



School of Law
Berkeley

Infill Project



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Key Questions About Our Project

1. **Why do we need more space?**
2. **Why this site, and what will this concept/design do for us?**
3. **Why bond financing using the professional degree fee (PDF) rather than fundraising?**
4. **What about the \$ cost, value engineering opportunities, etc.?**

“The Law School facilities certainly do not match the national prominence of Boalt Hall’s reputation. ...the condition and configuration of the existing space deserve attention.”

-ABA Site Visit Findings, 2002

Key Investment Needs at Berkeley Law

<p>World class training of leaders for/from all sectors & communities</p>	<ul style="list-style-type: none"> • Scholarships and Loan Forgiveness, because it's our mission and can truly guarantee access and career choice • Reduce student/faculty ratio; faculty expansion of 40% above FY05 base • Expand clinical education, because our program's excellence does not offset its small size relative to the competition • Competitive student facilities/amenities
<p>21st century research leadership</p>	<ul style="list-style-type: none"> • Faculty expansion to provide new or deeper content coverage; e.g., biotechnology; environment; international and comparative law; civil rights/diversity; criminal justice • More support for empirical research
<p>Impact: harnessing our excellence to make a difference</p>	<ul style="list-style-type: none"> • 8 major multidisciplinary research and policy think tanks, linking the Law School with campus-wide research in a problem-solving engagement of private and public sector challenges: • Warren Institute on Race, Ethnicity & Diversity; Business Law & The Economy; Law & Technology (Intellectual Property); Criminal Justice; Environment; Global Challenges & The Law; Tax Policy; Health Care Reform; California Governance

Our Needs Require Space

<p>World class training of leaders for/from all sectors & communities</p>	<ul style="list-style-type: none"> • Scholarships and Loan Forgiveness, because it's our mission and can truly guarantee access and career choice • Reduce student/faculty ratio; faculty expansion of 40% above FY05 base • Expand clinical education, because our program's excellence does not offset its small size relative to the competition • Competitive student facilities/amenities
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Success on these critical projects requires an expanded and renovated facility.

The Infill Project is the Essential Next Step

New investments have already improved national ranking from #13 to #8 in the face of space challenges that even accreditation boards have criticized. **Now, space needs are strangling our ambitions for the future.**

- The faculty size up by 25%, with more to come to achieve competitiveness
- Expanding clinical education offerings
- Six new interdisciplinary think tanks launched for problem solving important to the state, nation, world
- Improving the quality of the student and faculty experience

Continued success relies upon completion of the Infill Project. More space is a critical first step to allow continued expansion of the faculty, curriculum and clinical education, library collections, research, student services and support.

Importantly, the quality of the student and faculty experience depends upon improvement to the built environment.

Exploring Alternatives: The Parking Lot & Piedmont Avenue

- Calvin Laboratory on the parking lot behind Boalt to remain in service for period of years for Energy Biosciences Institute, etc.
- The Law-Business Connection (LBC) vision remains for the parking lot --- perhaps next?
- New construction would do nothing to improve existing facilities
- Community issues related to historic landscape and buildings along Piedmont/Gayley (cross from Stadium)
- Possible delays around the Stadium-related projects

Financing, or Time is Money...

Cost escalation for higher education projects has been staggering in Northern California in recent years, while projections for the next several years run to 8% per year*.

To delay until cash is in hand would mean losing millions to increased construction costs.

The Infill Project will be funded with external financing secured by PDF revenues. This plan will allow delivery of the project on a substantially compressed timeline, thus avoiding significant cost escalation.

**Projection from Davis Langdon.*

Berkeley Law's Integrated Financial Plan: Burden Sharing and Fungibility

Strategic Plan Investment Elements	Investment as Endowment	Investment as Annual \$	Rev Sources for Investment Delta		
			PDF	Endowment & Alumni	1990, Campus
New Faculty Costs	105.0	4.20	0.90	0.50	2.80
New Building Construction*	90.0	7.0	7.00		
Research and Research Centers	87.5	3.50	1.00	2.50	
Executive/Exchange Programs Start-up	8.8	0.35		0.35	
Clinics & Curricular Enhancements	35.0	1.40		0.40	1.00
JSP Program	23.8	0.95			0.95
Financial Aid	96.25	3.85	3.10	.75	
LRAP Improvements	37.5	1.50	1.25	.25	
Student Services / Journals / Other	55.0	2.20		0.20	2.00
Library	25.0	1.00	0.50		0.50
Technology	25.0	1.00	1.00		
Totals	590.0	27.05	14.8	5.0	7.25

*New Building Construction shown as total cost vs. financing cost of annual debt service.

Message: Student fees (PDF) form one important component of an integrated financing strategy which will continue to fund improvements at Berkeley Law. As donor interest lies in program and not facilities, we are led to use PDF revenue to pay the bill.

Prudent use of the Professional Degree Fee . . .

Future PDF revenues provide an ample repayment source.

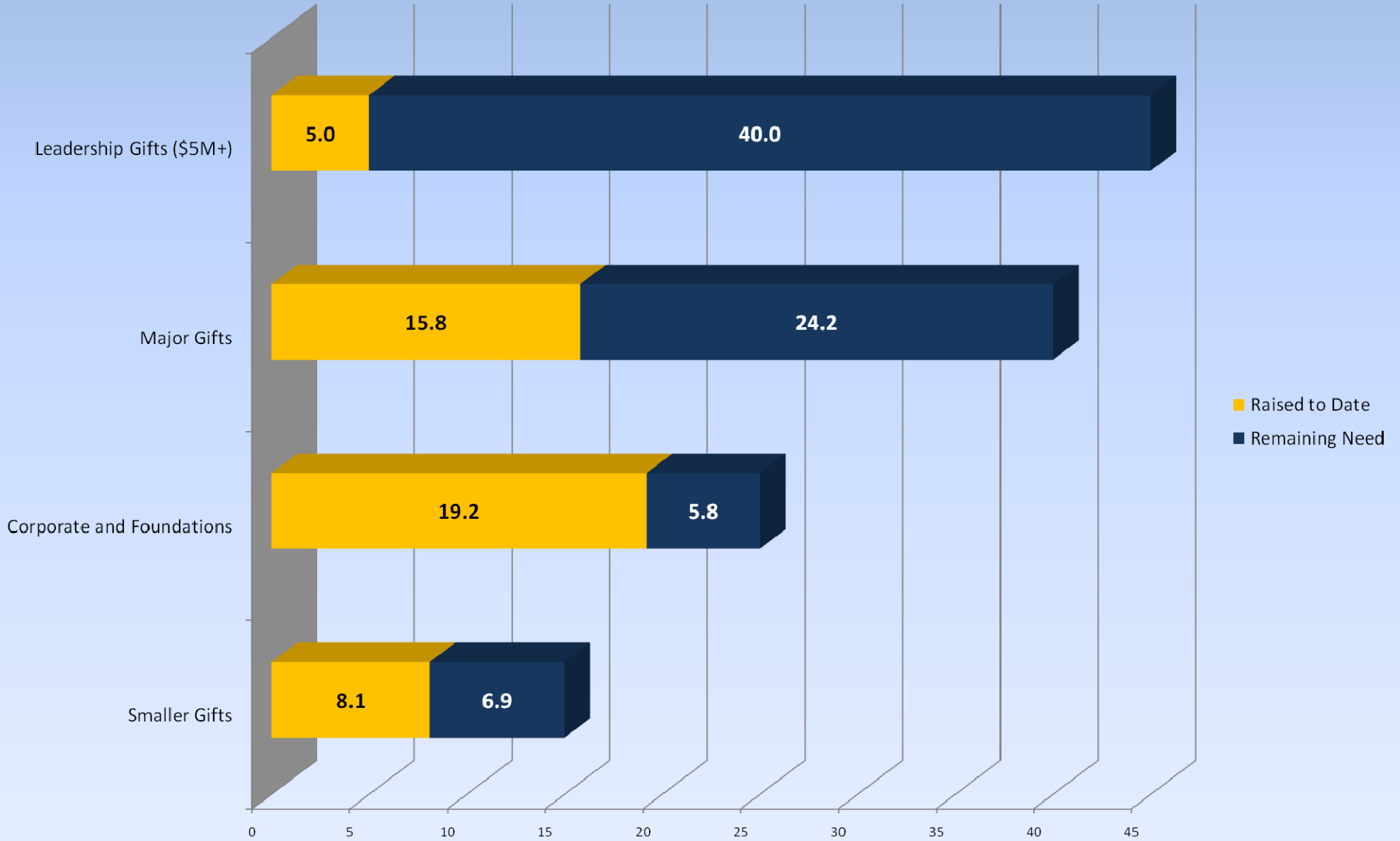
- Debt service would require **less than 25% of gross PDF revenues** in the benchmark year of FY13 and a declining percent thereafter.
- In that same benchmark year, debt service payments are equivalent to roughly **50% of the marginal PDF increase** that was approved by the Regents in September 2007.
- This project would have a transformative impact on the quality of student life at the school.

▪ Financial aid	▪ New faculty; market salaries and compensation	▪ Research centers core funding	▪ Financing construction & renovations	▪ Inflation
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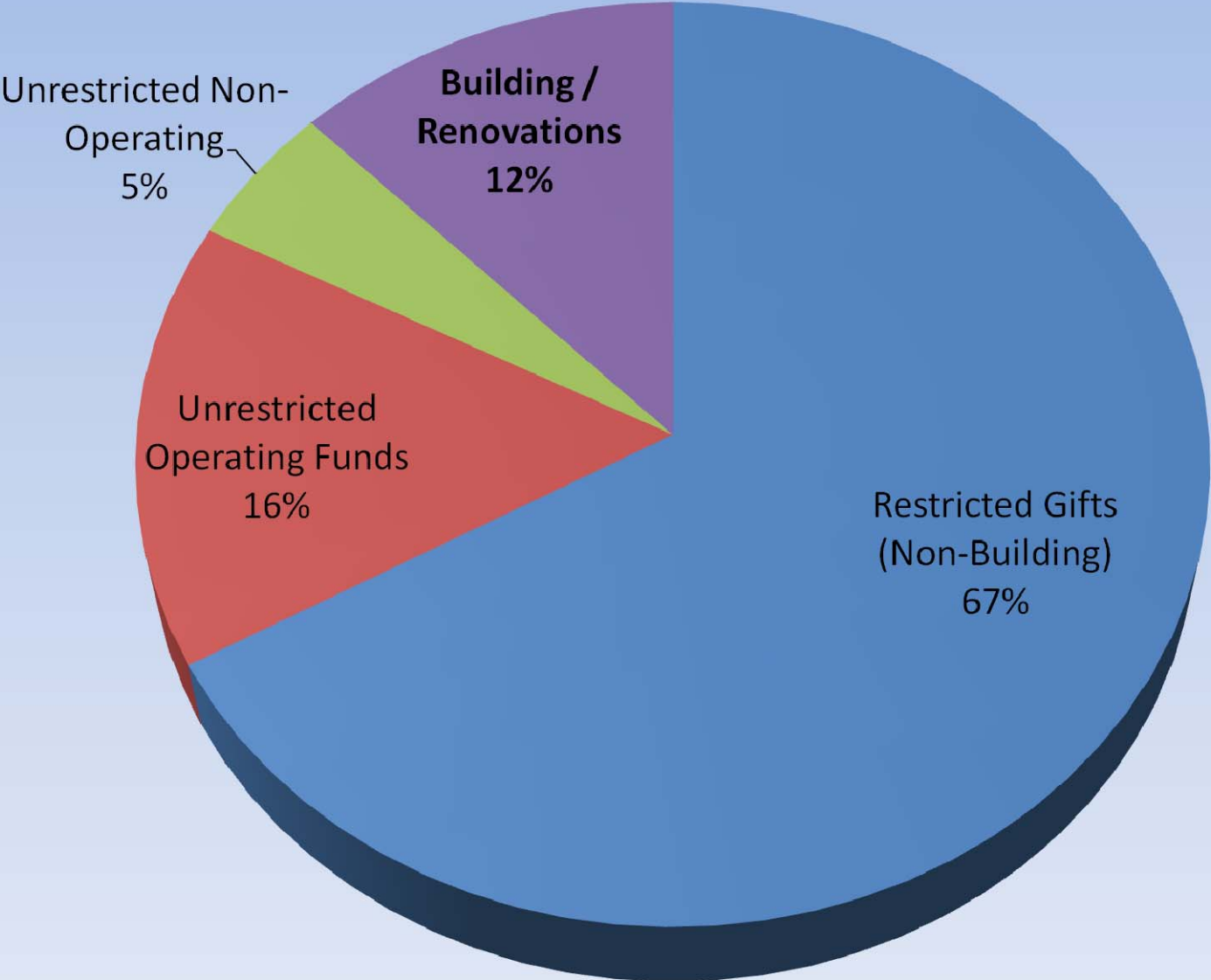
Of course, fundraising for our \$125 million capital campaign will continue apace...

The Campaign for Boalt Hall: Total as of January 2008: **\$48,100,000**

Progress & Remaining Need by Gift Source Category



Gifts to Date by Designation



Message: Despite substantial success to date in the capital campaign, only 12% of those funds (or roughly \$6 million) have been earmarked to capital projects.

Conclusion: Most donors want to fund program, not facilities.

Construction cost

Infill is key element of multi-phase program

	GSF	Const Cost (Sub 1)	Constr \$/GSF	Project Cost	Project \$/GSF
Step 1	2,900	1,040,000	359	1,435,000	495
Step 2	9,793	1,400,000	143	1,850,000	189
Step 3	26,126	8,787,000	336	14,837,000	568
Infill (estimates)	61,439	56,200,000	915	90,000,000	1,465
Total of Steps 1-3, plus Infill	100,258	\$67,427,000	\$673	\$108,122,000	\$1,078

Costs for Steps 1 and 2 are actual

Step 3 is escalated to 2008

Infill escalated to midpoint of construction, 2009

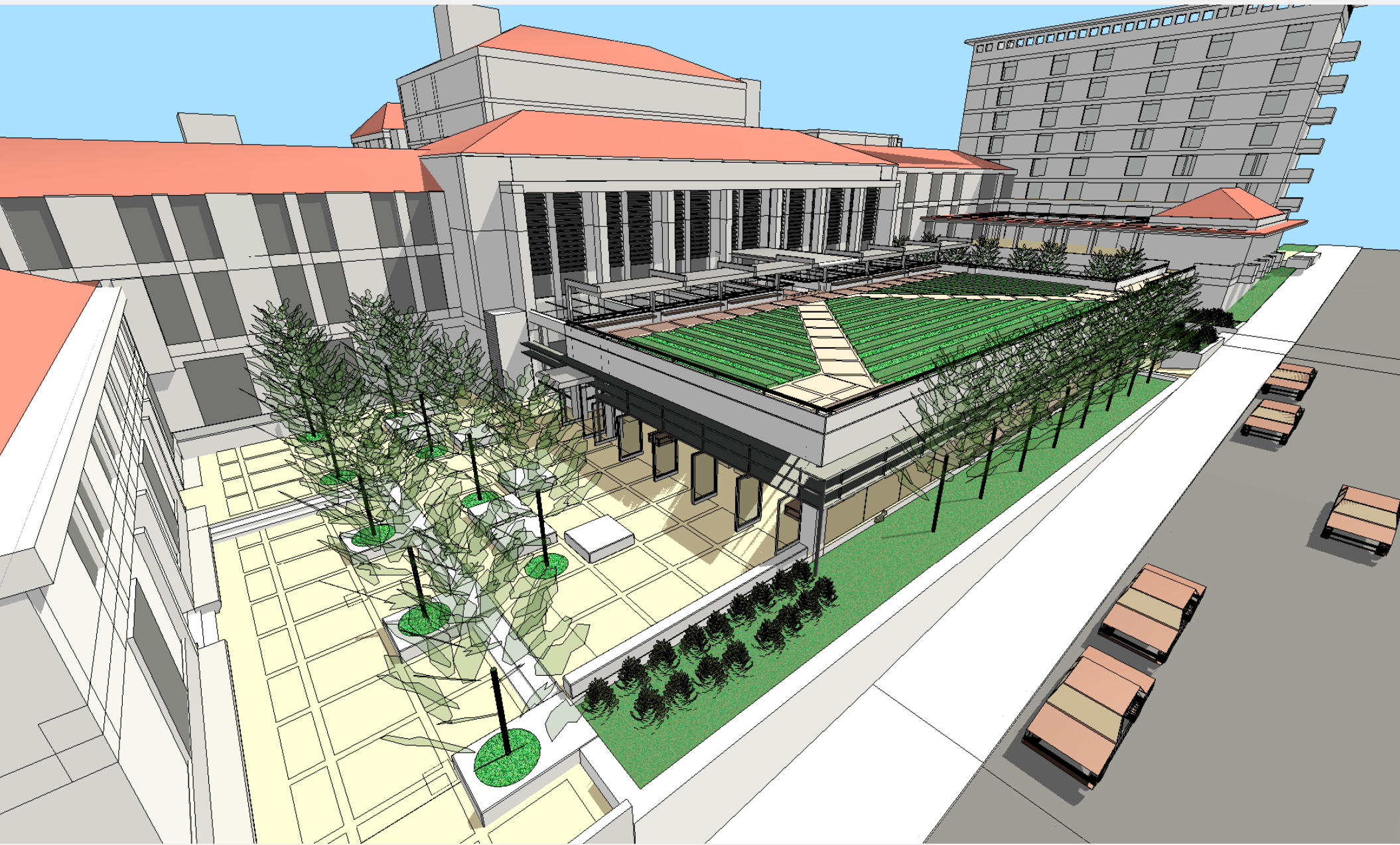
Comparable cost normalized to Infill

		\$/GSF	GSF new constr
McHenry Library Addition	bid cost in 2005	\$350	110,000
Escalate to January 2008		450	
Adjustments to Berkeley Law School Infill conditions			
Two-story above-grade Library		450	110,000
Building size factor	10%	45	42,000
Building location factor	10%	50	
subtotal		545	
Excavation & shoring (below-grade building)		60	42,000
Underpin adjacent structures		60	
Tunnel excavation & underpinning		50	
Compact stacks		70	
Cost per GSF, January 2008		785	
Escalate to mid-point of construction, 2009		\$911	



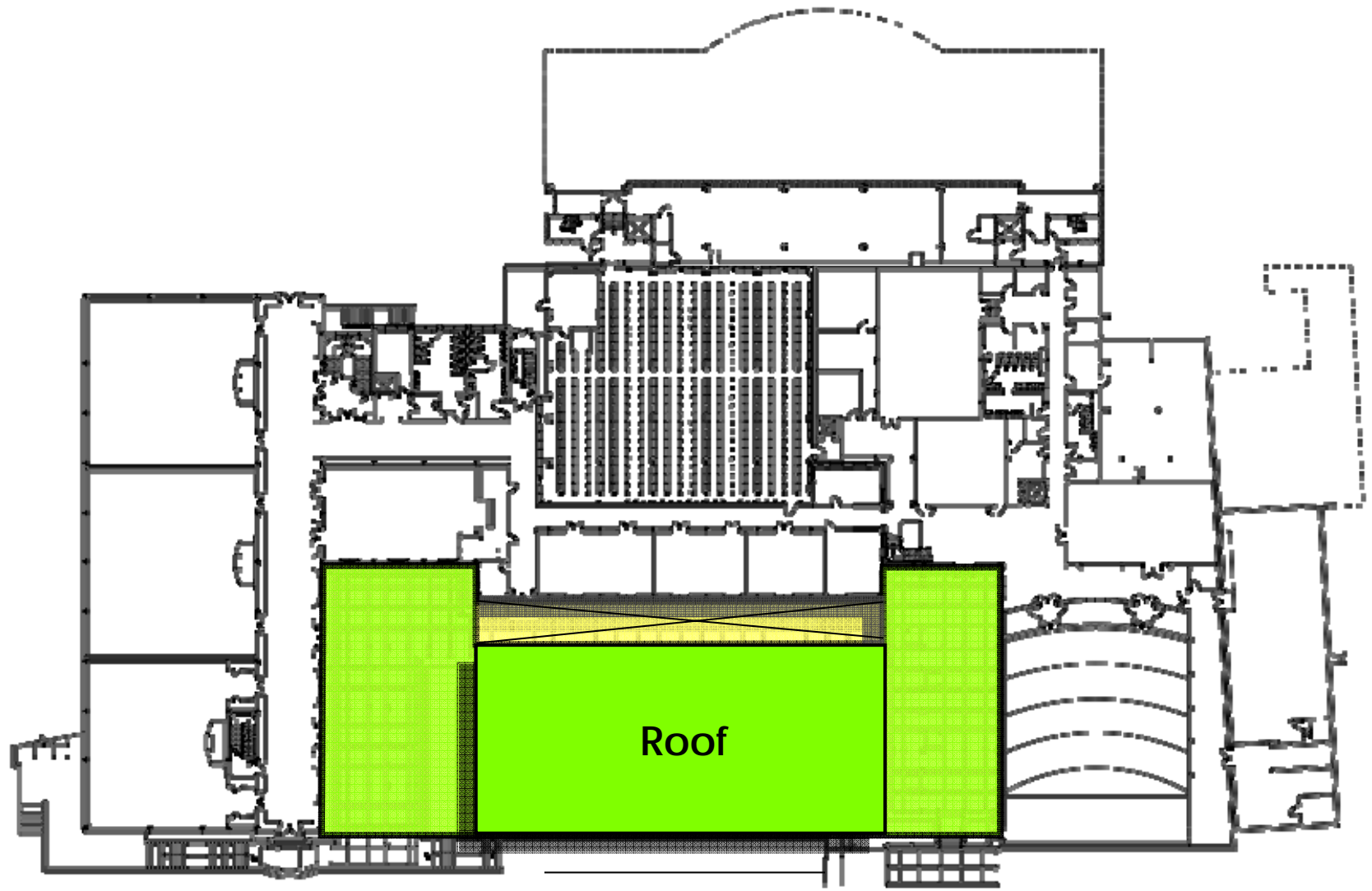
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The Law Complex and Infill Project



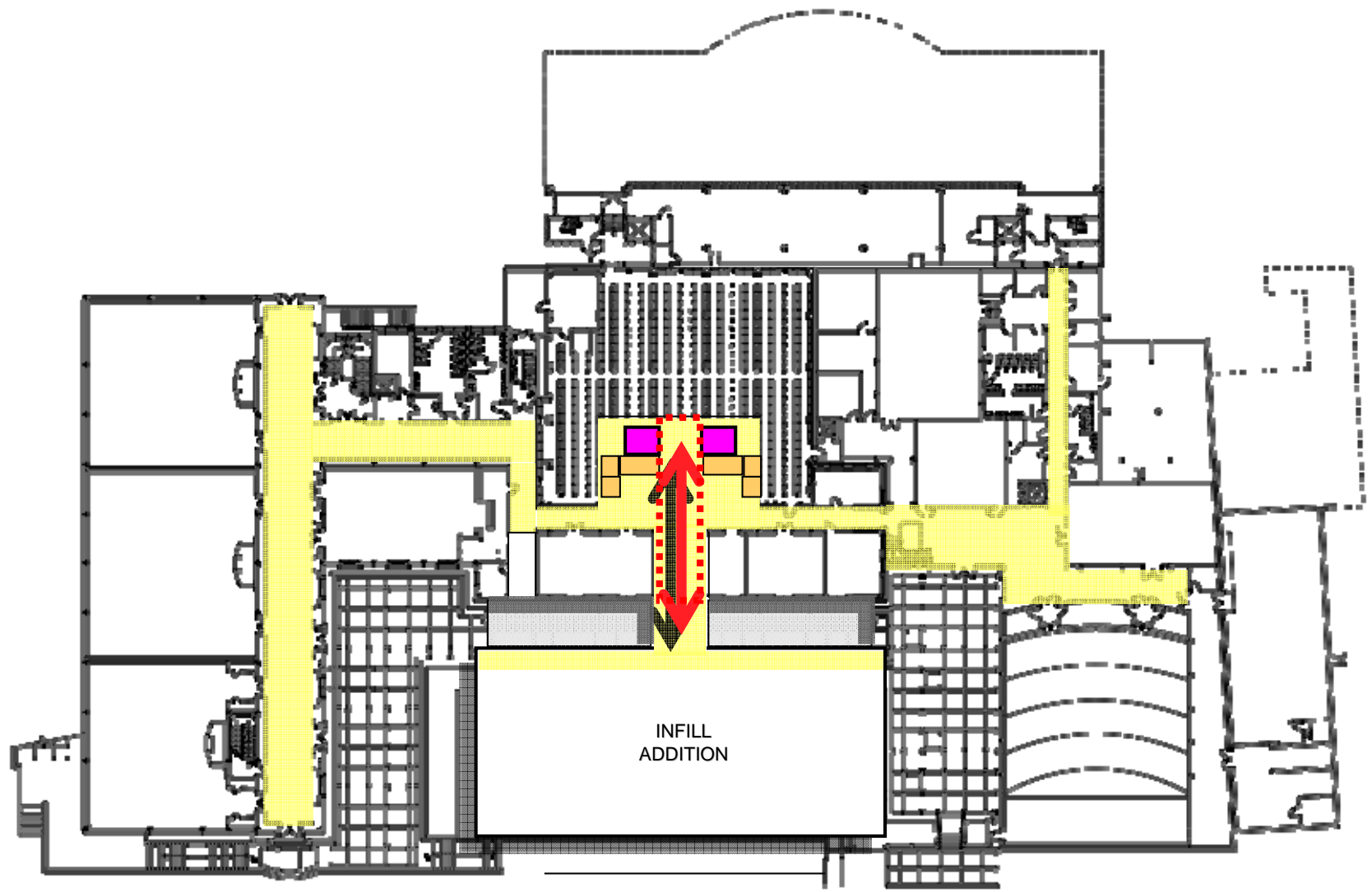
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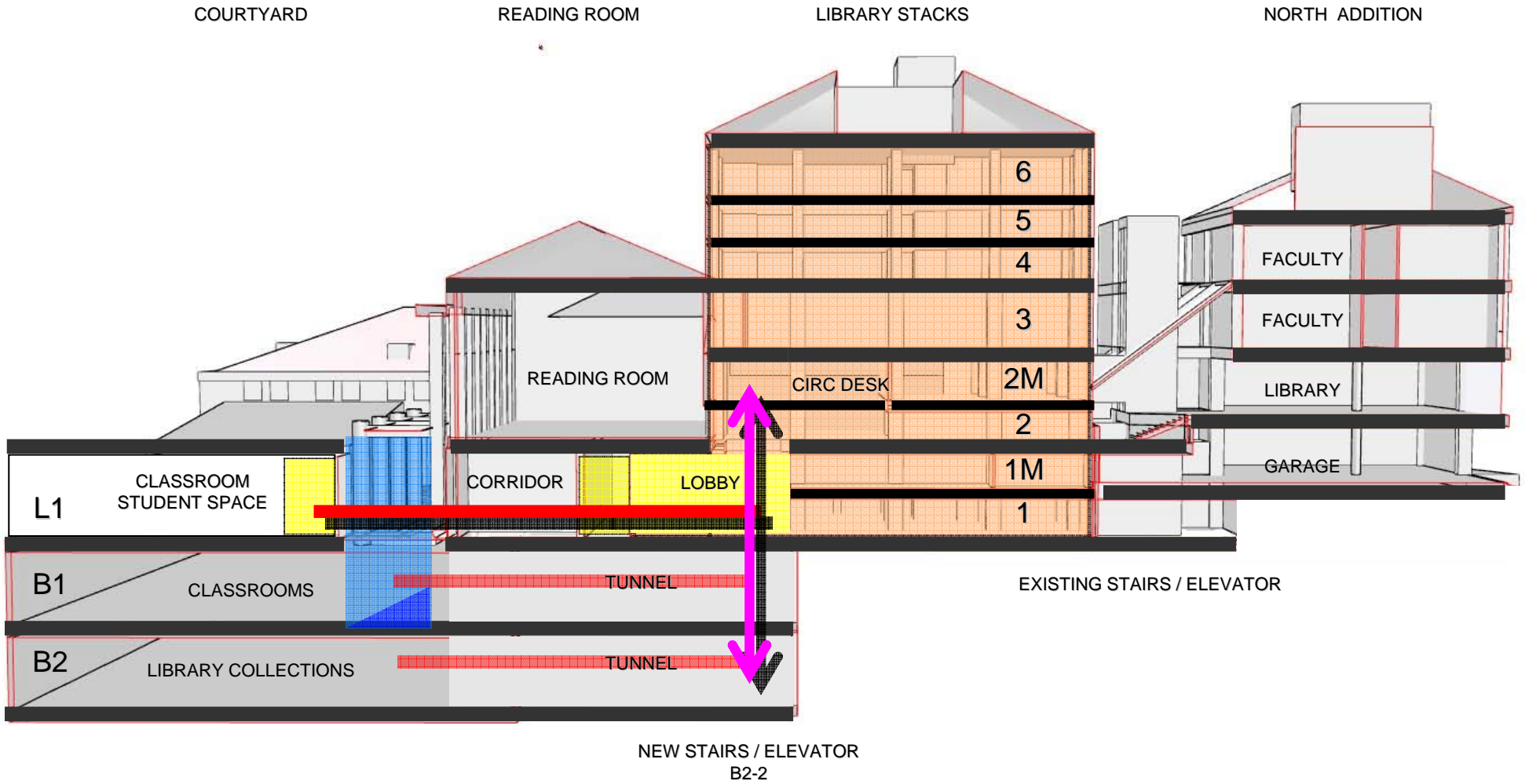


Level 1

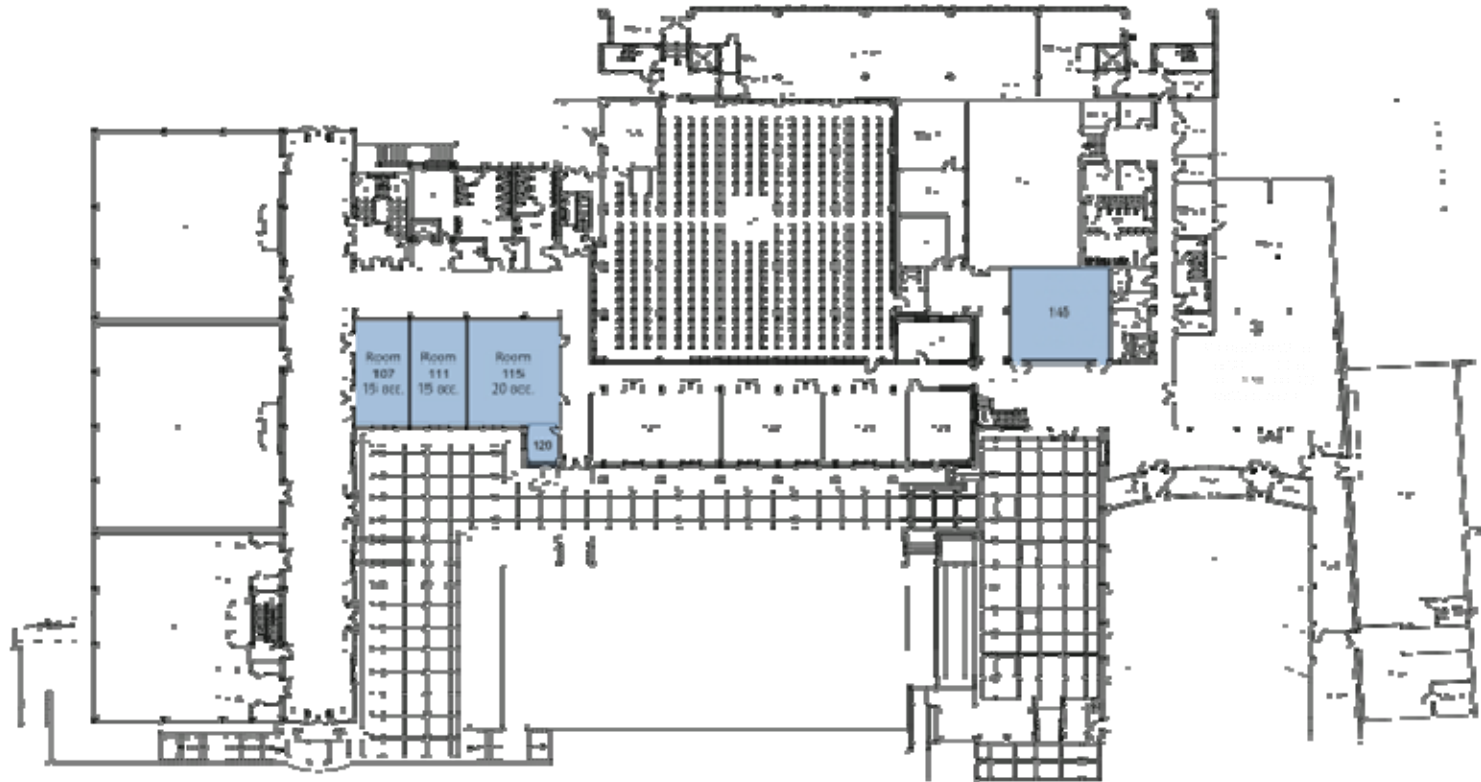
Classrooms
Library Collections



Level 1

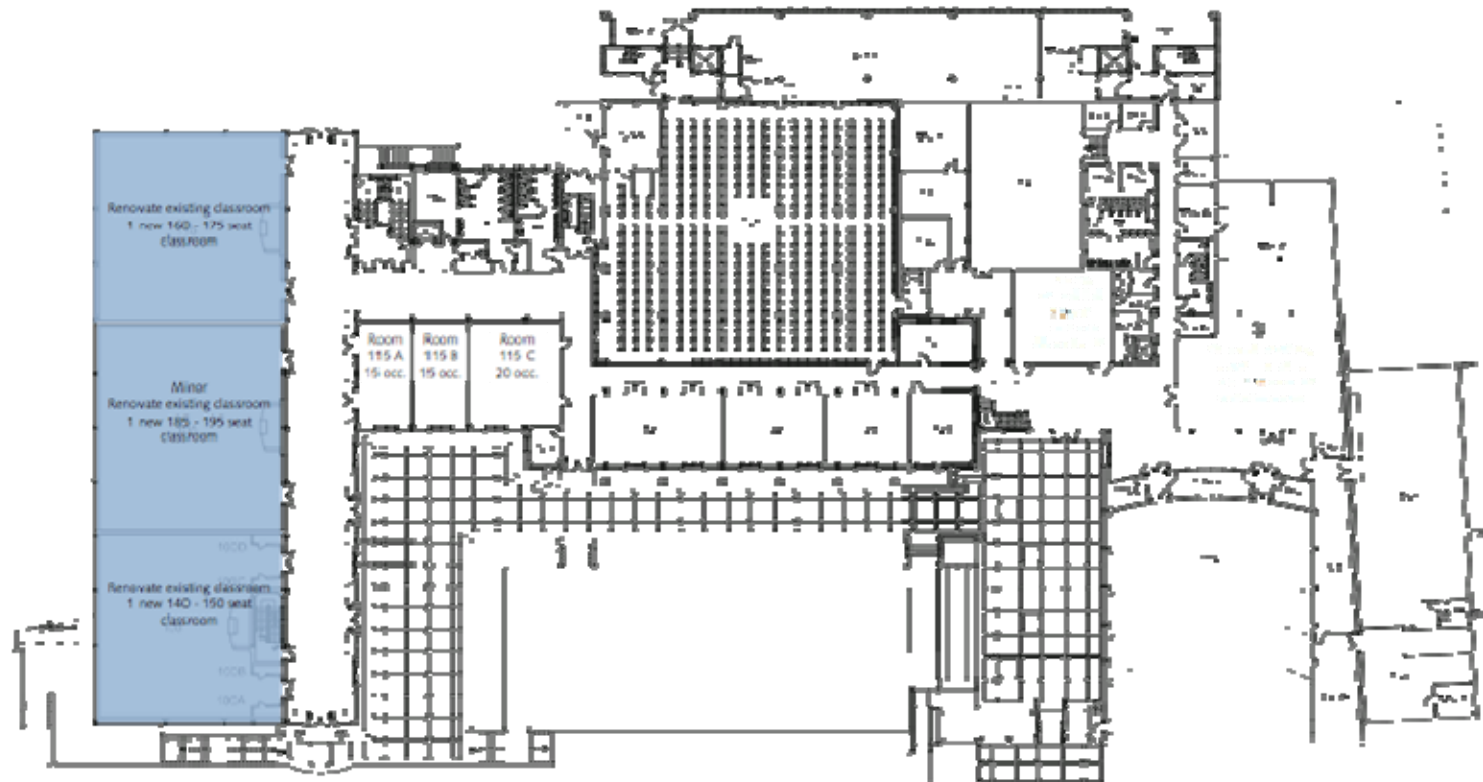






STEP I RENOVATION WORK

LEVEL I
ELEV 334 & 335



STEP 2 RENOVATION WORK

LEVEL I
Elev. 334 & 335

STEP 3 RENOVATION WORK

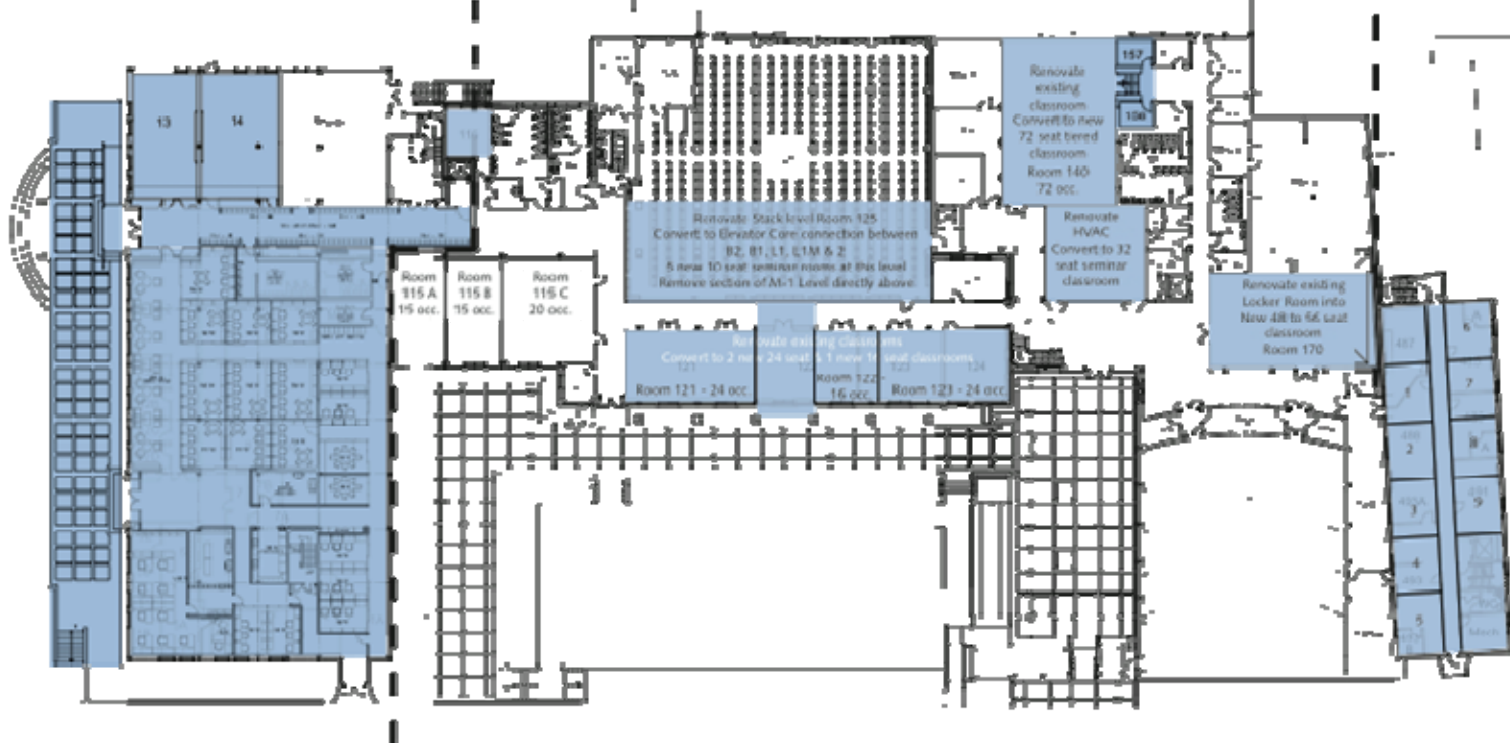
**WEST BASEMENT
STUDENT SPACES,
CLASSROOM, AND
WEST PI A7A**

STEP 3 RENOVATION WORK

**LEVEL 1, 1M AND 2
CLASSROOM, SEMINAR
ROOMS, ELEVATOR CORE,
OFAN'S SEMINAR ROOM.**

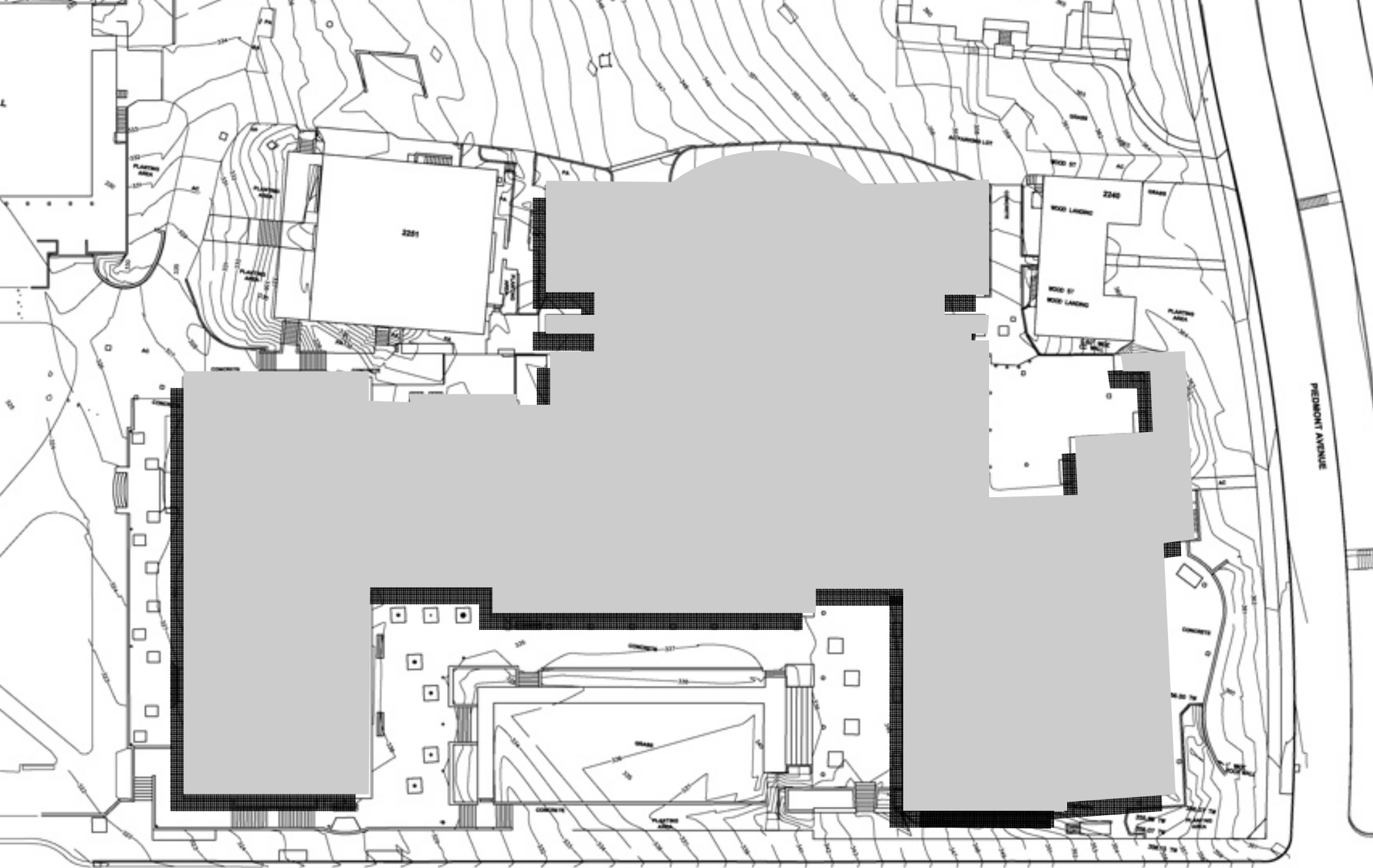
STEP 3 RENOVATION WORK

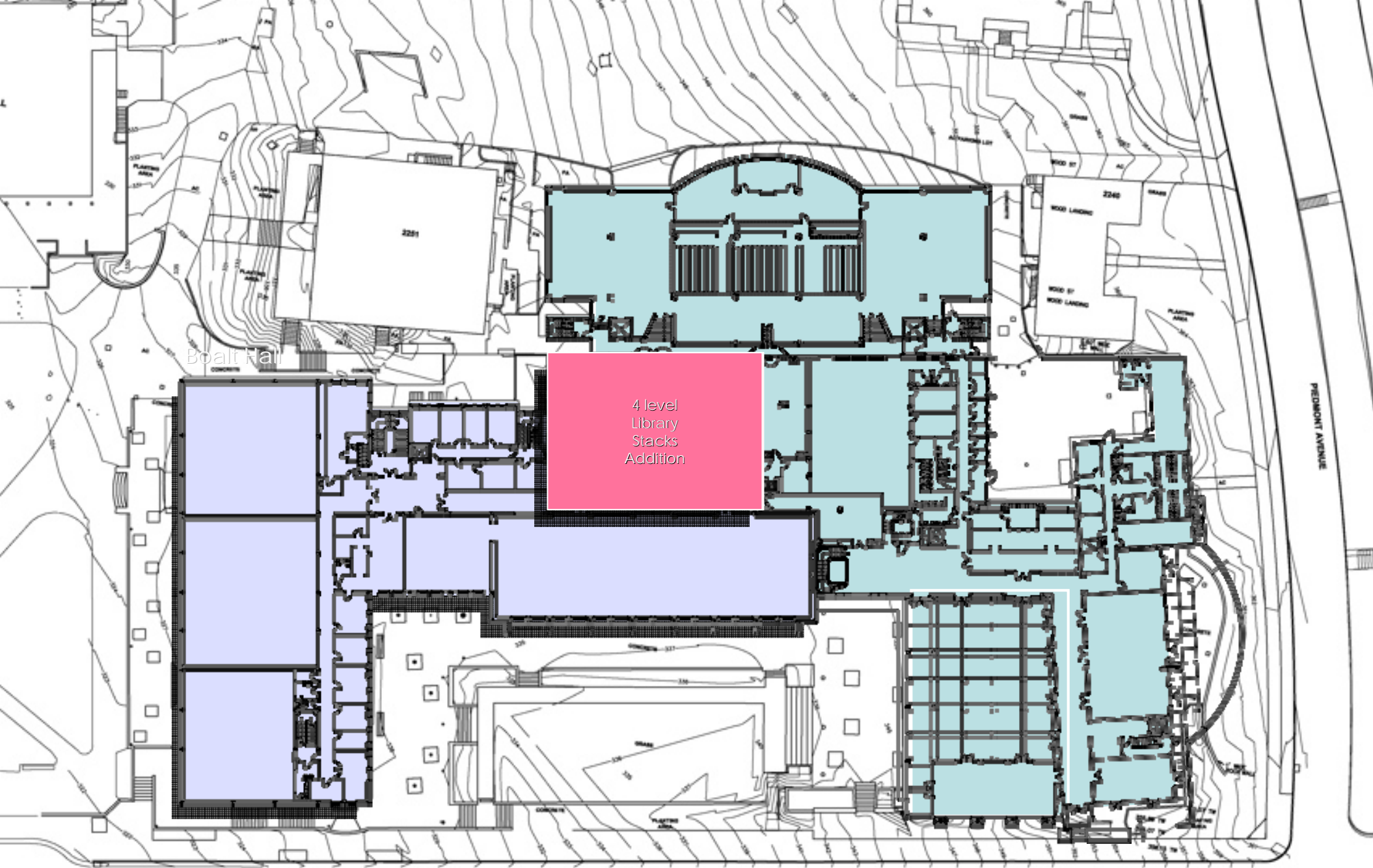
**LEVEL 4 AND 5
FACULTY OFFICES**



STEP 3 RENOVATION WORK

WEST BASEMENT, LEVELS 1, 1M, 2, 4 AND 5





Boat Hall

4 level
Library
Stacks
Addition

PIEDMONT AVENUE

2281

WOOD ST

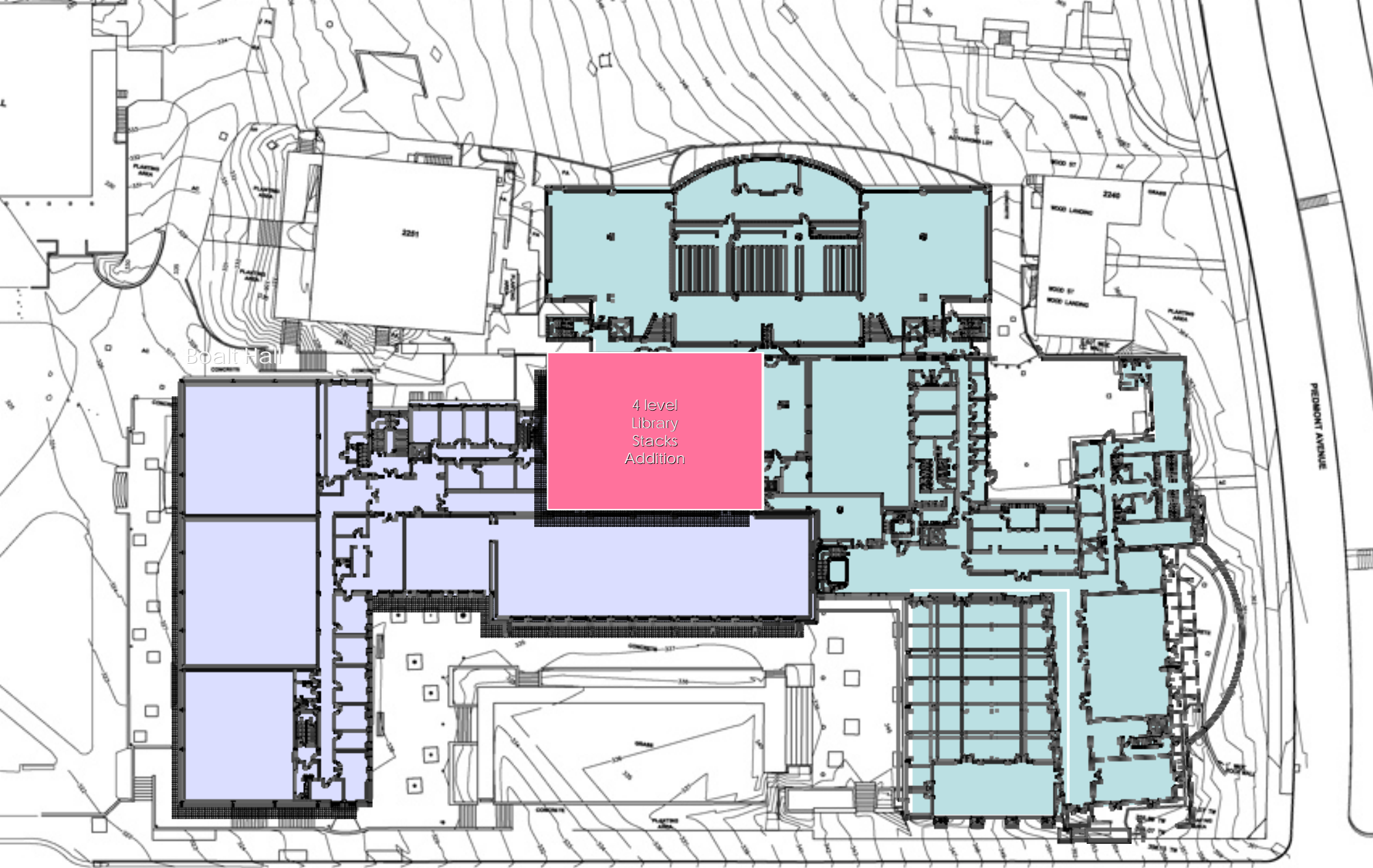
WOOD LANE

WOOD BY WOOD LANDING

PARKING AREA

PARKING AREA

PARKING AREA



Boat Hall

4 level
Library
Stacks
Addition

PIEDMONT AVENUE

2241

2240



Boath Hall

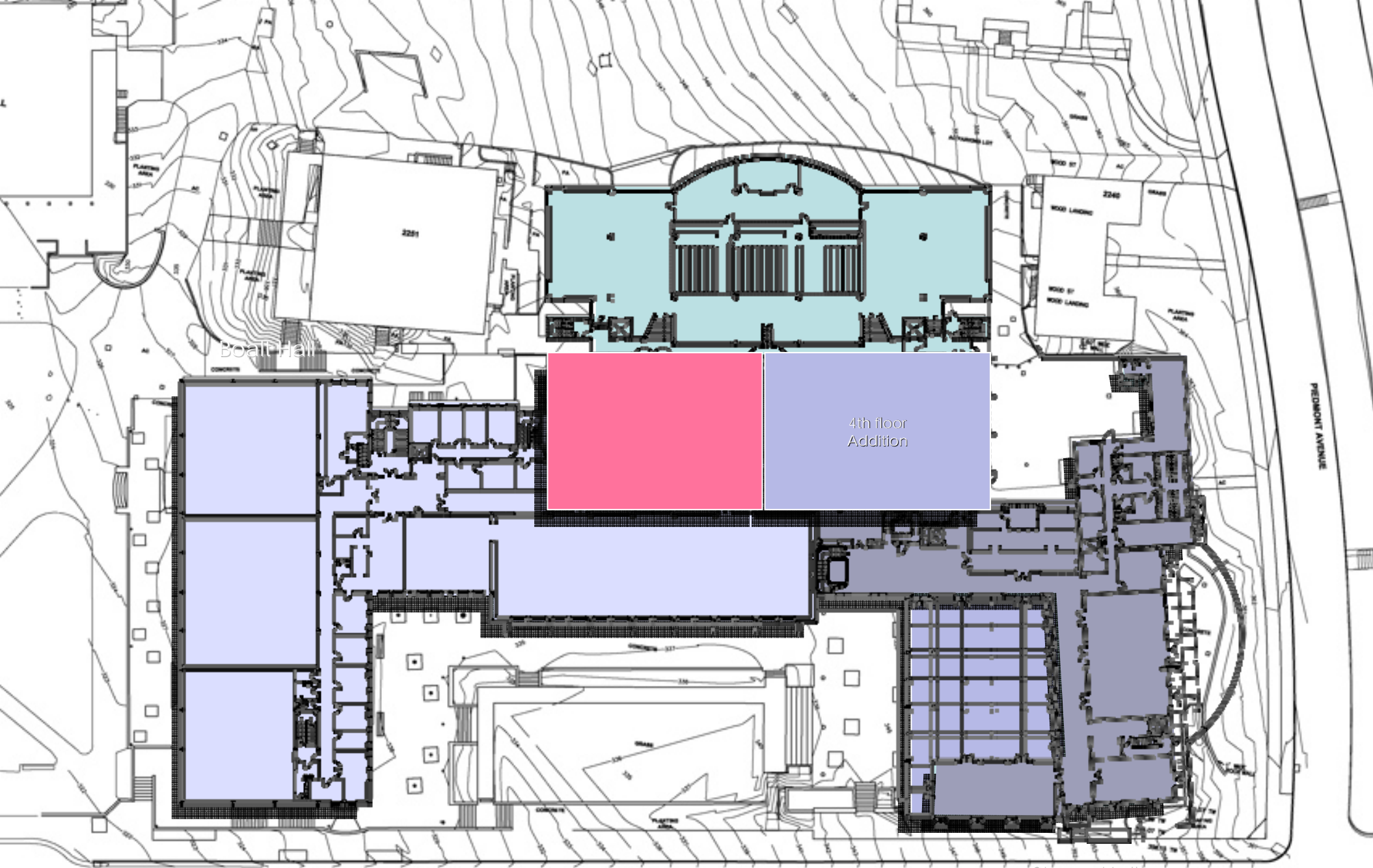
4th floor
Addition

Simon Hall

PIEDMONT AVENUE

2241

2240

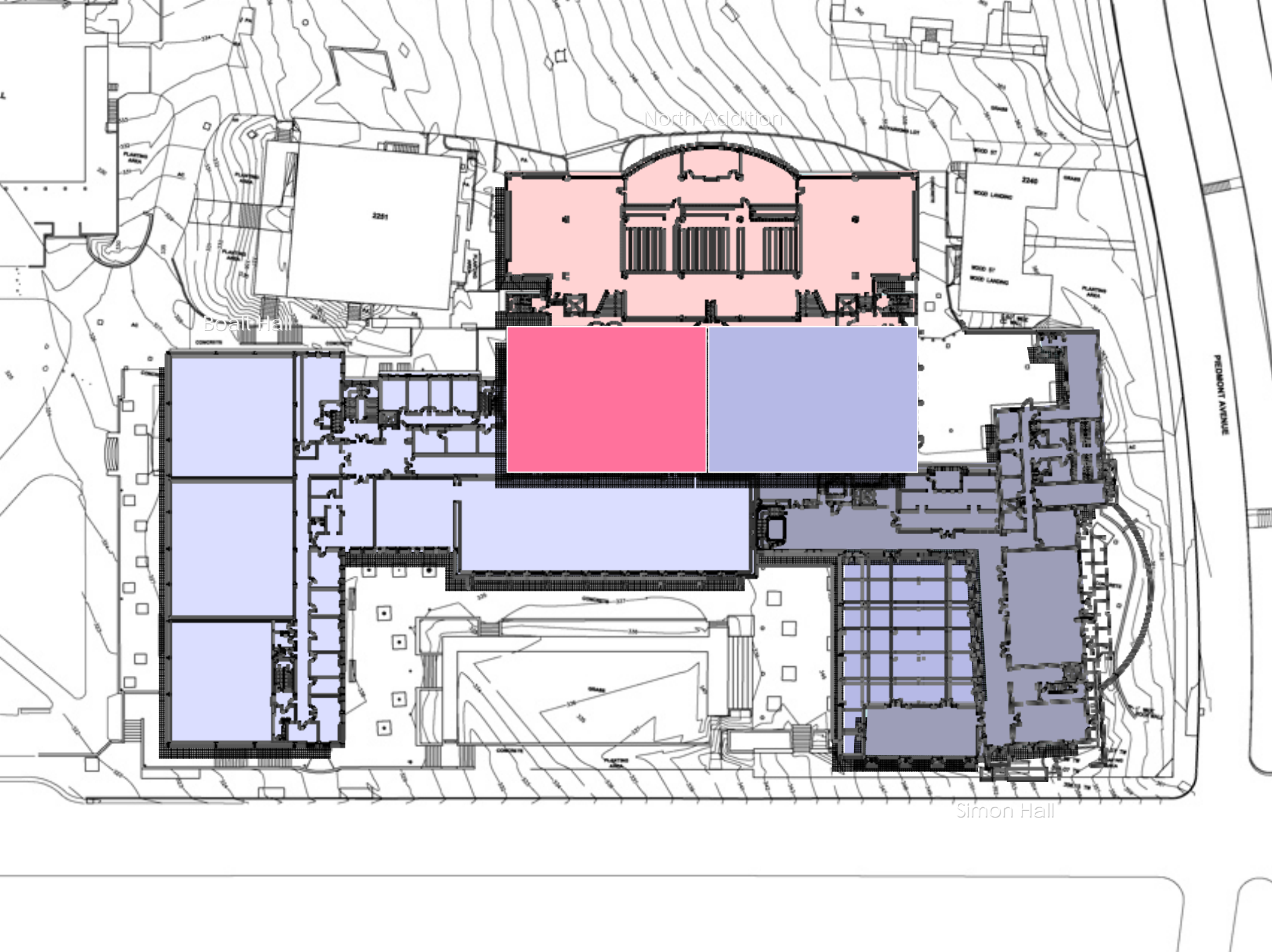


Boath Hall

4th floor
Addition

Simon Hall

PIEDMONT AVENUE

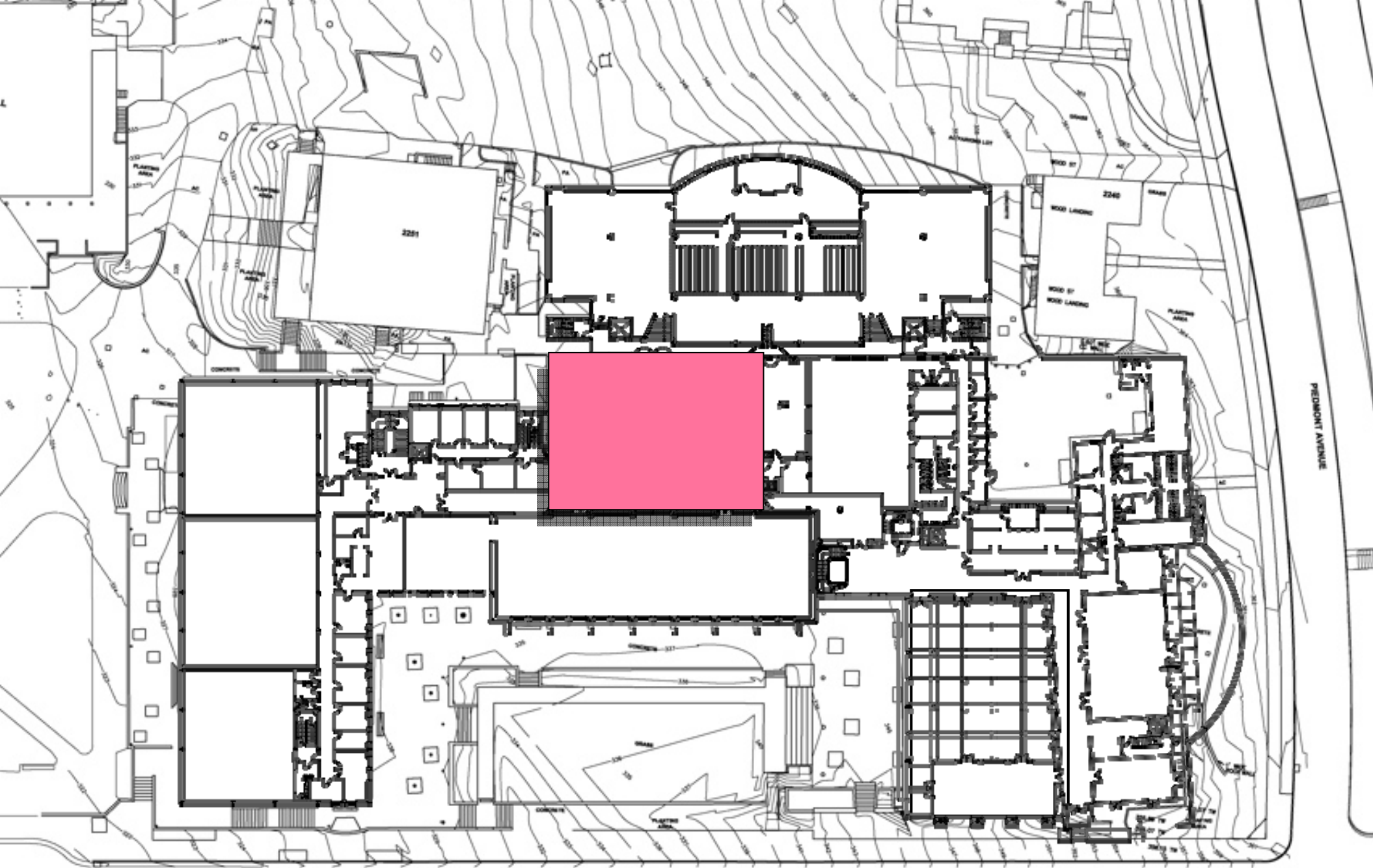


North Addition

Boath Hall

Simon Hall

PIEDMONT AVENUE



PIEDMONT AVENUE