

Office of the President

TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:

ACTION ITEM

For Meeting of January 18, 2012

APPROVAL OF BUDGET, EXTERNAL FINANCING AND APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, BERKELEY ART MUSEUM AND PACIFIC FILM ARCHIVE: UC PRINTING PLANT ADAPTIVE RENOVATION, BERKELEY CAMPUS

EXECUTIVE SUMMARY

This project would create a new home for the Berkeley Art Museum/Pacific Film Archive (BAM/PFA) on a university-owned site in downtown Berkeley. The existing facility is seismically deficient and, although life safety is a primary driver of this investment, the new facility also offers the potential to create physical spaces more aligned with BAM/PFA's role to support a university core mission in academic programs, primarily the arts, humanities, and social sciences, and to create an exciting new venue for art and film at the downtown entrance to the Berkeley campus, adjacent to the city's thriving arts district and within a block of the downtown BART station.

The site is now occupied by the former UC Printing Plant and a three-level university parking structure. The project would adaptively renovate the Printing Plant, a city-designated landmark, to house the museum galleries, PFA film theatre and viewing rooms, seminar room, participatory arts lab, library and film study center, works on paper study center, café and store, administrative offices, and back-of-house operations. The dynamic architectural interplay of old and new would create a place uniquely expressive of both campus and city history, and 21st century design.

The seismic deficiencies of the existing BAM/PFA facility, constructed in 1970, pose a life safety risk to patrons, students, and museum staff. Moreover, the configuration of the existing facility does not provide the flexibility required for the diverse art forms a 21st century museum must accommodate. Its internal layout and irregular room shapes constrain the amount of display space, the design of exhibits, and the extent to which light and sound can be controlled.

The building infrastructure, including not only mechanical, electrical, plumbing, and fire protection, but also information technology, lighting, and audiovisual, is largely unimproved since the building was completed, and no longer meets the performance needs of BAM/PFA

programs. The current location of BAM/PFA also suffers from both poor transit access and a lack of public visibility.

The future use of the existing BAM/PFA facility has not yet been determined, although preliminary studies have been done of adaptive renovation, including required seismic and code improvements, to house a range of academic and academic support functions.

Project Budget **\$95,000,000**

Gifts:	\$75,000,000
External financing:	\$20,000,000

Previous Action

In May 2010 the Regents authorized preliminary plans ('P') funding of \$5.6 million for the project.

The May 2010 action by the Regents also terminated a prior version of this project; it involved a much larger facility comprised entirely of new construction, which had increased in cost from an initial estimate of \$110-130 million in 2007 to over \$190 million in 2009. The prior project was terminated when it became clear the economic downturn had not only slowed fundraising, but had also created great uncertainty over whether the fundraising campaign could ultimately support the cost, and risk, of the project scale and its novel design concept and structural features. The current project budget is roughly half the budget of the prior project.

Proposed Actions

- Approve the project budget.
- Approve external financing and standby financing.
- Adopt CEQA findings.
- Approve the project design.

RECOMMENDATION

1. The President recommends that the Committee on Grounds and Buildings recommend that the Regents:
 - A. Amend the 2011-12 Budget for Capital Improvements and the Capital Improvement Program as follows:

From: Berkeley: Berkeley Art Museum and Pacific Film Archive Seismic Replacement: UC Printing Plant Adaptive Reuse and Expansion – preliminary plans – \$5,600,000 to be funded from gifts.

To: Berkeley: Berkeley Art Museum and Pacific Film Archive: UC Printing Plant Adaptive Renovation – preliminary plans, working drawings, construction and equipment – \$95,000,000 to be funded from gifts (\$75,000,000) and external financing (\$20,000,000).
 - B. The scope of the Berkeley Art Museum and Pacific Film Archive: UC Printing Plant Adaptive Renovation shall provide approximately 45,950 assignable square feet which is planned to include: museum galleries, PFA film theatre and viewing rooms, seminar room, participatory arts lab, library and film study center, works on paper study center, café and store, administrative offices, and back-of-house operations, in support of the university mission in academic programs and public service.
 - C. Authorize the President to obtain external financing in an amount not to exceed \$20,000,000 to finance the project, subject to the following conditions:
 - (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, the general revenues of the Berkeley campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - (3) The general credit of the Regents shall not be pledged.
 - D. Authorize the President to obtain standby financing not to exceed \$27,136,000 for the project, subject to the following conditions:
 - (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) As long as the debt is outstanding, the general revenues of the Berkeley campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.

- (3) The general credit of the Regents shall not be pledged.
 - E. Authorize the President to obtain interim financing not to exceed \$21,974,000 for the project, to be repaid with gifts, and subject to the following conditions:
 - (1) Interest only, based on the amount drawn down, shall be paid on the outstanding balance during the construction period.
 - (2) To the extent additional gifts are received as cash, the amount of interim financing will be reduced. To the extent additional gifts are received as documented pledges, the interim financing will be converted to standby financing.
 - (3) The project will proceed to bid when the President of the University verifies that all required gift funds for the project are in place, as cash or documented pledges and all necessary permits and/or easements required from the City of Berkeley are secured.
 - (4) As long as the debt is outstanding, the general revenues of the Berkeley campus shall be maintained in amounts sufficient to pay the debt service and to meet the related requirements of the authorized financing.
 - (5) The general credit of the Regents shall not be pledged.
 - F. Authorize the President to execute all documents necessary in connection with the above.
2. The President recommends that, upon review and consideration of the environmental consequences of the proposed project, the Committee on Grounds and Buildings:
 - A. Adopt Mitigation Monitoring Report and Findings based on Addendum #9 to the UC Berkeley 2020 Long Range Development Plan Environmental Impact Report and
 - B. Approve the project design.

BACKGROUND

The role of the Berkeley Art Museum and Pacific Film Archive in the instruction and research mission of UC Berkeley is to maintain collections, provide space for viewing and handling the materials, and create exhibits, lecture programs, and other activities to support a university core mission in academic programs, primarily the arts, humanities, and social science programs. In 2010-2011, BAM/PFA had over 17,500 graduate and undergraduate student visits to its galleries, cinema, film library and study center, Asian study room, print study room, and conceptual art study center. Roughly 30 percent of these visits were directly related to a specific course and/or to the use of a museum space as an adjunct classroom. In addition, BAM/PFA engages numerous interns and employs 125 work-study students each year.

The purpose of BAM/PFA is to inspire the imagination and promote critical dialogue through art and film. BAM/PFA's diverse exhibition programs, and its collections of more than 16,000 objects and 14,000 films and videos, are characterized by themes of artistic innovation, intellectual exploration, and social commentary, and reflect the central role of education in BAM/PFA's mission. One of the largest university art museums in the United States in terms of both size and patronage, BAM/PFA presents approximately 15 art exhibitions and 450 film programs each year. The number of visitors to BAM/PFA events averages 100,000 per year, with over 30,000 admissions to the gallery exhibits and another 46,000 attending PFA showings.

The project is planned to meet the following objectives:

- Provide a facility in compliance with the *University Policy on Seismic Safety* and present codes, including provision for universal access.
- Reunite BAM and PFA - which have been in separate buildings since the 1999 relocation of the PFA film theater due to seismic risk - in a single facility to create a unified destination for the visual arts and maximize exposure and patronage for all public programs.
- Relocate BAM/PFA to a downtown site to improve access, engage the public, and enhance the image and identity of the university.
- Design exhibit spaces to maximize flexibility, potential for interactivity, and suitability for a wide range of visual media.
- Offer programs that emphasize the unique leading-edge and learning resource role of the university museum, rather than compete directly with larger mainstream regional museums.
- Better integrate those programs with the university mission, including enhancing spaces and resources that directly support education and research.
- Replace the existing 40-year-old Printing Plant building systems with modern systems optimized for energy conservation and operational economy.
- Minimize downtime and disruption to museum programs.
- Create a concept and strategy congruent with realistic expectations of fundraising potential.
- Support academic programs serving both undergraduate and graduate students.

Project Overview

As envisioned in its *2020 Long Range Development Plan (LRDP)* and *Physical Design Framework*, the Berkeley campus proposes to relocate BAM/PFA from its existing seismically

deficient facility to a new facility in downtown Berkeley, at the west entrance to campus at Oxford and Center Streets (figure 1). This new location is one block from the Downtown Berkeley BART station and is adjacent to the Downtown Berkeley Arts District.

As presented in concept to the Regents in May 2010, the project would adaptively renovate the existing vacant UC Printing Plant, and demolish the adjacent existing university parking structure and replace it with both new building construction and surface parking (figure 2). The new BAM/PFA would house galleries, theater and lecture space, an academic program study center, a museum store and café, and support functions totaling 83,500 GSF (45,950 ASF). In May 2010 the Regents authorized the expenditure of up to \$5.6 million on preliminary plans for a project based on this concept.

Program Drivers

Seismic Deficiencies. In summer 1997, the existing BAM/PFA facility was rated “Very Poor” in the event of major seismic activity on the Hayward fault, due to numerous structural deficiencies.¹ In response to this seismic hazard and the program deficiencies of the existing facility, the campus began to investigate its options for long-term solutions. Meanwhile, however, the campus implemented some interim measures to reduce the seismic hazard of the existing facility.

In 1999, PFA film showings were relocated to a nearby temporary building, where they remain, and in 2001 work commenced on a partial retrofit to the existing facility, improving its rating to “Poor.” This partial retrofit was designed to address a few of the most critical vulnerabilities: the concrete beams supporting the atrium skylight, the long span wall/beam over the lobby, and the back walls of the upper gallery. The existing facility remains a seismic hazard.

Program Deficiencies. The internal configuration of the existing 40-year-old facility does not provide the flexibility required for the diverse art forms a 21st century museum must accommodate. Its internal layout and irregular room shapes constrain the amount of display space, the design of exhibits, and the extent to which light and sound can be controlled. The building infrastructure, including not only mechanical, electrical, plumbing, and fire protection, but also information technology, lighting, and audiovisual, is largely unimproved since the building was completed, and no longer meets the performance needs of BAM/PFA programs.

Location and Access Deficiencies. The current location of BAM/PFA suffers from both poor transit access and a lack of public visibility. The *2020 LRDP* envisions the potential synergetic impact of a new BAM/PFA facility in downtown Berkeley:

Given both its superior transit access and its established mixed-use character, downtown Berkeley should be the primary focus of future university investment in new research, cultural, and service functions that require locations near, but not on, the Campus Park ... however, these investments

¹ Forell/Elsesser Engineers, *Summary of Three Alternatives for the Seismic Upgrade and Limited Expansion of the Berkeley Art Museum*, October 1998.

should be planned not merely to accommodate the program needs of the university, but also to invigorate the downtown and create an inviting, exciting ‘front door’ to the UC Berkeley campus ... the Berkeley Art Museum, now housed in a building with a poor seismic rating, and the Pacific Film Archive, now in a temporary facility, would both greatly benefit from a move to a downtown site, not only for the improved visibility and transit access, but also for the synergy with other downtown cultural and retail activity, including the thriving arts district ...²

The advantages of a downtown location are reinforced in the more recent *UC Berkeley Physical Design Framework*, accepted by the Regents in November 2009, which states as a Land Use Principle:

Prioritize the downtown for university functions that serve or engage visitors and the public.³

Consideration of Public Private Partnership (PPP)

The consideration by UC of PPPs is based primarily on potential advantages in risk allocation and in management efficiencies offered by experienced private developers who specialize in building types commonly developed by the private sector, such as multi-unit housing, generic office buildings, generic lab facilities, and parking structures.

The campus has determined the proposed BAM/PFA seismic replacement project is not a suitable candidate for a PPP, because:

- It does not generate a significant income stream beyond what is required for program and facility operations, which could be used to support a ground lease-leaseback transaction; and
- It is a unique and complex building type, with specialized technical specifications.

The general benefits of PPPs tend to be greatest for project types that are commonly developed privately and standard in design, and therefore offer the greatest potential to leverage private-sector experience. For this project, a PPP is unlikely to yield significant advantages.

Business Case Analysis

The Business Case Analysis (BCA) prepared by the campus, and approved by the Office of the President, compared three options:

- Option A: Retrofit and renovation of the existing BAM/PFA building;
- Option B: Construction of a new facility on the Oxford Street site; or
- Option C: Adaptive re-use of Printing Plant plus new construction on the Oxford Street site.

Option A was not only found to have a higher capital cost than B or C, but there is also no evidence to date option A would be viable as a gift-funded project. Moreover, in option A the existing museum would have to be closed and vacated during the construction period, resulting in both lost revenue and interim space expense.

² UC Berkeley, *2020 Long Range Development Plan*, Jan 2005, pp 47-48.

³ UC Berkeley, *Physical Design Framework*, Nov 2009, p 23.

Option B, the construction of a new facility on the Oxford Street site was estimated to cost more to create the architectural distinction desired for the museum than option C which combines renovation and new construction.

The BCA recommends option C. The preservation of the historic elements of the old Printing Plant would provide the new museum with a unique and distinctive character. Although the construction risk is slightly higher in option C, the BCA found a larger contingency to cover this risk could be included in the budget and still be lower in cost than option B.

Existing Facility

The re-use of the existing facility is not a part of this project approval. The future use of the existing BAM/PFA facility has not yet been determined, although preliminary studies have been done of adaptive renovation, including required seismic and code improvements, to house a range of academic and academic support functions.

Figure 1. Project Vicinity.

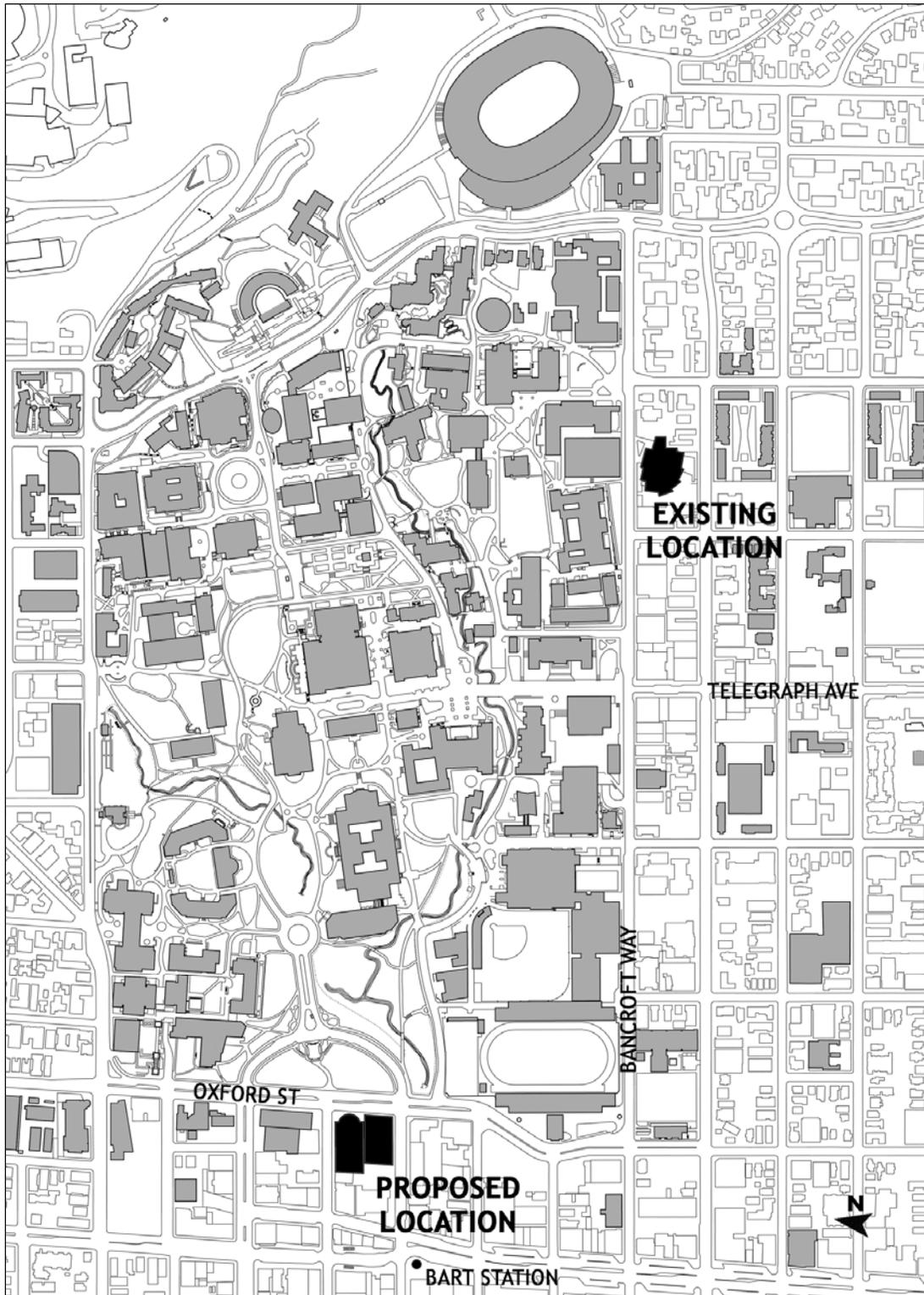
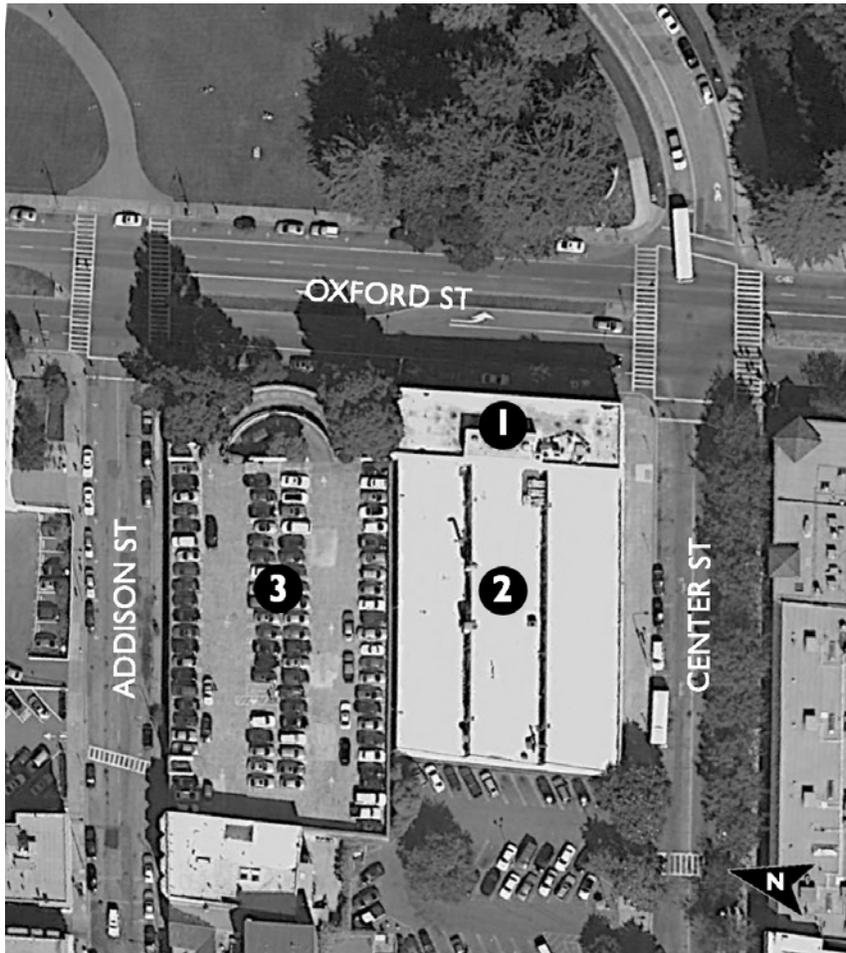


Figure 2. Project Site.



- 1 Former UC Printing Plant: Office Building
- 2 Former UC Printing Plant: Production Shed
- 3 UC Parking Structure



View east from downtown Berkeley to UC campus. Note production shed in foreground with sawtooth clerestories, 3-story office building beyond.

PROJECT DESCRIPTION

Scope and Program

The project proposes to provide a new home for BAM/PFA on the university-owned site at Oxford and Center Streets in downtown Berkeley (figure 1). The site is occupied by the former UC Printing Plant and a three-level university parking structure. Although life safety is a primary driver of this investment, the new facility also offers the potential to create physical spaces more aligned with the program objectives for the future.

The former Printing Plant is comprised of two parts: a three-story office building with frontage along Oxford Street, and a one-story production shed along the balance of the Center Street frontage. A partial basement underlies both parts. The existing parking structure occupies the north half of the project site, and the Printing Plant building the south half, with the office building and production shed representing the eastern 20 percent and the western 80 percent of the south half, respectively (figure 2).

The project is composed of four architecturally distinct elements, as shown in figure 3.

The project would renovate the office building and the production shed to house BAM offices and galleries, respectively. The easternmost structural bay in the existing production shed, adjacent to the office building, would become a new two-story extension of the theatre element and would house the entrance lobby on the ground floor, a café on the second floor, and would also provide an internal route from the entrance to the film theater on the north half of the site, described below.

The existing parking structure would be removed, and two new structures would be constructed on the site: a theatre building fronting on the northeast corner of the site, to accommodate the 230-seat PFA film theater and most of the BAM/PFA educational programs, and a museum services building to accommodate delivery and back-of-house operations, with access from Addison Street. The balance of the site would remain as surface parking, representing a net reduction in parking spaces from 258 in the existing structure to approximately 42 spaces in the surface lot.

Table 1 shows the distribution of ASF within the new facility. Although the amount of gallery space in the new facility would be only roughly 80 percent of the gallery space in the existing facility, a significant percentage of the space in the existing facility is not usable for most exhibitions because of its unusual design. For example, the existing main atrium gallery has very little usable wall space, as well as uncontrolled natural light. Many of the other existing gallery spaces have only three walls rather than four; not only does this reduce wall space by 25 percent, but also limits the extent to which light and sound can be controlled. The new BAM/PFA would have more usable linear feet of display wallspace than the existing facility.

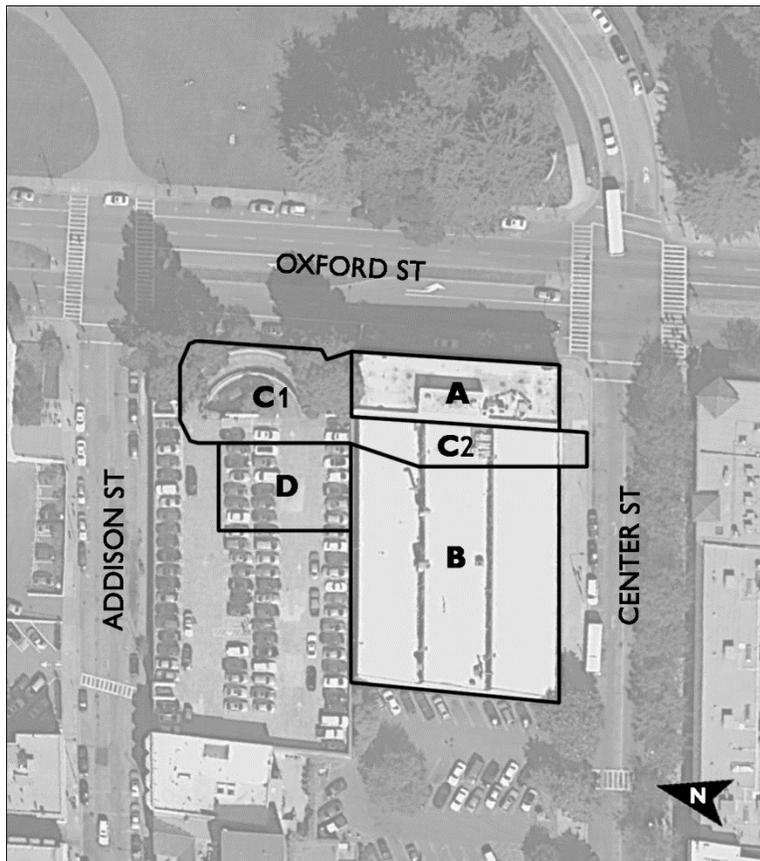
The new BAM/PFA would increase the space devoted to academic and other educational programs by over 70 percent. These spaces in the new facility would be used for teaching and

research through customized collection access for class instruction, and individual student and faculty scholars; for seminars and workshops related to exhibitions and collections as well as other cultural topics; and for the display of student-led curatorial research projects. The new educational spaces would also support UC's mission of public service by: supporting programs that provide public access to UC Berkeley faculty and student research; creating environments in which UC faculty and students can engage in dialog and creative practice with members of the public; and making art, film, and library collections accessible to the public by appointment.

These spaces include a seminar room, a film screening room and screening booths, a library and film study center, a works on paper study center, and a participatory arts lab. The library and film study center have several program functions, including collecting, cataloging, and preserving books, journals, and other materials primarily, but not exclusively, related to film and video, and making them accessible for study; and cataloging films and videos in the collection and making them accessible via two screening booths and the screening room. The works on paper study center includes works ranging from old master prints and drawings to Asian scrolls to conceptual art.

Table 1. Schematic Space Program	ASF
Galleries	24,050
Film Theater (230 Seats)	3,620
Educational Programs	5,810
Operations	3,210
Administration	6,820
Store/Café	2,440
	<hr/>
	45,950
	GSF
	83,500
	ASF:GSF
	55%

Figure 3. Project Diagram.



- A Office Building (renovation)
- B Production Shed (renovation)
- C Theater (C1) and Lobby/Café (C2) (new)
- D Services (new)

Parking

The project does not include the provision of replacement parking for the estimated 216 spaces removed by demolition of the existing structure. A recent campus parking demand study projected total parking space demand in 2020 to be only 6,000 spaces, or only 60 percent of the 2020 demand projected in the *2020 LRDP*.⁴ Visitors to the existing museum customarily arrive by alternative means; the existing museum does not provide any parking, and the new museum would be far better located to encourage alternative modes.

In the long term, however, the campus may consider developing a new parking structure at the site west of the existing University Hall on the block just north of the project, with active ground floor uses on both University Avenue and Addison Street. Any parking structure at this site could address any future deficiencies in the campus parking supply while also serving the Downtown Arts District, including visitors to the new BAM/PFA.

⁴ Nelson/Nygaard Consulting, *Parking Supply & Demand Assessment: Final Technical Memorandum*, May 2010, p 16.

Design

As shown in Attachment 4, the design of the project combines restored and renovated elements of the Printing Plant with new and unmistakably contemporary architecture. The exterior of the existing office building would be restored using original materials wherever possible, and replicate materials only where necessary. The architectural form of the production shed, including the skylights, would be preserved, but on the Center Street frontage the existing glass block windows would be replaced with larger transparent windows providing views into the museum store from the street.

The sole public entrance to the complex would be on Center Street, reinforcing its identity as a pedestrian oriented street, and the primary route from the downtown BART station to the campus. The entrance would be emphasized by a new 'insert' element above it, which extends the dramatic architectural vocabulary of the theatre south through the Printing Plant to Center Street. The dramatic new second floor café would extend over the sidewalk, and the bright café windows would create a landmark 'beacon' visible at night from the BART station, signaling the presence of this new cultural venue.

The theater element would be a dramatic and organic form, deliberately contrasting with the spare geometric elegance of the "WPA Deco" Printing Plant, and reflecting the volume of the cinema housed within. The theatre element would be clad in a contoured metal skin. A similar enclosure material, in a subtly different tone, would clad the understated service building adjacent to the theatre. Although most of the theatre skin would be opaque, as befits its function, a glass wall at its south end would provide a view from Oxford Street into the community event space and the film library below, and a glazed 'seam' at its base element would admit daylight to the lower level. An extension of the organic theatre form would extend through the existing building to the Center Street entrance, connecting the interior functions.

The proposed café element would encroach into the city right of way by 16-20 feet, and would be 23-30 feet wide. The clearance between ground plane and bottom of the cantilever would be 18-22 feet. The maximum roof height is 40 feet. As described in *2020 LRDP EIR Addendum #9*, the project design has been presented to city commissions, and would meet the city's criteria for encroachments.⁵ The project would not proceed to bid until the President, in consultation with the Vice President of Budget and Capital Resources, verifies that any and all necessary permits and/or easements required from the City of Berkeley have been secured.

Policy Compliance

2020 LRDP. The project conforms to the Location Guidelines in the *2020 LRDP*, which prioritize locations on the blocks adjacent to the Campus Park for museums and performance venues.⁶ As noted above in Program Drivers, the *2020 LRDP* specifically encourages the move of BAM/PFA to a downtown location.

⁵ UC Berkeley, *2020 LRDP EIR Addendum #9*, Nov 2011, p 16.

⁶ UC Berkeley, *2020 Long Range Development Plan*, Jan 2005, p 47-48.

Capital Financial Plan. The *2011-21 Capital Financial Plan* (CFP) for the Berkeley campus includes the project at a project budget of \$90,000,000. The increase in the project budget is the result of several factors. The scope of the project reflects a more detailed understanding of design requirements obtained through the completion of 100 percent schematic design and cost estimate. Also, the project now includes roughly 12,400 GSF of excavation to increase ceiling heights in the existing basement, in order to provide gallery and educational spaces able to accommodate a broader range of exhibits and program functions: this excavation and related construction, along with the required technical consulting, was not in the previous budget.

Also, the project in the current CFP was benchmarked at CCCCI 5732. Recent trends in the CCCCI and in output-based cost indices, as well as recent trends in the economy, have led us to revise this upward to CCCCI 5893, reflecting a conservative escalation rate of three percent per year for the 15-month period from November 2011 to the planned bid date of February 2013.

The increase in the project budget is reflected in a corresponding increase in the gift share, as shown in the funding plan. The contribution of long-term external financing supported by campus funds remains as proposed in the CFP, at \$20,000,000. All repayment sources adhere to university policy and will not include state funds.

Physical Design Framework. The project is consistent with the *Physical Design Framework* presented to the Regents in November 2009: it utilizes a downtown site for a University function that engages the public and visitors; brings vibrant place-making to the interface of city and campus; conveys an image of substance, elegance, and permanence; and frames, observes, and activates the public realm and open spaces.

Independent Cost and Design Review. The project has been reviewed by an independent cost estimator. The campus and city Design Review Committees have both reviewed the design. The project in concept phase was reviewed by the UC Berkeley Design Review Committee at its September 2010 and May 2011 meetings, and staff representatives from the City of Berkeley were present. University staff made informational presentations to the City of Berkeley Planning and Landmarks Preservation Commissions and Design Review Committee, in October, including views of the new design, review of the building program, description of exterior treatments, and viewing of an architectural model of the project.

Sustainable Practices. As required by the *UC Policy on Sustainable Practices*, the project would implement principles of energy efficiency and sustainability to the fullest extent possible, consistent with budgetary constraints, and regulatory and programmatic requirements. The project would achieve at least a LEED™ Silver certification, with a target of LEED™ Gold. In addition to specific design features, the project would adaptively reuse an existing building for a new purpose, and would relocate a public use to a site immediately accessible by local and regional public transit.

ATTACHMENTS:

Attachment 1: Project Budget

Attachment 2: Funding Plan

Attachment 3: Summary of Financial Feasibility

Attachment 4: Project Graphics

Attachment 5: Environmental Impact Summary

Attachment 6: Complete CEQA Documentation (2020 LRDP EIR, Addendum #5 to LRDP, and
Addendum #9 to LRDP EIR) (CD)

[Attachment 7: CEQA Findings](#)

ATTACHMENT 1

PROJECT BUDGET
 CCCI 5893

Category	Amount	% of Total
Site clearance	\$ 2,025,000	2.2
Building	65,577,000	70.7
Exterior utilities	728,000	0.8
Site development	1,052,000	1.1
A/E fees	6,599,000	7.1
Campus administration	2,537,000	2.7
Surveys, tests, plans	759,000	0.8
Special items (excluding financing) ⁷	5,672,000	6.1
Financing cost	2,300,000	2.5
Contingency	5,551,000	6.0
Total	\$ 92,800,000	100.0
Group 2 & 3 equipment	2,200,000	
Project Cost	\$ 95,000,000	

Project Statistics

GSF	83,500
ASF	45,950
Efficiency Ratio: ASF/GSF	55%
Building Cost/GSF	\$785
Project Cost/GSF	\$1,138

Comparable Projects

To inform the campus assessment of project cost, its independent cost estimators furnished building cost data from several comparable museum projects, primarily on the west coast. The identities of the projects are confidential, but the cost data were normalized to a common reference date of October 2010. As shown below, the building cost/GSF figures, updated to CCCI 5893, compare to the estimate of \$785/GSF for the project.

	Museum A Los Angeles	Museum B San Francisco	Museum C Anchorage	Museum D Los Angeles	Museum E Los Angeles	Museum F Cambridge
Building Cost	\$72,017,900	\$182,244,000	\$63,759,000	\$74,026,100	\$95,192,900	\$217,106,900
GSF	69,340	271,872	90,635	82,222	126,716	208,484
Building Cost/GSF	\$1,039	\$670	\$703	\$900	\$751	\$1,041
CCCI 5893	\$1,095	\$706	\$741	\$949	\$792	\$1,097

⁷ Special items include special consultants (\$4,399,000), hazardous materials assessment (\$100,000), environmental services (\$145,000), preconstruction services (\$663,000), project reviews (\$140,000), code compliance fees (\$225,000).

ATTACHMENT 2

FUNDING PLAN

Funding Sources

Project Cost: \$95,000,000	Gifts:	\$75,000,000
	External financing:	\$20,000,000

Funding Schedule

Preliminary plans	\$5,596,000
Working drawings	\$8,554,000
Construction	\$78,650,000
Equipment	\$2,200,000
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	\$95,000,000

Gift Funds (as of 30 Sept 2011)

Cash	
Cash in hand (including spent to date)	\$11,185,000
Cash in FFEs ⁸	\$14,705,000
Documented pledges	\$27,136,000
Gifts to be raised	\$21,974,000
	<hr/>
	\$75,000,000

Interim and Standby Financing

In addition to the external financing indicated above, this item also requests standby financing of up to \$27,136,000 and interim financing of up to \$21,974,000. To the extent additional gifts are received as cash, the amount of interim financing would be reduced; to the extent additional gifts are received as documented pledges, the interim financing would be converted to standby financing. The proceed to bid is authorized following Presidential determination that the following conditions have been met: in consultation with the University's Chief Financial Officer, the President verifies that all required gift funds for the project are in place, as cash or documented pledges; and, in consultation with the Vice President of Budget and Capital Resources, the President verifies that all necessary permits and/or easements required from the City of Berkeley have been secured.

⁸ This represents the entire cash balance in FFEs as of the reference date. Fluctuations up or down in the actual value would require a corresponding adjustment in the amount of 'gifts to be raised.'

ATTACHMENT 3

SUMMARY OF FINANCIAL FEASIBILITY

Berkeley Campus	
Project Name	Berkeley Art Museum/Pacific Film Archive
Project ID	912520
Total Estimated Project Cost	\$95,000,000

Proposed Sources of Funding	
External Financing	\$20,000,000
Gifts	\$75,000,000
Total	\$95,000,000

Financing Assumptions	
Amount Financed	\$20,000,000 (long term debt) \$21,974,000 (interim financing)
Anticipated Repayment Source	General Revenues of the Berkeley Campus
Anticipated Fund Source	Campus funds and museum revenues
Financial Feasibility Rate	6% - 30 year amortized
First Full Year of Principal	Year 1 (debt model assumes FY 2015)
Final Maturity	Year 30 (debt model assumes FY 2044)
Estimated Annual Debt Service	\$1,453,000 (long term debt) \$1,596,000 (interim financing if converted to long term debt)

Campus Financing Benchmarks		
Measure	10 Year Projections Max/Min Values	Approval Threshold
Debt Service to Operations	5.6% (max: FY2016)	6.0%
Debt Service Coverage	2.35x (min: FY 2016)	1.75x
Expendable Resources to Debt	n/a	1.0x

Financing approval requires the campus to meet the debt service to operations benchmark and one of the two other benchmarks for approval.

Fund sources for external financing shall adhere to University policy on repayment for capital projects.

ATTACHMENT 5

ENVIRONMENTAL SUMMARY

In accordance with University procedures and the requirements of the California Environmental Quality Act (CEQA), the campus evaluated the Project in relation to the original analysis of the environmental impacts of implementation of the *UC Berkeley 2020 LRDP* in the *2020 LRDP EIR*, SCH #2003082131. The analysis concluded that the Project is consistent with the *2020 LRDP EIR*, certified by the Regents in January 2005. Based on the documentation included in *2020 LRDP EIR Addendum #9*, the University determined the potential impacts from construction and operation of the Project do not constitute new information of substantial importance regarding significant environmental impacts. Construction and operation of BAM/PFA would not cause new significant effects upon any environmental topic area.

Responsible agencies are those agencies that may have discretionary approval over one or more actions involved with the development of a proposed project. The City of Berkeley is a potential responsible agency with authority to approve expanded sidewalks at Oxford and Center Street, at the perimeter of the project, and with authority to approve the cantilever element encroachment over the sidewalk on Center Street, in accordance with chapter 16.18 of the Berkeley Municipal Code. As noted in *Addendum #9*, the Project complies with approval criteria of the City of Berkeley for encroachment.

In 2005, the City of Berkeley and the University settled a lawsuit related to growth planned for in the LRDP. In the settlement, the University agreed to work with the City to minimize University impacts on the City by participating in the preparation of a downtown area plan. A plan was written and reviewed in the Downtown Area Plan EIR, SCH #2008102032. The University provided significant funding for this effort.

The latest version of a new downtown plan, as published on the city's Downtown Area Plan (DAP) website and titled "May 2011 Planning Commission Draft," also includes guidance relevant to the Project site. The Project complies with the draft DAP as analyzed in the DAP EIR, as described in *Addendum #9*.⁹ Most significantly, the DAP "... encourage[s] the University to use its Downtown sites for uses that serve the public or are of general interest, such as creating a new public health campus and relocating the Berkeley Art Museum/Pacific Film Archive to Downtown ..." and "...encourage[s] the University to respect historically important buildings, and strive to integrate them within its development ..." Although the final approvals of the DAP and the DAP EIR are not complete, conclusions of the DAP EIR relevant to the project site are summarized in section IV in *Addendum #9*.

The Project has been reviewed in a community meeting, presentations to three City of Berkeley commissions, and with the State Historic Preservation Office. Presentations included views of the new design, discussion of the building's program, description of materials and treatment of the building exterior, and viewing of an architectural model of the project. Comments received were reviewed with the project design team and with the campus' Vice Chancellor for Facilities

⁹ UC Berkeley, *2020 LRDP EIR Addendum #9*, Nov 2011, p 29-33.

Services. Comments are summarized and responses provided in *2020 LRDP EIR Addendum #9*. A City staff person has attended the campus Design Review Committee reviews, as required by the *2020 LRDP EIR* for projects in this area. The campus Design Review Committee has endorsed the design direction of the Project.