



## PARKS AND RECREATION COMMISSION AGENDA REPORT

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April 11, 2019  
Item 4

**TITLE: REVIEW THE CENTURY HOUSE FACILITY ASSESSMENT REPORT  
DETAILING RENOVATION STRATEGIES AND CHOOSE THE  
RENOVATION STRATEGY PREFERRED BY THE PARK AND  
RECREATION COMMISSION**

### **SUMMARY**

The Pleasanton Century House, located at 2401 Santa Rita Road, has been closed to public use since 2014 due to numerous building and life safety code deficiencies. The City of Pleasanton retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues and deficiencies. The attached assessment report dated March 30, 2019 details JKA's findings. The report also analyzes different strategies to renovate the building so it can be opened to public use, and estimates the cost of each of the strategies. There are four strategies identified along with respective cost estimates:

1. Make minimal improvements to accessibility and structural issues thereby allowing small group docent-led tours of the first floor. In this scenario the building's first floor would operate similar to a museum, where the public could view spaces and learn about the history of the building. (\$500,000)
2. Correct identified issues on the first floor to allow access and use similar to the past, while closing access to the second floor completely. (\$2.4 million)
3. Correct identified issues on both the first and second floors to allow access and use similar to the past. This would require installation of an elevator outside the current building envelope. (\$3.0 million)
4. Correct identified issues on both the first and second floors, while at the same time relocating walls, stairs, etc. within the existing building to increase programming opportunities and to allow a wider range of activities. In this scenario the stairs would be relocated and an elevator installed within the existing building. (\$3.5 million)

### **RECOMMENDATION**

Review the Pleasanton Century House Assessment Report and choose the renovation strategy preferred by the Parks and Recreation Commission.

## **FINANCIAL STATEMENT**

There is no fiscal impact resulting from recommending one of the proposed renovation strategies. If the renovation of the Century House is prioritized by the City Council, the project budget will be addressed by the City Council.

## **BACKGROUND**

It is unclear exactly when the Pleasanton Century House was constructed, but it is assumed to have been built in the early part of the 1900s. Since construction, the house has been altered several times, including the construction of men's and women's restrooms within the interior, the addition of a catering kitchen and another enclosed room for the water heater and electrical connections on the back of the house, and the addition of a wrap-around covered porch, to name a few of what appear to be the most significant alterations. The house has also been maintained over the years utilizing construction materials existing at the time of maintenance activity, rather than replicating the original building materials. For example, the asphalt composite shingle roof system currently in place did not exist until relatively recently.

The building has been used for various purposes over the years, but was used most recently by the City of Pleasanton as a community facility available for many social activities, including small weddings, parties, etc. In 2014 the building was closed to public use following an inspection, when it was determined there were numerous code and life safety violations that required correction.

In 2018 the City hired JKA to provide a comprehensive analysis of the existing building to determine structural, mechanical, plumbing, electrical, and ADA issues and deficiencies. The findings are summarized in the attached report, while the assessments for each discipline are attached to the report as Exhibits. The JKA report also includes four strategies to renovate the building, allowing parts or all of the building to be opened again to public use, along with the estimated cost of each of the strategies.

## **DISCUSSION**

Based upon the condition assessment and analysis of the Century House structure and components, the assessment report details four different strategies to renovate the building. The report also includes potential floor plans for each strategy. The four strategies are outlined below along with the estimated costs:

1. Make minimal improvements to accessibility and structural issues thereby allowing small group docent-led tours of the first floor. In this scenario the building's first floor would operate similar to a museum where the public could view spaces and learn about the history of the building. (\$500,000)
2. Correct identified issues on the first floor to allow access and use similar to the past, while closing access to the second floor completely. (\$2.4 million)
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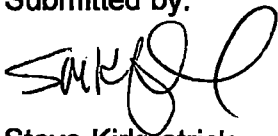
It should be noted that the Century House Assessment Report focuses solely on the building itself and not the Bicentennial Park grounds on which the house stands, or the separate park area behind the building. Renovation of the house to allow or increase use will likely require a review of parking options for the facility. The choices for additional parking could include construction of a parking lot on the front lawn area or the park area behind the building. The review of parking options will be dependent on the preferred building renovation strategy and is therefore outside the scope of JKA's Pleasanton Century House Assessment Report.

Also, while the assessment report focuses on the existing conditions of the Century House and recommendations for renovations, another alternative could be demolition of the existing building. The area currently used by the building could be incorporated into the park, or another building could be designed and constructed for specific programmed uses or activities on the current site, or elsewhere within the park. The new building could be designed with a façade to emulate the existing building. Again, this is outside the scope of JKA's report, but it is another option the Commission may wish to consider. Demolishing the existing building and constructing a new building would require additional study to determine how the new building would be programmed and utilized, as well as reviewing parking needs, before a reliable cost estimate can be prepared.

#### **ALTERNATIVE ACTION**

Any other action as determined by the Parks and Recreation Commission.

Submitted by:



Steve Kirkpatrick  
Director of Engineering

Attachments:

1. March 30, 2019 Pleasanton Century House Assessment Report