

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

*For Meeting of February 3, 2009*

**CONSIDERATION OF ENVIRONMENTAL IMPACT REPORT ADDENDUM AND APPROVAL OF DESIGN, NAVAL ARCHITECTURE BUILDING RESTORATION AND ADDITION PROJECT, BERKELEY CAMPUS**

**EXECUTIVE SUMMARY**

Campus: Berkeley

Project: Naval Architecture Building Restoration and Addition

Proposed Action: Adopt Findings and approve design

Previous Action: **January 2002:** Certified UC Berkeley Northeast Quadrant Science and Safety Projects (NEQSS) Environmental Impact Report (EIR), including plans for the seismic retrofit and renovation of the Naval Architecture Building.  
**January 2005:** Adopted UC Berkeley 2020 Long Range Development Plan (LRDP) and certified 2020 LRDP EIR

Executive Architect: Gensler, San Francisco

Project Summary: The project would restore the 10,918 gsf of the Naval Architecture Building (NAB), demolish the existing 415 gsf basement, and construct an addition of 13,010 gsf, below, west and south of the NAB for a total of 23,928 gsf. The new building will house the headquarters of The Blum Center for Developing Economies, faculty associated with Blum Center research initiatives, faculty from the College of Engineering, student “collaboratory” space, and joint use college conference spaces.

The project is fully gift-funded by The Blum Center for Developing Economies at UC Berkeley Foundation, with a funding guarantee from private donor Richard C. Blum. The University will enter into a short-term ground lease with the donor, for nominal consideration, pursuant to the President's delegated authority.

The total project cost is \$16 million, and the building cost per gsf is \$669; asf to gsf ratio of 68 percent.

## RECOMMENDATION

The President recommends that, upon review and consideration of the environmental consequences of the proposed project as described in the Addendum (provided on a CD) to the 2020 Long Range Development Plan Environmental Impact Report (LRDP EIR), the Committee on Grounds and Buildings recommend that the Regents:

- (1) Adopt the **Findings**, and
- (2) Approve the design of the Naval Architecture Building Restoration and Addition, Berkeley campus.

## BACKGROUND

The facility will house the headquarters for The Blum Center for Developing Economies, faculty associated with the Blum Center, the College of Engineering's Department of Systems and Innovation Engineering (formerly Industrial Engineering and Operations Research), and student "collaboratory" space, and joint use college conference space.

### *Project Site*

The existing Naval Architecture Building (NAB) is a three-story wood-shingled structure, built in 1914 and designed by John Galen Howard as a temporary building. The building is listed on the National Register of Historic Places. It is located on the central campus edge along Hearst Avenue, between Northgate Hall to the west and the new Davis Hall North building to the east. Etcheverry Hall is directly across Hearst Avenue. The site slopes downhill from east to west, and the NAB follows this slope. The site also has a cross slope from north to south so that the level of the NAB main entrance is one level higher than the plaza level of the new Center for Information Technology Research in the Interest of Society (CITRIS) building. A retaining wall separating the NAB main level and the Davis Hall North basement/plaza level is being constructed as part of the Davis Hall North project.

The proposed project includes the restoration and seismic retrofit of the existing NAB in accordance with the campus' 2020 Long Range Development Plan (LRDP) and preservation standards; excavation under the NAB to construct a fuller basement; and the construction of a new three-story addition to the west. A new terrace at the level of the first floor of the NAB will extend south to the new retaining wall. A new plaza will connect the NAB and Davis Hall North.

### *Project Design*

The project will restore and seismically retrofit 8,173 asf (10,918 gsf) in the existing NAB building and add 8,070 asf (13,010 gsf) in a new structure.

*Restoration and Seismic Retrofit*

The NAB exemplifies the tenets of the Arts and Crafts movement in the Bay Area. The building originally extended uphill further to the east, but this portion was demolished in the early 1930s when the Engineering Materials Laboratory was constructed. This portion of the site is now occupied by the Davis Hall North project. The NAB was originally used for the school of architecture, and the north façade has large windows opening onto what were originally drawing studios.

The restoration of the NAB's exterior will involve the replacement of existing cedar shingles; the removal of non-original items such as a dormer on west side; an exposed foundation on east side; the restoration of the existing, operable, double-hung windows; and, landscape restoration along Hearst Avenue.

The original main entrance to the historic building, located at the center of the south side of the building, will be restored and will function as the main entrance to the project. The original interior of the NAB had an exposed, unpainted post and beam wood structure, exposed wood ceiling joists and un-insulated exterior walls comprised of wood planks on one side. The flooring material was battleship linoleum.

Over the years, numerous modifications have been made to the interior. Many of the wood surfaces were painted and the wall and ceiling structures were enclosed in many of the spaces. New walls were constructed, subdividing the original large interior spaces into smaller, private spaces. Pipes and conduits run exposed, up and down the walls and across ceilings. In the restoration, the focus will be on restoring the central stair hall and circulation space to its original character. Here, the structure will be re-exposed, painted surfaces stripped, all wood surfaces restored, pipes and conduits relocated to the maximum extent possible, and the battleship linoleum replaced in kind if necessary. In addition, the interior layout has been designed such that the drawing studios deemed historically significant will once again read as large open spaces. One will be an open space with workstations and others will have private offices within them, but those offices will have glass doors, sidelights and transoms. Several wooden ship models from the days when the building was used for naval architecture will also be displayed.

The existing Naval Architecture Building has been classified as seismically "poor" because it was constructed originally without sufficient lateral bracing to satisfy today's seismic codes. The building will be upgraded to a seismically "good" rating by the addition of Buckle Resistant Brace (BRB) moment frames retrofitted into the building in six locations, bearing on new reinforced concrete foundations. Steel collectors and drag struts will be added at each floor level to transfer the lateral loads from the floor diaphragms into the new BRB moment frames. The seismic upgrade has been designed by the structural engineering firm of Forell/Elsesser Engineers, Inc. and peer reviewed by structural engineers Wiss, Janney, Elstner Associates, Inc. as required by UC Berkeley Capital Projects and the SRC.

*Addition*

The proposed project includes 8,070 asf (13,010 gsf) of new space. Most of this space (8,230 gsf) will be in a new three-story (two stories plus the plaza/basement level) wing set perpendicular to the existing building and west of it, forming an L-shape.

In order to respect the original building, the new wing will be separated from the existing by sixteen feet, connected on the level of the first floor by a terrace and on the second level by an open air bridge. The new wing will be consistent with the existing building in its massing (rectilinear with a gable roof, “stepping down the hill” from the original building), but will be differentiated from it in its steel frame construction, concrete base, horizontal cedar siding in a panelized “rain screen,” window size, placement, and rhythm. In addition, the new wing will have clerestory windows. The main entrance to the new wing will be on the east façade on the terrace level. There are secondary entries on the lower plaza level allowing students access to the student “collaboratory” space while restricting their access to the rest of the building after hours.

The remaining new space 1,300 asf (1,400 gsf) will be located under the terrace to be constructed south of the NAB. This space will be at the level of and contiguous to the NAB basement and the plaza level of the new wing. The edge of this terrace will be defined by the retaining wall being constructed south of the NAB as part of the Davis Hall North project that will be extended westward to the eastern façade of the new wing. This new, western portion of the wall will be predominantly glass and the space within will look out onto the new plaza. Mechanical spaces and bathrooms will be located in the newly-expanded basement of the existing NAB. Exterior pedestrian-scaled interaction spaces are provided by the terrace that connects directly with the bridge to Davis Hall North and Davis Hall, as well as by the plaza, located one level down that connects the student “collaboratory” space on that level with a new cafe located at that level in the Davis Hall North building. An exterior stair will connect the plaza to the terrace.

The University of California Berkeley Design Review Committee has reviewed the design of the project in accordance with University policy, as have the City of Berkeley Landmark Preservation Commission, and the State Historic Preservation Office (SHPO). In addition, the campus has conducted independent seismic reviews.

This project will comply with the *University of California Policy on Sustainable Practices* and the project is expected to achieve a LEED Silver certification. Sustainable measures include strategies for natural ventilation to reduce energy use, innovative wastewater technologies, water efficient landscaping, construction waste management, and the use of recycled materials and certified wood.

The project delivery method is donor development or gift-in-kind. As such the donor will manage the design and construction process. The University will enter into a short-term ground lease with the donor, for nominal consideration, pursuant to the President’s delegated authority. The Campus Architect will perform project oversight, including regular building and fire marshal inspections during construction.

The total project cost is \$16 million, and the building cost per gsf is \$669; the asf to gsf ratio is 68 percent. Construction is expected to start March 2009 and occupancy is expected June 2010.

### *Environmental Impact Summary*

The 2020 LRDP Environmental Impact Report (EIR) (SCH #2003082131), certified by the Regents in January 2005, provides a comprehensive analysis of the 2020 LRDP, and its potential impacts on the environment, in accordance with Section 15168 of the CEQA Guidelines. The 2020 LRDP EIR prescribes Continuing Best Practices and Mitigation Measures for all projects implemented under the 2020 LRDP, including this project.

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act (CEQA), the campus evaluated the project in relation to the original analysis of environmental impacts associated with implementation of the 2020 LRDP as reflected in the 2020 LRDP EIR. The Addendum (provided on a CD) documents that the project is within the scope of and consistent with development contemplated under the 2020 LRDP EIR. The Addendum further documents that there have not been any changes in the project or circumstances that will cause any new significant environmental effects not considered in the 2020 LRDP EIR, or increase the severity of any impact previously found significant in the 2020 LRDP EIR, and that no new information has been identified that alters any of the conclusions of the 2020 LRDP EIR regarding any significant effects of the project or feasible mitigation. An Addendum is not circulated for public review (CEQA Guidelines Section 15164). The [attached errata to the Addendum](#) documents a reduction in the amount of impervious area for the project (less impervious area than was calculated at the time of the Addendum).

The 2020 LRDP prescribes a comprehensive set of principles, policies, and guidelines to inform the location, scale, and design of individual capital projects. These include both Location Guidelines, which establish priorities for the location of campus functions, and the Campus Park Design Guidelines, which establish design standards and guidelines for projects, like the Naval Architecture Restoration and Addition, which are located on the historic Campus Park. The project conforms to the 2020 LRDP Location Guidelines, which prioritizes locations on the Campus Park for uses that include: instructional spaces; faculty office, research, and conference spaces; student workspaces; and research activities with substantial student engagement and participation. The project also conforms to the Campus Park Design Guidelines, as augmented by project-specific guidelines prepared as required by the 2020 LRDP.

### *Findings*

The [attached Findings](#) discuss the Project's impacts, pertinent 2020 LRDP EIR Mitigation Measures and Continuing Best Practices, as reflected in the Addendum regarding approval of the project in conformance with CEQA.

### *Project Statistics*

Since this project is donor developed, a statistics sheet is not attached.

(Attachments)