

**Office of the President**

**TO MEMBERS OF THE COMMITTEE ON GROUNDS AND BUILDINGS:**

**ACTION ITEM**

*For Meeting of September 18, 2014*

**APPROVAL OF DESIGN FOLLOWING ACTION PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT, HAAS BUSINESS SCHOOL NEW ACADEMIC BUILDING, BERKELEY CAMPUS**

**EXECUTIVE SUMMARY**

The Berkeley campus proposes construction of a new six-story New Academic Building adjacent to and north of the existing Haas School of Business complex, to address the most critical space needs of the School: instructional space, group study spaces, event space, and café/communal space. The project site had been occupied by Girton Hall, which the campus has recently relocated to a new site within the UC Berkeley Botanical Garden.

The University would neither fund nor finance the cost of the New Academic Building. The building would be constructed by a 501(c)(3) donor-developer, who would donate the building to the University upon satisfactory completion.

Under Standing Order 100.4(gg), the ground lease to build on University land and acceptance of the gift of real property is subject to approval by the President with the concurrence of the Chairman of the Board and the Chair of the Finance Committee. This approval is being pursued as a separate action.

**RECOMMENDATION**

The President of the University recommends to the Committee on Grounds and Buildings that, following review and consideration of the environmental consequences of the proposed Haas Business School New Academic Building, as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Committee on Grounds and Buildings:

1. Adopt CEQA Findings based on the analysis of environmental impacts presented in the *UC Berkeley 2020 Long Range Development Plan Environmental Impact Report* and Addendum #10.

2. Approve the design of the Haas Business School New Academic Building, Berkeley campus.

### **BACKGROUND**

The Haas School of Business moved from Barrows Hall into its current complex of buildings in 1995. Since then its degree programs have grown from 1,300 students to 2,200 students in 2011-12: 700 undergraduates and 1500 graduate students, taught by 80 ladder-rank faculty and 115 professional faculty. The Center for Executive Education serves another 2,500 non-degree students each year. The Haas School is supported by over 200 staff full-time equivalents.

The Haas School complex is located at the east end of the Campus Park, as shown in Figure 1, and comprises three buildings organized around a courtyard: the Bakar Faculty Building, Cheit Hall, and the Student Services Building.

The need and justification for this project, including the analysis of alternative capital investment strategies, are presented in more detail in the Business Case Analysis submitted by the Berkeley campus in August 2012 to the Office of the President. Briefly, the project is driven by several factors: the Haas complex is increasingly unable to accommodate the growing program needs of the Haas School, both in terms of student and faculty population, and in supporting present-day pedagogy, collaboration, and community functions. External program reviews have noted space deficiencies and described the complex as below the standard set by other top-tier public and private business schools.

In response, the Haas Strategic Plan completed in February 2010 incorporates the findings of the 2009 Master Space Plan, which reviewed the original complex and its organization, described how its use has changed over time, and then analyzed present conditions in terms of changes in culture, practices, and requirements. When adjusted to include more recently defined program needs, the net space deficit in the Haas School complex itself (excluding offsite locations) was estimated at 75,500 assignable square feet (asf).

A business case analysis completed in July 2012 examined three capital investment alternatives:

- A) Renovation of all three existing Haas complex buildings and courtyard, including reconfigurations to maximize functionality of the existing space;
- B) Renovation of all three existing Haas complex buildings and courtyard plus construction of 23,000 net new asf within the complex; and
- C) Renovation of the Student Building and construction of approximately 47,000 net new asf adjacent to the existing complex.

In all three options, the renovation of the Student Building would reprogram up to 10,000 asf of presently underutilized library space in the Student Services Building for use by the Haas School to meet its program needs. The consolidation of instructional spaces in the New Academic

Building would facilitate this future project. The New Academic Building, coupled with the potential future renovation project, would provide 57,285 asf of new, reconfigured, or updated space that would remediate over 75 percent of the existing space deficit.

Option C was found to be the best alternative: it would resolve a greater percentage of the space deficit than option B, would do so at a lower cost and with significantly less disruption to Haas School programs during the construction period. Option A would be less expensive than the other options, but would not address the space deficit, and would be nearly as disruptive as option B, since the renovation scope is identical.

The design of the building had previously been approved by the Chancellor in August of 2013; at that time, the project cost was under the \$60 million delegated authority threshold. Since then, however, project costs have increased and the combined cost of the donor building and the moveable equipment (supplied by the campus and required for the building to be used as intended) exceeds \$60 million, triggering the requirement that the Regents adopt the California Environmental Quality Act findings and approve the building design.

## PROJECT DESCRIPTION

### **New Academic Building**

The new six-story New Academic Building (79,856 gross square feet [gsf], 47,285 asf) would expand the Haas complex to the north to address the School's most critical space needs: instructional space, group study spaces, event space, and café/communal space.

**Program.** The space program for the New Academic Building, as shown in Table 1, is based on the Haas School strategic plan and its new model: Berkeley Innovative Leader Development (BILD). It combines a balance of tiered and flat 'flex' classrooms of varying sizes, as well as group study rooms and other venues for collaboration.

**Table 1. New Academic Building Space Program**

	Level 0		Level 1		Level 2		Level 3		Level 4		Level 5		Level 6	
	#	ASF	#	ASF	#	ASF	#	ASF	#	ASF	#	ASF	#	ASF
Tiered classroom 140			1	3,349										
Tiered classroom 76							2	4,078	2	4,097	1	1,936		
Tiered classroom 56			1	1,724	1	1,725								
Flex classroom 50*							1	1,70	1	1,719	1	1,720		
Flex classroom 78											1	2,047		
Seminar Room														1,134
Breakout/study 6-8			5	831	3	429	9	1,426	9	1,431	9	1,449		
Open study								357		506		507		
Event space														3,598
Lobby				2,683		1,487		1,262		1,071		1,095		
Café						3,610								
ASF		0		8,587		7,608		8,780		8,824		8,754		4,732
GSF		7,041		12,442		11,608		13,068		13,068		13,068		9,561

\* All flex 50s are divisible into two flex 25s.

**Land Use.** The UC Berkeley *2020 Long Range Development Plan (LRDP)* was approved by the Regents in January 2005. LRDP policies relevant to this project include:

- Accommodate new and growing education and research programs primarily through more intensive use of University-owned land on and adjacent to the Campus Park.
- Prioritize Campus Park space for programs that directly engage students in education and research.
- Create places of interaction at key nodes of activity.
- Preserve and maintain significant views, natural areas, and open spaces in the Campus Park.

Given its prime location on the Campus Park, the project site as occupied by the 1,654 gsf Girton Hall was considered underutilized. Although the site was not explicitly designated as a potential project site at the time the LRDP was written, the proposed New Academic Building is entirely congruent with the above policies and with the LRDP Location Guidelines, which prioritize the Campus Park for instructional spaces, and student and faculty workspaces.

As shown in the site plan in Figure 2, the New Academic Building would be located adjacent to the north of the existing three-building Haas School complex, and would create a visual terminus and spatial enclosure for the existing central plaza, with a new café at the plaza level, reinforcing its role as a place of interaction for the School.

The project site is located just west of Gayley Road, at the edge of the area designated in the LRDP as rustic hill woodlands. The LRDP recommends that the hill woodlands east of Gayley be maintained, but also prescribes that both the east and west frontages of Gayley be reinforced as a ‘seam’ linking the campus with the hill landscape, including average 40’ setbacks with informal landscape treatment. The New Academic Building design would respect these provisions.

**Design.** The *UC Berkeley Physical Design Framework* (PDF), accepted by the Regents in November 2009, augments the design guidance in the LRDP with provisions of the Campus Palette, prepared as requested by the Regents in 2007.

The primary architectural tradition on the Berkeley campus is the neoclassical style typical of the classical core, but, as the PDF points out, the project site – as well as the existing Haas complex – is outside the classical core and more closely identified with the campus’ picturesque tradition, with its origins in the Craftsman style.

While the New Academic Building is designed as a modern building of its own time, and does not seek to imitate the styles of the Haas complex or its other neighbors, it respects and complements the Haas complex in terms of scale and form. The new building is slightly lower in height than the neighboring Bakar and Cheit buildings, but parapets on the new building roughly align with eave lines on the existing pitched-roof buildings; the form of the new building is articulated to reduce its perceived mass and create a more intimate, human scale characteristic of the picturesque regions of the campus.

The design of the New Academic Building also conforms to the PDF principles, including in particular:

- Compose new buildings primarily of orthogonal forms with orthogonal relationships to existing buildings.
- Design buildings over three stories to include an articulated base, middle, and top: variations in color, texture, or wall/window ratio may be used to articulate base and top.
- Compose facades primarily of solid walls and punched windows that respect the structural grid.
- Use glass walls primarily for special features or spaces, or where program merits greater transparency.
- Clad solid walls primarily in stone or cast materials with sand texture and integral color.
- Buildings outside the classical core may have flat roofs, [but] finish parapets with articulated cornices.
- Conceal roof equipment with enclosures integral to the building architecture.

As shown in Figure 2, the New Academic Building would be located adjacent to and north of the existing three-building Haas School complex. The building retains an orthogonal relationship to the existing complex, creating a visual terminus and spatial enclosure for the central plaza, but then the northwest portion of the building bends to also frame and define the curve of College Way.

As shown in the images in Figures 4-7, the New Academic Building has a strong base-middle-top composition, with surface treatments informed by program as well as design. A mix of cast concrete (classrooms) and glass walls (café and lobby) is used to distinguish the base from the middle, which is clad in a mix of terra cotta with punched windows (classrooms) and glass walls with louvers (study/breakout rooms). The more transparent elements (café and study/breakout rooms) face and observe the plaza, enhancing safety and security. The top floor, housing the event facility, is clad in glass and recessed to create a distinct “top” for the composition.

Although the roof is flat rather than pitched like the Haas complex, the parapet has an articulated terminus as prescribed in the PDF, but articulated with a projecting sun shade rather than a cornice. Also as prescribed in the PDF, mechanical equipment is housed entirely out of sight in the basement.

### ENVIRONMENTAL IMPACT SUMMARY

In accordance with University procedures and the requirements of the California Environmental Quality Act (CEQA), the Project was evaluated 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 #10, 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 the New Academic Building would not cause new significant environmental impacts.

### POLICY COMPLIANCE

**Long Range Development Plan.** As described above, the New Academic Building is consistent with the policies of the *2020 Long Range Development Plan* approved by the Regents in Jan 2005.

**Capital Financial Plan.** The 2012-2022 Capital Financial Plan for UC Berkeley includes the project.

**Physical Design Framework.** As described above, the New Academic Building is consistent with the principles of the campus *Physical Design Framework* accepted by the Regents in November 2009.

**Independent Cost and Design Review.** The New Academic Building is a donor gift that would not be funded or financed by the University. Independent cost review is not required. The campus has conducted peer design review, and UC Berkeley Facilities Services would oversee performance by the donor group on the project.

**Sustainable Practices.** Per UC policy, the New Academic Building would strive to achieve a Leadership in Energy and Environmental Design (LEED) Gold rating, with a minimum of LEED Silver.

**Seismic Safety Policy.** Both the New Academic Building and the Girton Hall Relocation would comply with the University of California Seismic Safety Policy including independent seismic peer review.

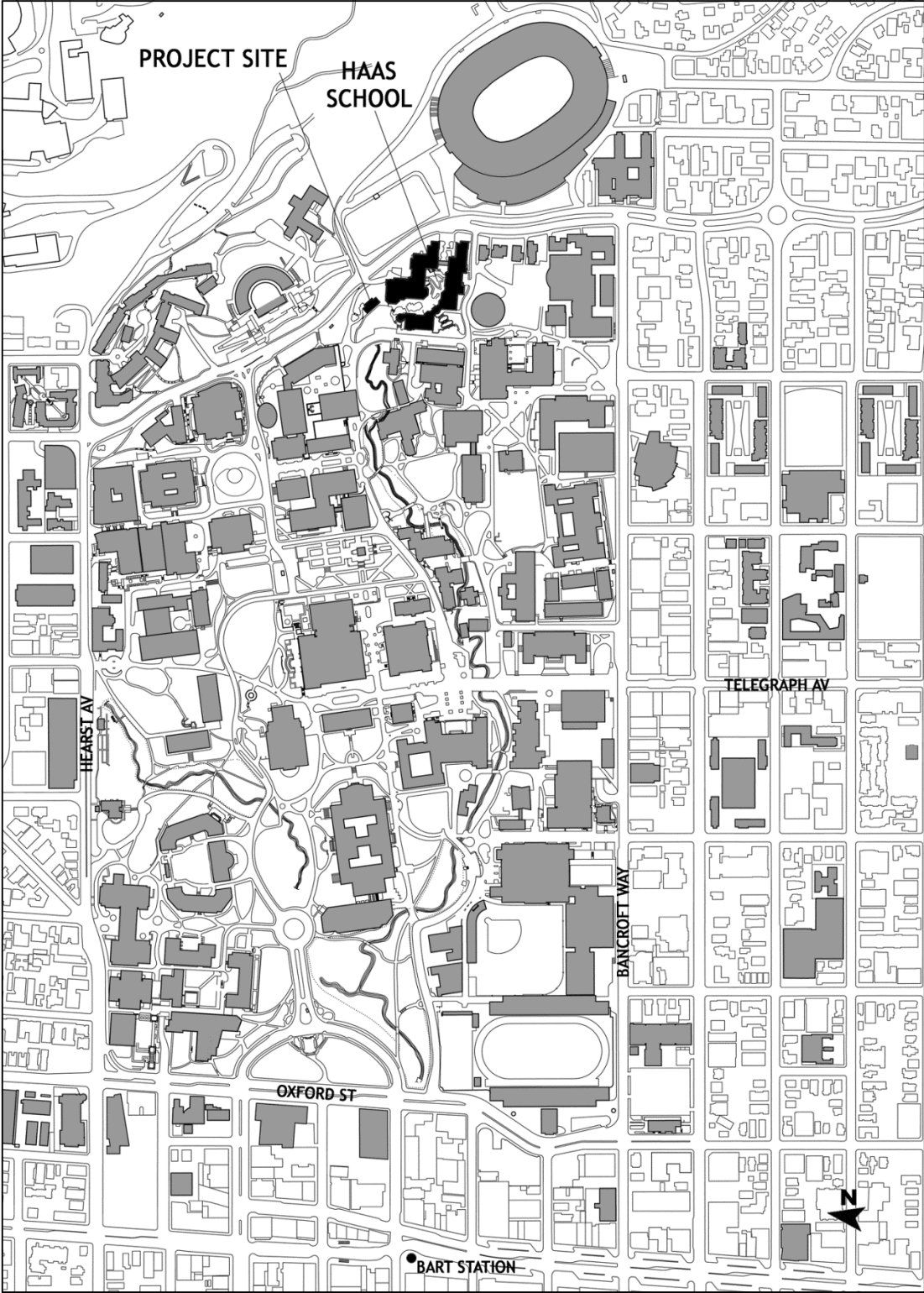
Figure 1: Location Map  
Figure 2: Site Plan  
Figure 3A-B: Floor Plans  
Figure 4-7: Perspectives and Elevations

## **ATTACHMENTS**

Attachment 1: [EIR Addendum #10 to 2020 LRDP](#)

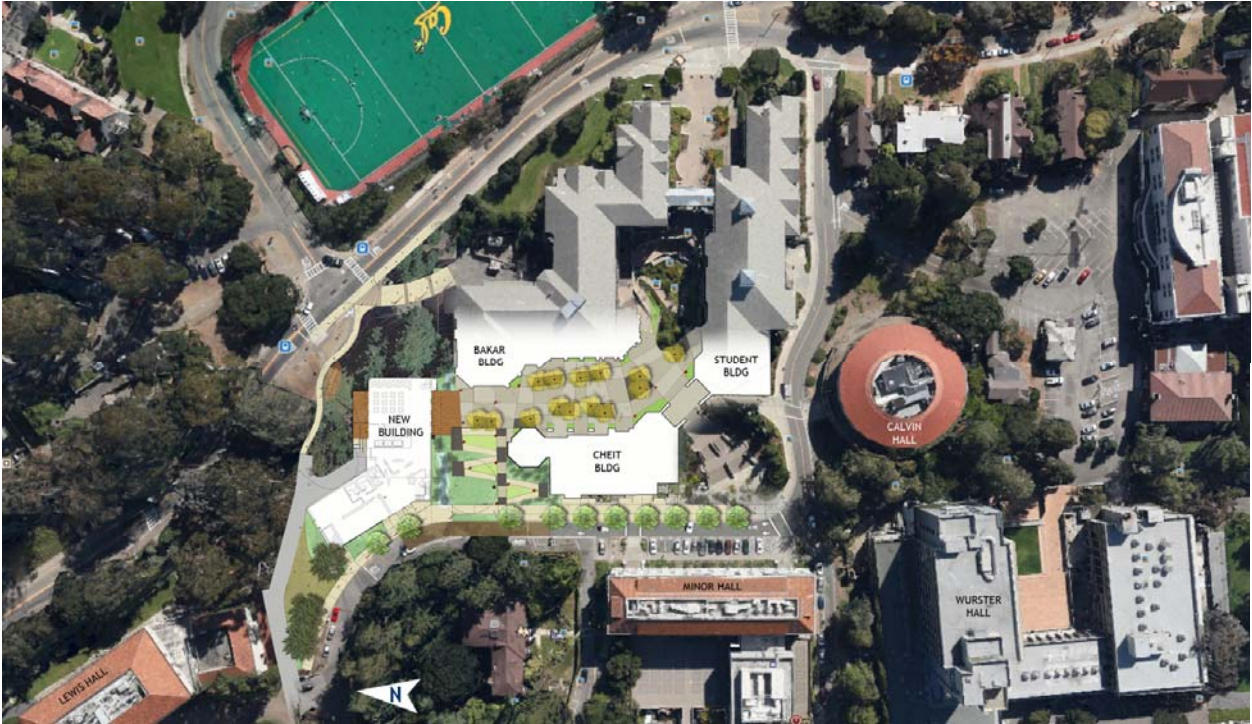
[EIR Attachment 2: CEQA Findings](#)

**FIGURE 1: LOCATION MAP – NEW BUILDING**



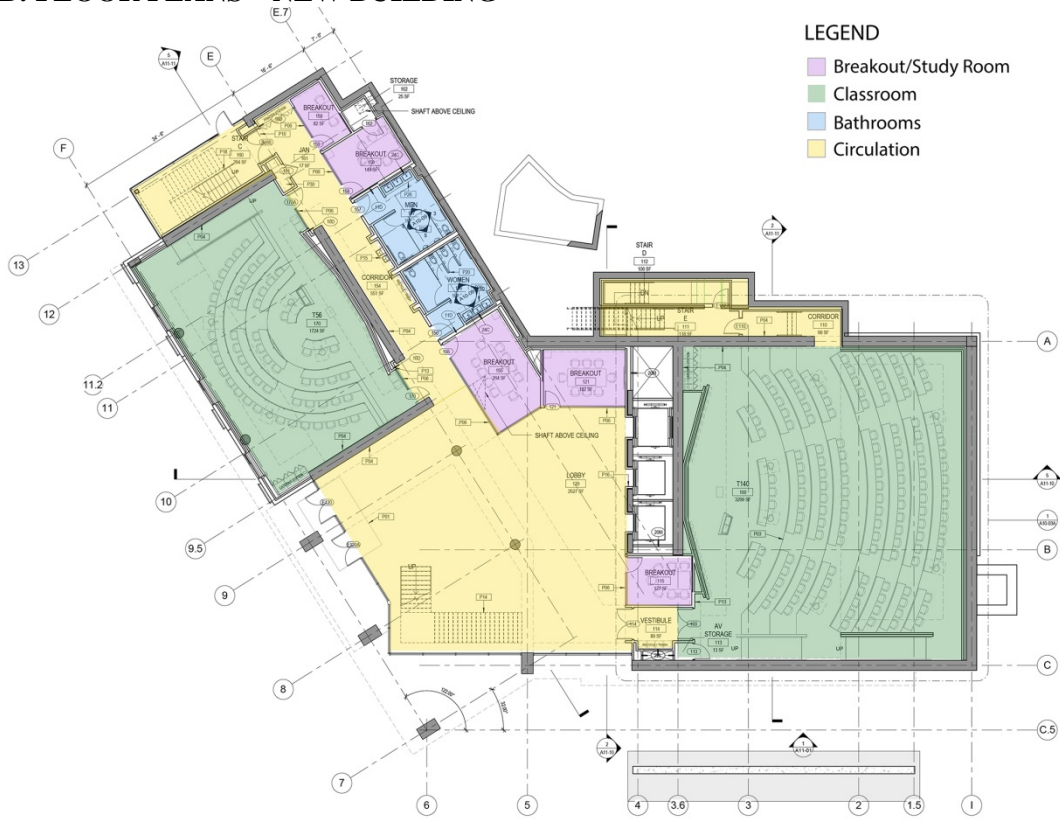


**FIGURE 2: SITE PLAN – NEW BUILDING**

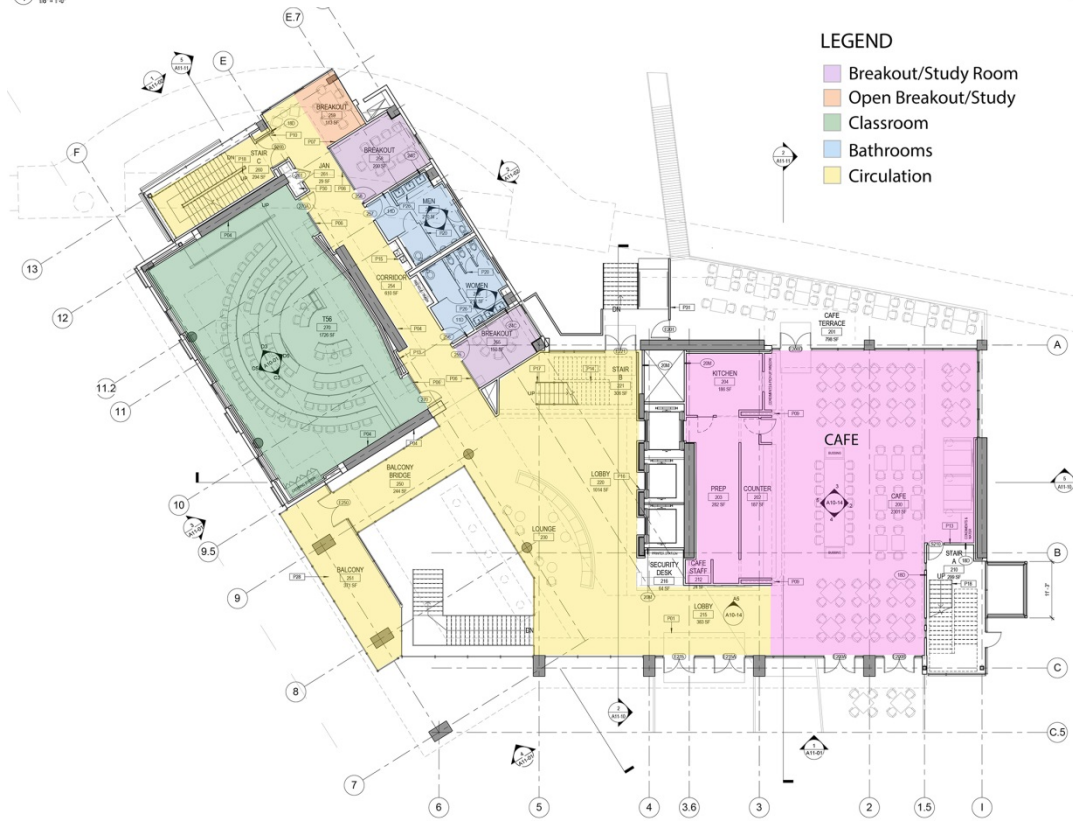


Note: Figure shows renovation design for courtyard, now completed.

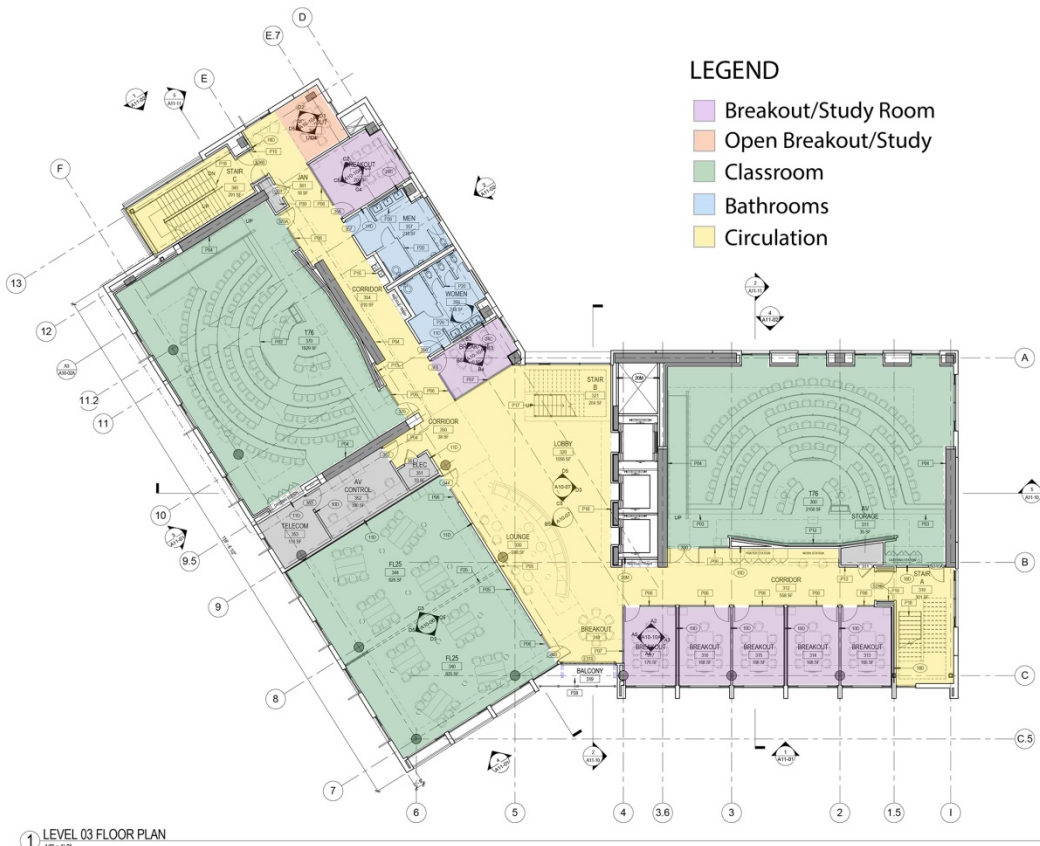
**FIGURE 3A-B: FLOOR PLANS – NEW BUILDING**



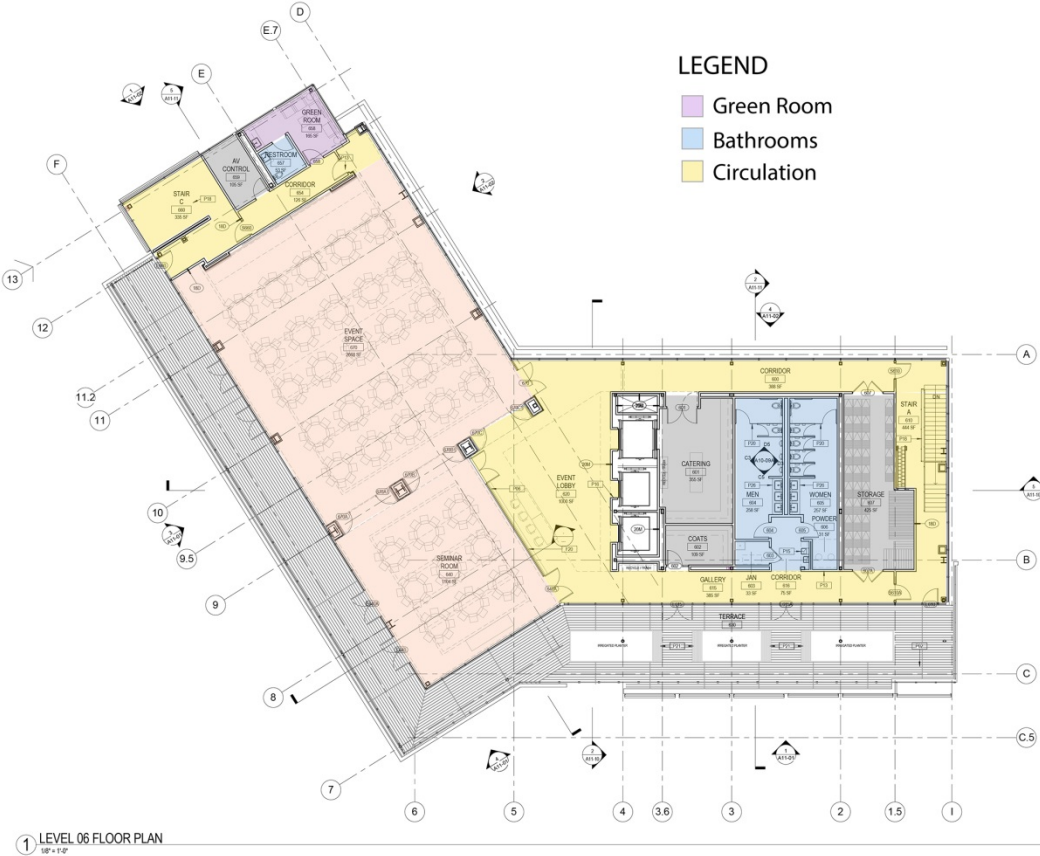
**1 LEVEL 01 FLOOR PLAN**  
1/8" = 1'-0"



**1 LEVEL 02 FLOOR PLAN**  
1/8" = 1'-0"



Floors 3-5 are the same.





**FIGURES 4-7: PERSPECTIVES & ELEVATIONS – NEW BUILDING**

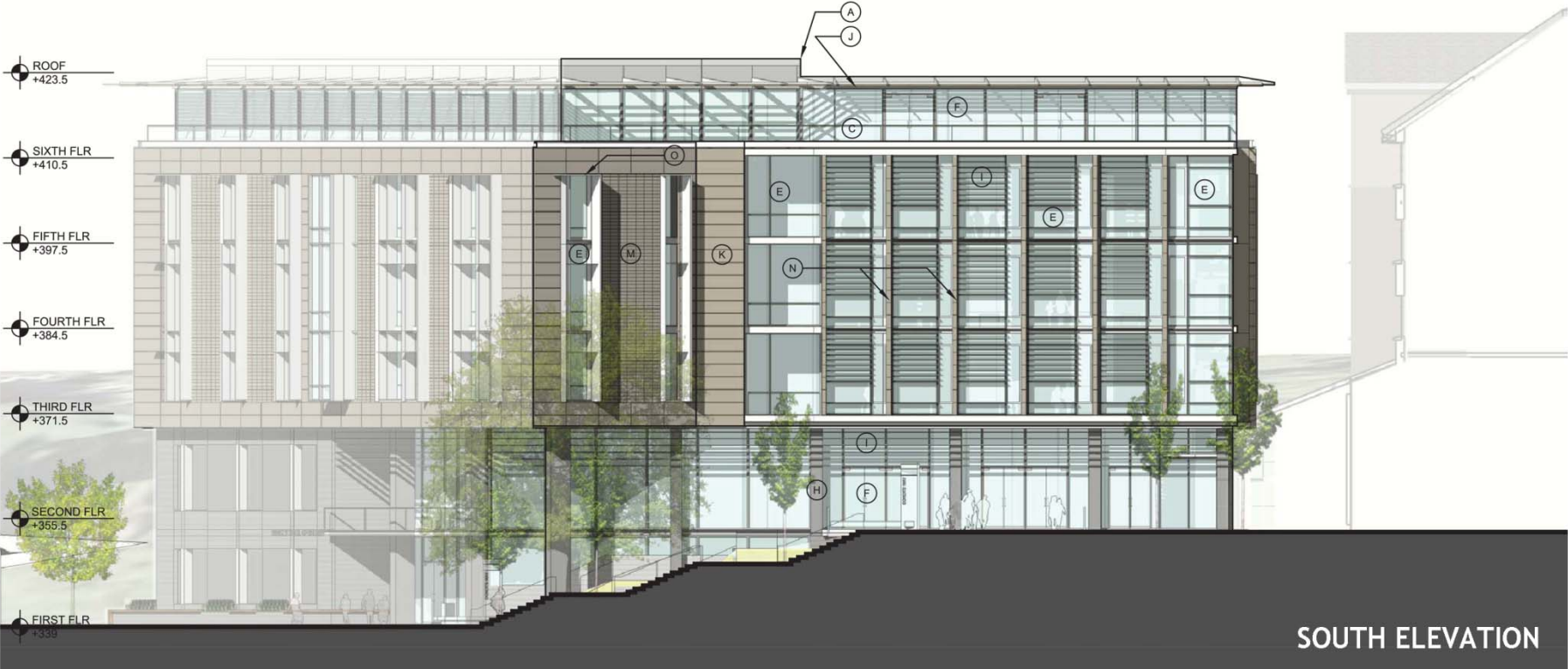


**FIGURES 4-7: PERSPECTIVES & ELEVATIONS – NEW BUILDING**





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