&S department for help and guidance.

*Charlotte Strem*

## UC Celebrates 100th LEED™ Certification; Sustainability Steering Committee Annual Meeting

UC has reached a major milestone in sustainable construction—the 100th LEED™ certification has been awarded to UCLA’s Clinical and Translational Research Center, which achieved a Gold certification. But wait, there’s more! Since the August award to UCLA, five more UC projects have achieved LEED™ certification—the total of 105 is greater than that of any other university.

In other sustainability news, the Sustainability Steering Committee met in September and recommended the addition of a new section on sustainable water systems to the University’s Policy Advisory Committee. This gives formal recognition for the first time to the decades of successful water conservation initiatives on our campuses, and establishes a goal of reducing per capita potable water consumption by 20 percent by 2020.

*Matthew St. Clair*

## Adapting Policy to the “Bowen Bill”

California Public Contract Code secs. 10510.4-10510.9 (also known for short as the “Bowen Bill” or “SB 41”) requires the University to follow established procedures in the selection and hiring of architects, engineers and other specified consultants. University policy had expanded the application of those procedures to all construction-related consultants. It was determined that the expanded reach of the policy did not serve University needs and OP Construction Services is revising the University [Facilities Manual](#) to limit the application of the retention procedures to only those categories of services where it is required by law.

*Chris Hornbeck*

KEY DATES

Nov  
28  
BERKELEY



Laboratory HVAC Design for Energy Efficiency

DEC

12  
IRVINE



Laboratory HVAC Design for Energy Efficiency

JAN

15-17 REGENTS MEETING  
UCSF MISSION BAY



*Clinical And Translational Research Center, UCLA  
UC's 100th LEED™ Certified Building*



## CODE CORNER

The Building Standards Commission has proposed a major overhaul to Chapter 11B of Title 24, Part 2 to align with the 2010 ADA Standards for Accessible Design. Chapter 11B has been reformatted to match the ADA Standards as well. The 45-day public comment period on the code changes closes on November 19, 2012. You can review the “redlined” changes at:

[http://www.documents.dgs.ca.gov/dsa/access/2013CBC\\_DSA-AC\\_ExpressTerms\\_10-24-12.pdf](http://www.documents.dgs.ca.gov/dsa/access/2013CBC_DSA-AC_ExpressTerms_10-24-12.pdf)

State Architect Chet Widom spoke to a group of state agencies recently and announced DSA’s intention of introducing legislation to allow jurisdictions the option to adopt the new Chapter 11B as soon as it is published on July 1, 2013, rather than waiting for the January 1, 2014 date the code would normally take effect. We will keep you posted as developments occur.

*Catherine Kniazewycz*

This feature of Dialogue highlights building code issues and questions. If you have a code question or an idea for spotlighting issues in the code, please send it to [catherine.kniazewycz@ucop.edu](mailto:catherine.kniazewycz@ucop.edu). Please use the words “Building Code” in your subject line.