

## Office of the President

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

#### ACTION ITEM

*For Meeting of September 17, 2013*

### **APPROVAL OF PRELIMINARY PLANS FUNDING, BLAKE HOUSE RENOVATIONS, REPAIR, AND SEISMIC IMPROVEMENT, OFFICE OF THE PRESIDENT**

#### **EXECUTIVE SUMMARY**

The proposed project would complete deferred maintenance, seismic improvements, and needed renovations of the Blake House in Kensington to accommodate essential entertainment functions of the President of the University, provide meeting and conference facilities for local UC regional partners, such as the UC Office of the President, UC Berkeley, Lawrence Berkeley National Laboratory, and other campuses, and potentially provide housing for the President.

The house has not received regular maintenance for many years and has fallen into disrepair, requiring repairs and renovations estimated to cost \$3.5 million to \$6 million. Because of the fiscal crisis that began in 2008, plans under development at that time for renovations of the facility were put on hold. Temporary leased residences were procured for President Yudof and incoming President Napolitano. Escalation of current lease rates, entertainment costs for external leased/rented facilities, and management costs will exceed renovation costs in less than 15 years, making renovation of the facility financially appropriate.

Blake House's main floor of large rooms is a perfect venue for certain types of university functions, but the upstairs residential floor is not currently adequate to meet the needs of the President of the system.

The traditional use of the building as a residence is the first choice; however, the project will also analyze additional uses for the facility to maximize the University's return on investment. Options include use of the building as a UC conference center, study center, residence for visiting scholars, or a combination of uses. Likely users of the facility include the Office of the President, units on the Berkeley campus, Lawrence Berkeley National Laboratory and other northern California campuses and related units. The gardens will be retained for student and public use and continue to be maintained by Berkeley's Landscape Architecture and Environmental Planning Department.

Some deferred maintenance, including roof repair, will be done in advance of the proposed studies to prevent water damage from worn and cracked roof tiles and to ensure the integrity of

the structure. This work is part of the renovation project and will reduce overall project costs by being completed in advance of the renovations.

Total project cost, including site improvements, is currently estimated to be approximately \$3.5 million to \$6 million to be funded from discretionary funds (the Searles Fund). The Regents are being asked to approve preliminary plans funding in the amount of \$250,000 and deferred maintenance funding of \$370,000 to be funded by the Searles Fund.

### RECOMMENDATION

The President recommends that the Committee on Grounds and Buildings recommend to the Regents that the 2013-14 Budget for Capital Improvements be amended to include the following project:

UC Office of the President: Blake House, Renovations, Repair, and Seismic Improvement – Preliminary Plans – \$250,000 to be funded from UC Office of the President (UCOP) unrestricted funds (Searles Fund).

UC Office of the President: Blake House, Deferred Maintenance – \$370,000 to be funded from UCOP unrestricted funds (Searles Fund).

### BACKGROUND

Blake House is a 13,000 square foot facility donated to the University in 1957, located in Kensington four miles north of the Berkeley campus and the traditional residence of the University President. Built in 1924, Blake House and gardens are a venerable and historic landmark providing essential educational opportunities for the students of the Landscape Architecture and Environmental Planning Department at the College of Environmental Design at Berkeley as well as a public resource for the local community and the whole East Bay. The Blake House is part of the evolutionary history of the University from a single campus to a world-renowned system of interconnected campuses, laboratories, hospitals, and research facilities.

#### *Garden*

Current use of the gardens as a well-designed outdoor environment that supports teaching and research in Landscape Architecture and Environmental Design promotes the University's mission. The garden contains a large diversity of plant materials that grow in a California Mediterranean-type climate, and new and historic gardens and structures designed and built by UC professors, students, and garden staff.

### *House*

The Blake's original family home was on Piedmont Avenue in Berkeley where the UC stadium now stands. As early benefactors of the University, they donated their land for the building of the stadium and constructed a new home originally called La Casa Adelante.

The House was designed by Walter Danforth Bliss, a prominent turn-of-the-century architect in San Francisco also responsible for the St. Francis Hotel, the Bank of California, and multiple commissions for the 1915 Panama-Pacific International Exposition. Blake House is integral to the garden's design: it shelters the formal garden from the strong prevailing winds off the Golden Gate and is considered an essential part of the environment.

Past University Presidents have committed University resources to ensure Blake House's continued viability. Foundation repairs and mechanical, electrical, and plumbing upgrades have been carried out since 1967. All Presidents prior to 2008 used the house for official business and entertaining.

### *Project Drivers*

The University has incurred significant costs related to leased residences, moves, alterations, and entertainment for Presidential functions since the Blake House was vacated in 2008. In support of this project, considerable research and analysis has been completed regarding housing options for the President.

In January 2013, the administration explored several options for a new permanent residence for future Presidents of the University of California. An extensive search of suitable properties was conducted for a new residence, but none could be identified that met the established criteria for a cost less than the \$5 million budget.

Other factors considered include:

- The increasing market cost of suitable leased housing and additional expenses will eclipse the cost of renovation within 15 years.
- Additional fixed costs associated with disposition of the Blake structure, should it not be used as a residence, will be required.
- Positive impact of rehabilitation of a facility that is a donated property with significant University history and already designated as a Presidential residence.
- Recurring maintenance costs are expected to be comparable to houses with similar features in this region.
- Continuing demand for entertainment and conference space for Bay Area University units.

- Mixed use potential of facility to lower overall costs of operation.

### PROJECT DESCRIPTION

The proposed project would be for repair, renovation, and provision of seismic improvements for the 13,000 square foot Blake House in Kensington. Specific components include:

- Programming and Planning Guide: Functional Program, alternate use analysis and Return on Investment analysis;
- Design Criteria and Schematic Design suitable to initiate a Design-Build or Design-Bid-Build delivery method;
- Detailed Cost Estimate;
- Engineering, HVAC, building sub-systems, geotechnical, and special studies (security, etc.);
- Peer review of engineering, cost and special studies;
- CEQA evaluation.

Program components are described in more detail below:

Seismic Upgrade: Provide seismic strengthening to bring the facility to a level III based on UC Seismic Safety Policy. A study by Degenkolb engineers has determined that “the risk to life in Blake House without upgrade is small to slight.” The costs to bring the facility to Level III from Level IV is modest when completed with a broader renovation plan and involves the addition of a limited number of shear walls on the first and second levels.

Deferred Maintenance: Complete deferred maintenance to ensure the structural integrity of the structure and continued viability of the building systems. Deferred maintenance items include but are not limited to roof repair, painting, patching, floor refinishing, plumbing and electrical maintenance and repairs.

ADA Improvements: Bring guest bathroom facilities on the first floor up to current accessibility requirements, repair displaced paving, provide a ramped entrance to the first floor, and provide limited hardware and flooring transitions as needed.

Security Upgrades: Provide defensible perimeter to ensure privacy and security of the residence. Additional gates, barriers, and surveillance connected to UC Berkeley police for response.

Catering Kitchen: Enlarge and modernize the kitchen to provide adequate support for all university events up to 100 persons or more. Design kitchen to meet NSF requirements for public food service.

Private Residence Renovations: Alterations and modernization of private residence to meet comfort, privacy, and functional requirements for current and future Presidents. Inclusion of private laundry, kitchen, and bathroom renovations.

***Approval Request***

The requested preliminary plans (“P”) funding of \$250,000, to be funded from Searles funds, would enable the Office of the President to confirm and refine the scope of work and budget, complete programming, design criteria and schematic design, and allow for detailed business analysis of additional uses, prior to submitting the project for full budget approval from the Regents. The funding would support architectural programming, design criteria, schematic design, professional cost estimates, engineering studies, and specialty consultants.

**ATTACHMENTS:**

- Attachment 1: Preliminary Plans & Maintenance Budgets
- Attachment 2: Location Map
- Attachment 3: Delivery Model
- Attachment 4: Alternative Use Considerations

**PRELIMINARY PLANS BUDGET**

<b>Category</b>	<b>Amount</b>
Building <sup>(1)</sup>	\$ 30,000
A/E Fees <sup>(2)</sup>	140,000
Campus Administration <sup>(3)</sup>	20,000
Surveys, Tests, Plans <sup>(4)</sup>	10,000
Special Items <sup>(5)</sup>	50,000
<b>Total Preliminary Plans Budget</b>	<b>\$ 250,000</b>

**MAINTENANCE BUDGET**

<b>Category</b>	<b>Amount</b>
Roof	\$ 350,000
A/E Fees <sup>(2)</sup>	10,000
Campus Administration <sup>(3)</sup>	10,000
<b>Total Maintenance Budget</b>	<b>\$ 370,000</b>

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(1) Construction Manager fees.

(2) Executive architect fees for programming, design criteria, and schematic design.

(3) Campus coordination with DCFM, inspection, design and construction staff (UCB and UCSF).

(4) Includes soil borings, site surveys, design phase testing.

(5) Includes pre-design study, CEQA documentation, peer reviews, specialty consultants, and agency fees.

LOCATION MAP

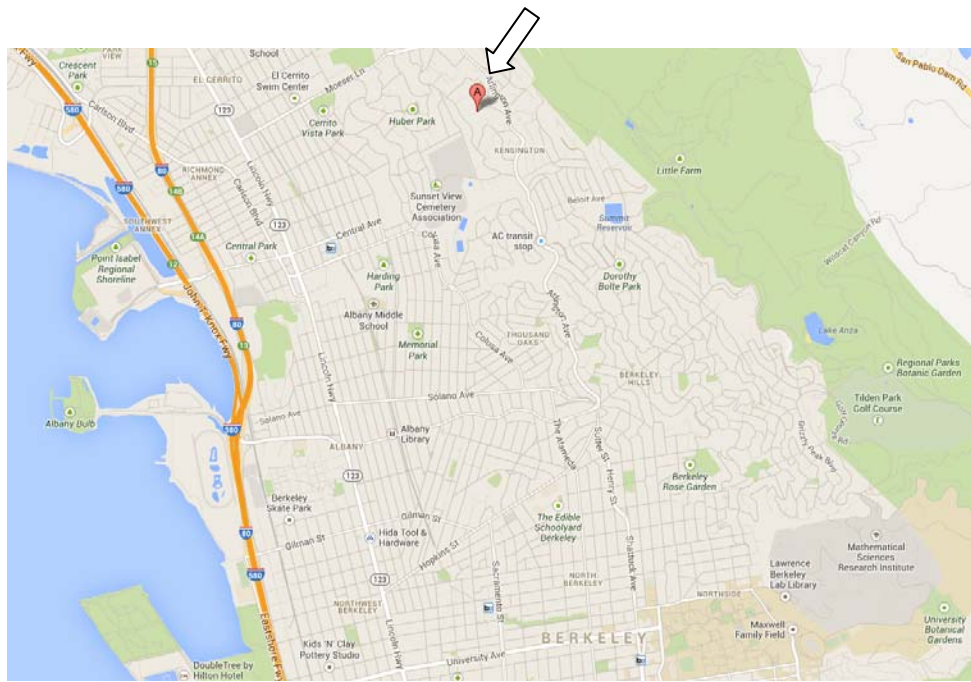


Blake House and Gardens Aerial Photo



Site Map Blake Estate (Blake House center)

Blake House



**Blake Estate Site**



**DELIVERY MODEL**

The administration evaluates alternative delivery models for capital projects. A Bridged Design Build delivery scheme has the potential to allow the project to achieve greater control of design outcomes while achieving lower costs compared to other delivery methods. The sensitivity of the site and extensive coordination requirements suggest significant front-end design effort. These requirements include the active landscape educational programs in the garden, the administrative needs of the Office of the President, the wide variety of entertainment options and the personal needs of the President.

Should the preliminary design and criteria phase of work uncover unforeseen conditions suggesting that a more active construction management approach is warranted, UC Office of the President will reconsider delivery models during the preliminary planning phase.

**ALTERNATIVE USE CONSIDERATIONS**

The following mixed uses are under active consideration for the Blake House site:

- Offsite conference and retreat facilities
- University entertainment and fundraising
- Public events and rentals
- Lectures and classes
- Guest housing