
**FOR THE EXCLUSIVE USE OF
GARY@PIKEANDCOMPANY.COM**

From the Silicon Valley Business Journal:

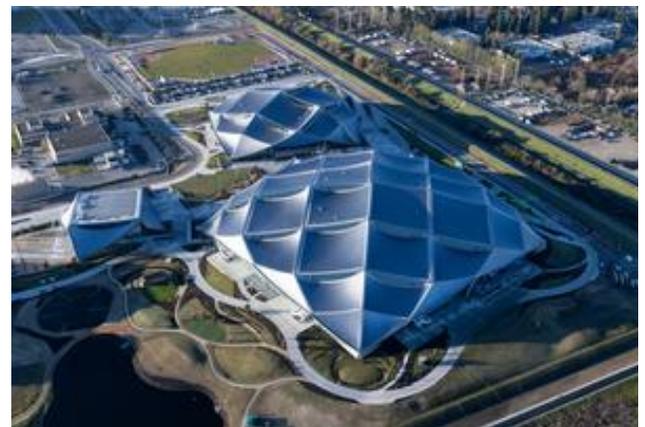
<https://www.bizjournals.com/sanjose/news/2022/09/26/campus-project-google-bay-view.html>

Structures Awards 2022

Google's Bay View is the 2022 Structures honoree for Best Campus

Sep 26, 2022, 7:02am PDT **Updated: Sep 27, 2022, 9:00am PDT**

Editor's note: Each year, the Silicon Valley Business Journal presents its Structures Awards, which honor the best commercial real estate projects, deals and people in the region. Leading up to a special awards ceremony and celebration this Thursday, the SVBJ will announce a group of this year's winners each day. For tickets to the event at the Signia by Hilton in San Jose, [click here](#).



IWAN BAAN FOR GOOGLE LLC

Bay View, Google's new campus on the edge of Moffett Field, took five years to build and more than a decade to develop. Its influence on design, sustainability and work will be felt for far longer.

An aerial photo of Google's Bay View campus in Mountain View.

Google LLC's Bay View campus in Mountain View — the first ground-up office development project the tech titan has ever built — has plenty of boasts.

It has 1.1 million square feet of space, which ranks the campus among the 15 biggest in Silicon Valley, over four buildings. It can accommodate up to 4,000 Googlers, who are able to work and collaborate in a multitude of different spaces.

It is one of the greenest office projects around, with innovative approaches to solar energy capture, water use and ventilation. It's location embraces surroundings that include woodlands, wet meadows and a marsh.

It has a stand-alone events center that can welcome 1,000 guests and its own hotel where 240 Google employees or visitors can have short-term stays on campus.

And it has distinctive, canopied roofs over its two main buildings that give the campus a future-forward vibe while they help Google achieve the campus' sustainability energy goal of being carbon-free by 2030. Those roofs are the iconic feature of both Bay View and Google's nearby and nearly-completed North Charleston campus.

David Radcliffe, Google's vice president of real estate, said that the company started with a "blank canvas" as it approached the campus and thought about what work would like deep into the future. "I'll be honest, the conclusion that we came to is we have no idea," Radcliffe said when Google showed off the campus to the media in May. "What we did though is put an extra focus on how this building had to be able to transform itself many times over its lifetime, in order to respond to the demands that will be put on it."

The campus was designed by a partnership of two global architecture firms, Bjarke Ingels Group (BIG) in Copenhagen and Heatherwick Studios in London.

In an interview with BIG's founder that Google posted on its blog when the campus

opened in May, Bjarke Ingels said he had a "fundamental mind shift" because of what he described as Google's general philosophy to problem solving: use whatever you can to begin working on a problem, which in turn might influence others to join in.

Asked what he wanted the campus's legacy to be, Ingels said he would consider it a success if they designed a work environment that boosted people's resourcefulness and creativity. "The last thing we wanted to do was to create a polished mausoleum, or a standard corporate building, where no one dares do anything," he said.

Best Campus – Google Bay View

Location: 100 Bay View Drive, Mountain View

Size: 1.1 million square feet over four buildings

Cost: Not disclosed

Green features: 100% electric, using carbon-free energy 90% of the time; a geothermal pile system is integrated into the campus to heat and cool the site without using fossil fuels; the roof is covered in a dragonscale solar skin made up of 90,000 silver solar panels that captures sunlight from multiple angles; the roof also helps with the collection of rain water and helps the campus be net water positive. In 2021, the Business Journal awarded Bay View with a Structures Award for Best Green Project.

Amenities: Outdoor views from every desk; artwork from local artists enliven common spaces; massage and meditation rooms; an exercise class that uses stationary Google bikes.

Status: Site work began in 2013 with major construction beginning in 2017; campus opened in May 2022

Background: In 2008, Google leased 42 acres of unimproved land at the NASA Ames Research Center in Mountain View with the intention of building a new campus. Google signed a 40-year lease and has the ability to extend the lease for as much as an additional 50 years. Google is paying NASA an initial base rent of \$3.66 million per year.

Design history: Before 2013, Google was developing Bay View as a complex comprised of nine, mostly rectangular buildings that was designed by global architecture firm NBBJ. In 2015, Google unveiled designs for four futuristic structures designed by Bjarke Ingels Group (BIG) and Heatherwick Studio that would be built at

four locations, but Bay View was not one of them. In 2016, those designers modified their plans to arrive at buildings covered by canopies. Google ditched the original Bay View design, and hired BIG/Heatherwick to develop a final design that also used canopies.

Tidbit: Campus employs a ventilation system that uses 100% outside air.

Key players

Owner: Google LLC

General Contractor: Whiting-Turner

Development consultant: Sares Regis Group of Northern California

Architects: BIG-Bjarke Ingels Group; Heatherwick Studio

Interiors: STUDIOS

Landscape architect: Olin

Structural Engineering: Thornton Tomasetti

Mechanical, plumbing engineering: Integral Group

Acoustic consultant and facade engineering: ARUP

Civil engineering: BKF

Water engineering: Sherwood

Geotechnical engineering: Kleinfelder

J. Jennings Moss

Editor-in-Chief and General
Manager

Silicon Valley Business Journal





We'd like to send you some notifications

Notifications can be turned off anytime from browser settings

[Dismiss](#) | [Allow](#)