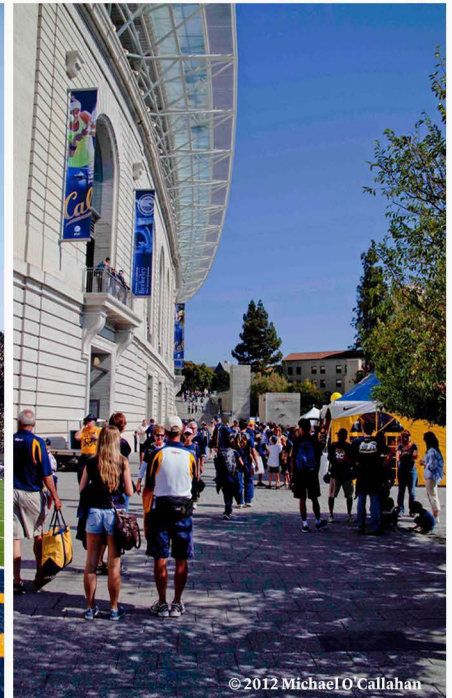


# Dialogue

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



## Accessibility Evaluations for Real Estate Transactions



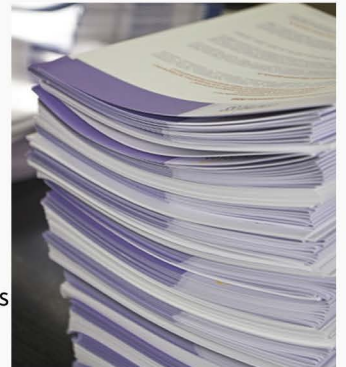
In response to concerns raised by campus architects about accessibility issues in real estate acquisitions and leases (transactions), Associate Vice President Wylie issued an advisory letter on prudent practices for screening acquisitions and leases for University-related uses on July 26, 2012. In addition to promoting good access for all to University facilities and conforming with the California Building Code and practices in the capital program, an important concern is the legal exposure under the Americans with Disabilities Act (ADA) if University activities, programs, and services are not fully accessible due to being housed in facilities that are not accessible. This is a concern not just for students, faculty, and the general public but also employees in the workplace.

In essence, the guidelines in the advisory letter recommend having a qualified person, in consultation with the campus architect, prepare an accessibility evaluation of any property under consideration for acquisition or lease, prior to the campus obtaining approval to proceed with the transaction. The transaction approval document should report the results of the accessibility evaluation and include an estimate of total cost for the campus to rectify any deficient conditions for which the seller/landlord will not otherwise be responsible. Contact the Director of Architecture—CRM for additional information on accessibility issues and how best to comply with this practice.

*Gordon Schanck*

## New Consultant Experience Form

When selecting a design professional or other consultant, it is useful to know if a firm or individual has performed work for another UC campus. It is especially helpful to check with colleagues at that campus and hear their characterization of the project's success. Our previous forms did not seek out such information from consultants submitting their qualifications as part of the selection process. To get at that information we are introducing a new Consultant Experience Form for use in your requests for proposals and qualifications.



This form is part of the Consultant Qualification Packet in the Facilities Manual and is located in the contract template zip files for the EDPA and the Master Architect Agreement for Design Build. We think this form will provide you and your staff with valuable information and will improve the selection process for design professionals and other consultants. We hope you will find it useful and include it in your RFPs and RFQs.

*Chris Hornbeck*

<http://www.ucop.edu/facil/fmc/facilman/dcpdocs/>



## Private Activity Questionnaire



Most University projects are eligible for tax-exempt financing, but some projects - or portions of projects - that house private activity do not qualify. Private activity restrictions are applicable for the term of the tax-exempt debt obligation. Failure to adhere to these rules at any point before the debt is fully retired can make the entire bond issue in which the project was financed retroactively taxable. This applies to state general obligation bonds and lease revenue bonds; permission to sub-lease space in facilities funded with state lease revenue bonds requires pre-approval by the State Public Works Board. Contact CRM for further information. Capital Markets Finance separately tracks private activity on projects where they have provided tax-exempt financing.

The Office of the President and the campuses together verify UC compliance with IRS regulations for tax-exempt financing. To accomplish this, campuses complete a Private Use Questionnaire (or update previous ones to reflect changes). In 2012, CRM is transitioning from hard-copy submittals to an online format. The next phase of the transition will include guidelines on data reporting and graphic capabilities for campuses and OP. Hard copies are still required by the State for specific purposes such as tax certificates and amendments.

*Colleen Connor*

SEPT \_\_\_\_\_

27  CONTROLLING CONSTRUCTION COSTS /INTEGRATED PROJECT DELIVERY  
UCSF

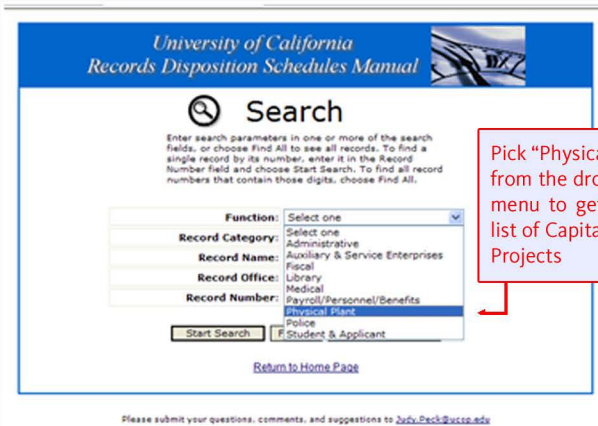
OCT \_\_\_\_\_

3  CONTROLLING CONSTRUCTION COSTS /INTEGRATED PROJECT DELIVERY  
UCLA

8&9  CONTRACT ADMINISTRATOR'S WORKSHOP (INVITATION ONLY)  
UCLA

NOV \_\_\_\_\_

13-15 **REGENTS MEETING**  
UCSF  
MISSION BAY



## Records Retention for Design and Construction

How long should you keep which documents from a capital project? Information regarding what documents to retain and for how long is listed in the **University Records Disposition Schedules Manual**. For most design and construction projects, refer to the section labeled "Physical Plant." This is not an all-inclusive list and should be visited periodically for updates.

This list is currently housed at the Information Technology Services department (formerly known as IR&C) website, at the Office of the President. <http://www.ucop.edu/irc/recman/dispmanual/welcome.html>

Campus Records Management Coordinators are the best source for further guidance. The UC Facilities Manual Volume 3, Part 1, Chapter 6 has additional information on records retention for documents related to design and construction.

*Chris Hornbeck*

The 2013 Building Code revisions are well underway. Five of the six Code Advisory Committees, on each of which UC has an ex-officio seat, have already met—all but the Accessibility Committee, which meets for three days at the end of September. Some highlights of the meetings that took place in July and August are:

**Green Building:** Demolition waste diversion of 50% will be required, in addition to the diversion of construction waste that is already required (Section 5.408.1); and numerous minor modifications to align with the revisions coming in the Energy Code (Title 24 Part 6) were considered and recommended.

**Plumbing, Electrical, Mechanical and Energy:** New detailed regulations are being adopted permitting and promoting graywater and rain water re-use; and creation of a new OSHPD 3SE category, a simplified sub-category of OSHPD 3 for clinics doing only minor non-invasive procedures. The main change here is decreased ventilation system requirements, and it may have application of a number of UC clinics.

**Health Facilities:** Changes to the functional program description requirements to provide OSHPD a better, more succinct and accurate guide to the project and its intent, to assist OSHPD in its review.

**Building, Fire and Other:** New standards for solar photovoltaic panels and systems are being recommended to address this changing technology with clarifications and standardized requirements for PV installations across the state. NFPA 72 standards for installation of residential smoke alarms are being transcribed into the building code and the fire code for clarity; and new residential projects will be prohibited from installing conventional ionization smoke alarms within 20 feet of a fixed cooking appliance.

*Catherine Kniazewycz*



## CODE CORNER