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SANTA BARBARA • SANTA CRUZ

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**SENT VIA:**  FAX ON THIS DATE  
 E-MAIL  
 POSTED ON UCSB PLANROOM AND WEBSITE

HOLDERS OF RFP DOCUMENTS: Sedgwick Reserve Ranch House Renovation  
RFP No. FM150067  
Addendum No. 1

August 19, 2014

Enclosed is **ADDENDUM NO. 1** to the above-captioned Request for Proposals.

**The SOQ submittal deadline remains Monday, August 25 2014 at 2:00PM**

Late arrivals may be disqualified. Please allow time for unforeseen traffic delays, securing a parking permit and potential parking problems.

Should you have any questions regarding this item, please contact the University Representative, Ed Schmittgen, at [ed.schmittgen@dcs.ucsb.edu](mailto:ed.schmittgen@dcs.ucsb.edu).

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Moore".

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Greg Moore  
Associate Director, Contracting Services

Enclosure(s): Excerpted Sedgwick Master Infrastructure Plan, dated 2002 (9 pages)

ADDENDUM NO. 1

to

RFP NO. FM150067

**GENERAL**

The following changes, additions or deletions shall be made to the above-mentioned RFP as indicated; all other terms and conditions shall remain the same.

**I. ADD the following document(s) to the RFP as an Exhibit:**

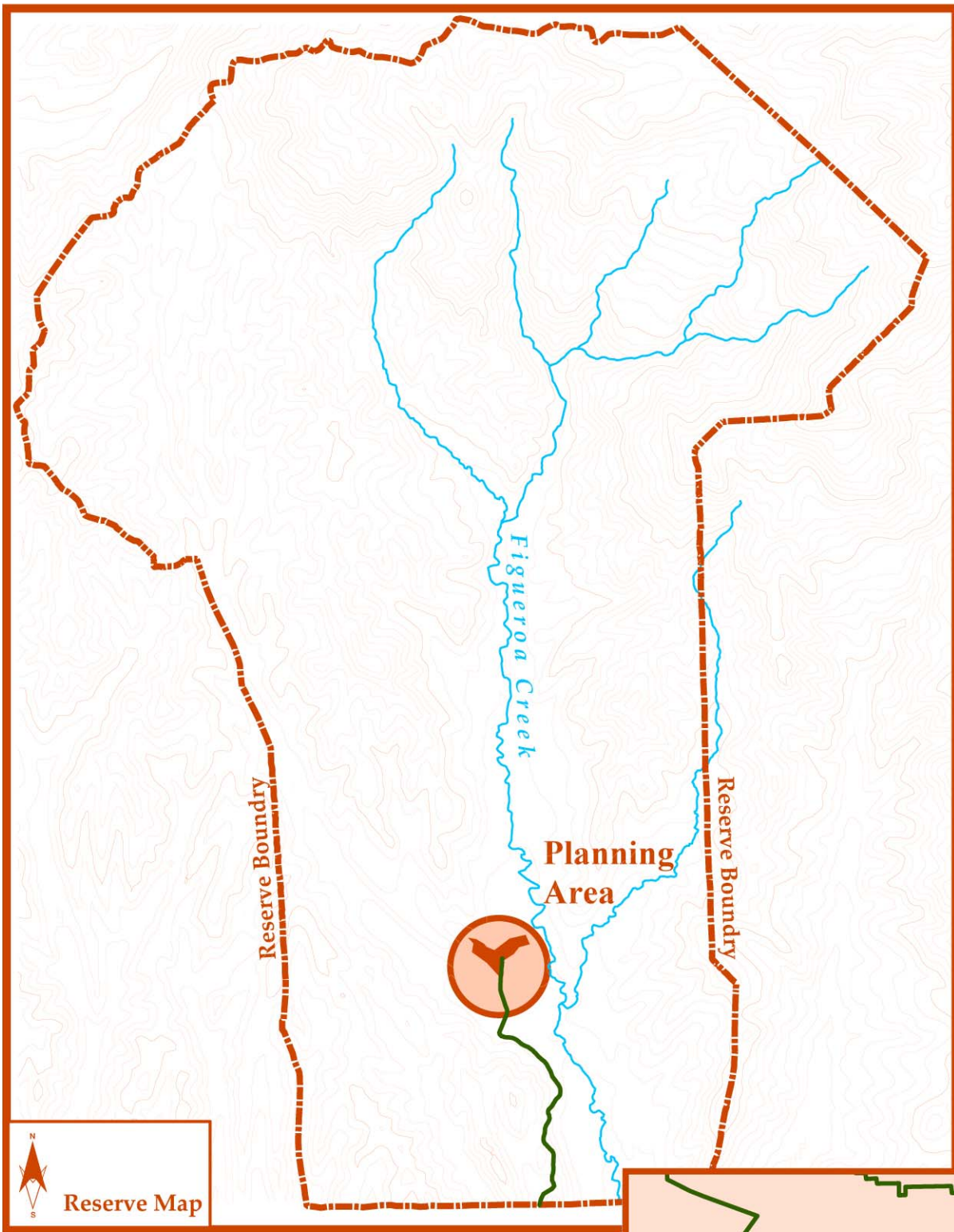
- 1-1.** Excerpted Sedgwick Master Infrastructure Plan, dated 2002 (9 pages)

END OF ADDENDUM NO. 1

## Sedgwick Reserve Infrastructure Master Plan - Excerpts

August 18, 2014

This document contains excerpts from the original Sedgwick Reserve Infrastructure Planning Master Plan written in 2002. The excerpts included are relevant to the proposed renovation of the Sedgwick Reserve Ranch House. In this document, the Ranch House is referred to as the Sedgwick Family House.



## EXECUTIVE SUMMARY

### A Conjunction of Learning and Land

Sedgwick Reserve is an exceptional place located in the Santa Ynez Valley, near Santa Barbara, California. The reserve lies at an ecologically rich intersection between southern and central California, where coastal and interior geography meet. The 5,896-acre reserve, is owned by the Regents of the University of California and managed by the University of California, Santa Barbara (UCSB). Sedgwick is one of the largest of the reserves in the UC system. Visitors to the reserve are treated to breathtaking scenery that evokes appreciation for the natural beauty of California. The landscape is dramatic, with sweeping hillsides that reach elevations of 2,300 feet into the San Rafael Range and cascade downward to the Figueroa Creek valley bottom. Vegetation on the reserve represents a rare collection of the region's most prized flora, including coast live oak woodland, blue oak woodland, valley oak savanna, chaparral, coastal sage scrub, native grasslands, and riparian zone. Spring-fed creeks flow through the property and help support a diverse wildlife community.

The land that is now Sedgwick Reserve was once owned by philanthropist, sculptor, writer, and rancher, Francis "Duke" Sedgwick who wanted to preserve this "large area of pristine beauty," to create a "conjunction of learning and land." With the transfer of the Sedgwick property to UCSB, the University has unlimited potential to carry out Duke's vision.

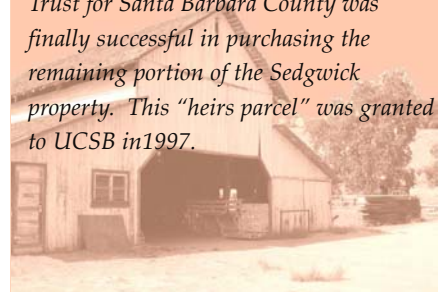
### Vision for the Future

As with most properties in the UC Natural Reserve System, Sedgwick's unique natural features provide ample opportunity for scientific and cultural exploration. The reserve is currently used for a wide variety of ecological research purposes, for "outdoor classroom" instruction for all grades, levels, and ages, and by the local art and humanities communities.

### A Bit of Reserve History

*According to archaeological records, the Sedgwick Reserve property has been inhabited for over 2,000 years. The Chumash Indians once lived on these lands and have recorded tribal burial sites on the reserve property.*

*In the 1950s, the Rancho La Laguna de San Francisco was purchased by Duke Sedgwick and his wife, Alice. The Sedgwicks lived with their family on the property and operated a cattle and horse ranch. Duke also built an artist studio near the family's main house where he could practice his sculpture work. In 1967, Duke and Alice began transferring portions of their property to UCSB for the purpose of establishing a nature reserve and to support the arts program at the University. Upon his death in 1967, Duke left his remaining interest in the property to UCSB, with Alice and later, her heirs retaining approximately 25 percent of the property—an 800-acre parcel that included most of the ranch buildings. After lengthy court proceedings and fundraising efforts, the Land Trust for Santa Barbara County was finally successful in purchasing the remaining portion of the Sedgwick property. This "heirs parcel" was granted to UCSB in 1997.*



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### *Preservation & Restoration*

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In an age of increasing population and declining natural resources, stepping onto Sedgwick Reserve is like going back in time. The reserve has come to symbolize the cultural and natural histories of the Santa Ynez Valley, and preserving these histories is of vital importance to UCSB and other members of the stakeholders group.

#### **Protecting a Legacy**

California has always been a land of diversity, both in nature and in its cultures. Each region of California has a rich legacy where traditions are held closely by the population even in modern times. For south/central California and the Santa Ynez Valley, natural history and cultural legacies are intertwined. It's hard not to think of the dramatic, rolling hillsides, dotted with majestic oaks interspersed with thin bands of streamside vegetation, without envisioning the Chumash ancestors, and the more recent ranching history from mission days to relatively recent times. The beauty of the region has long been a beacon for artists—painters, sculptors, poets and writers have fallen in love with this region and are fueled by the inspiration provided by landscape.

#### **Cultural Icons of the Sedgwick Ranch**

As an artist and a rancher, Duke Sedgwick epitomized the persona of the region, and his former property provides a unique composite of natural features that define the Santa Ynez Valley. The Sedgwick stakeholders group recognizes this important link to the past provided by the reserve, and its clear priority is to protect and restore the cultural and natural resources on the reserve that symbolize the heritage of the Santa Ynez Valley.

In the Sedgwick plan, the 150-year-old ranching history of the reserve property will be maintained by preserving and restoring three of the most important buildings on the property—the Sedgwick Family House, the Ranching Heritage Center, and the Sedgwick Art Studio. These buildings are icons of the Sedgwick ranch, symbolizing agriculture (Ranching Heritage Center), family life (Sedgwick Family House), and art (Sedgwick Art Studio).





## Environmental Research

Research at the Sedgwick Reserve began in 1971 with studies in avian and plant ecology, vegetation mapping, and geologic mapping. The reserve's geologic and ecological diversity, coupled with the relatively intact condition of the plant communities, offers excellent research opportunities in many areas of study.

### Current research

Much of the research at Sedgwick Reserve deals with native California landscapes endangered by human activities, where researchers are making advances in habitat restoration. The work on native grasslands and oak regeneration is exemplary in this regard. Other research deals with issues of global importance, such as the soil microbial laboratory that is studying changes to soil microbes induced by climate change and other factors. The breadth of the scientific work has continued to expand to over 100 research projects with prestigious research faculty coming from universities all across California and the United States (see sidebar).

### Supporting Researchers

The current facilities at the reserve are inadequate to support this important ongoing and envisioned research work. Many of the researchers using the reserve are from other universities, and basic needs, such as housing for students and visiting faculty, are extremely limited (eight bunks in two rooms).

## Environmental Research Highlights

**Ecology:** Several studies of native California bunchgrasses and regeneration of our native oaks are underway, as well as many other plant studies. The interactions between animals and plant, native and introduced, create the pattern of vegetation in the landscape we know now as the central coast region of California. These interactions are being examined in detail in experimental plots throughout the reserve. Rattlesnake biology, spread of infectious diseases in wildlife populations, and population genetics of native oaks, grasses, poppies, lizards, and aquatic insects, are just a few of the research projects underway.

**Geology and Soils:** Research in this area includes studies of soil microbes and their response to climatic stresses, soil studies pertaining to restoration of native bunchgrass and oak woodland communities, hillslope erosion related to climatic events, stream stabilization using bioengineering techniques, and stream sediment studies related to grazing.



Other critical facilities, such as a field laboratory, are nonexistent and require frequent trips to the UCSB campus, 40 miles and one mountain range away. The plan calls for a new, state-of-the-art field laboratory building (Ecological Research Laboratory) and a new Research Quarters building for researchers, plus use of the Sedgwick Family House by visiting research faculty, among others. The addition of these facilities helps not only the researchers and their important work, but also the University's larger mission of public outreach.



The facilities proposed in this plan will support the University's nationally recognized ecological research and allow this important work to continue to address pressing environmental issues. In addition, the design of the new facilities themselves will offer instructive insight into meeting human needs in ways that are beneficial or benign to the environment.

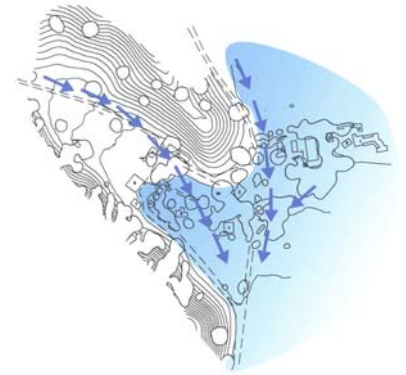
### *Sustainability*

Sustainable design and "Green Building" involves meeting human needs in ways that either are not harmful to or actually enhance the surrounding ecosystem (see sidebar). For the Sedgwick Reserve, this approach has been central to the planning process and involved understanding the natural processes in the planning area and the needs of its future inhabitants in order to achieve the following goals: to protect and enhance the site to benefit the environment; conserve and supply energy, thus minimizing reliance on imported energy; conserve and recycle water; conserve, produce, or use recycled materials; make the buildings healthy for the people using them; and enhance the human community in and around the site.

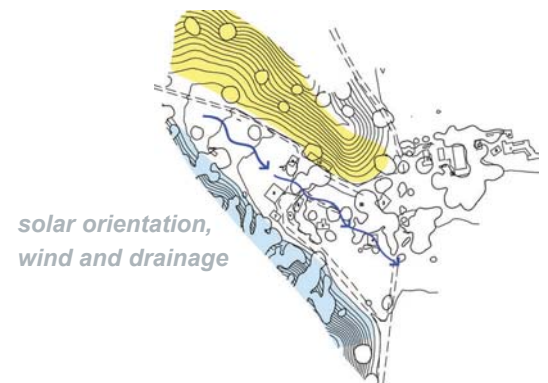
#### Protecting and Enhancing the Site

In order to protect and enhance the environment, a thorough understanding of the site-specific natural processes is critical. The series of diagrams shown here "sustainable design" illustrate the analysis of these processes. Careful attention is given to solar orientation, wind and drainage patterns, landforms, soils and floodplains, and native vegetation. The resulting conceptual plan recognizes that the best habitat restoration opportunity is in the area of the valley oak savanna, which is located in a floodplain. Therefore, the plan puts site enhancement and habitat restoration center stage. New buildings will be on the periphery where they can maximize their solar and wind orientation while lying outside the floodplain.

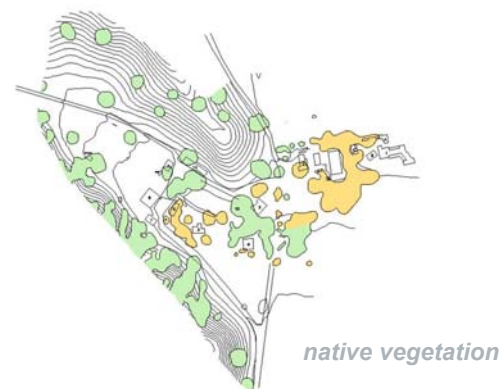
*soils and floodplains*



*landforms*



*solar orientation,  
wind and drainage*



*native vegetation*



### Conserving and Supplying Energy

The proposed buildings are sited and designed to conserve and supply energy in several ways, including passive solar techniques, active solar systems, earth sheltering, earth tube cooling, natural ventilation, evaporative cooling, and energy-conserving materials.

The plan's passive solar design involves "smart" design techniques, such as solar orientation of buildings on south-facing hillsides, and basic architectural features, such as porches with roll-up windows. These features keep the buildings warmer in the winter and cooler in the summer. Other buildings, such as the Ecological Research Laboratory, generate heat and need to be kept cool to protect sensitive equipment and materials; they are therefore sited on a north-facing slope shaded by native coast live and blue oak woodland. Active solar systems include metal roofing panels with integral solar photovoltaic cells to generate electricity and separate solar hot-water heating panels adjacent to new residential buildings.

The Santa Ynez Valley regularly experiences temperatures in excess of 90° F. As a result, much thought went into designing buildings that can stay cool without conventional air-conditioning systems. An extensive menu of alternative cooling methods was developed. Earth sheltering utilizes the more constant soil temperatures to even out summer and winter air temperature extremes. Earth tubes are pipes buried 3 to 4 feet below ground that use solar-powered fans to blow earth-cooled air into the building space during warm periods. Natural ventilation captures the prevailing westerly onshore breeze from the ocean and conveys it through the structure using convection rather than conventional mechanical air handling devices. Evaporative cooling is integrated into the plan using

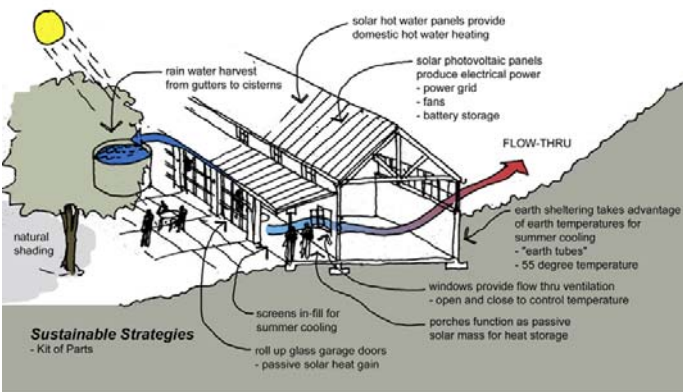
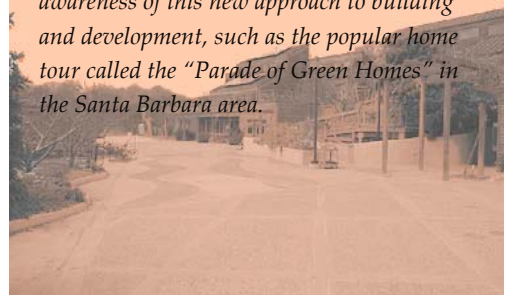
an indoor/outdoor design scheme that combines other design features with a shaded patio and small fountain tied to a recirculating, nonpotable, solar-powered, spring-fed water system. The fountain and patio are located on the warmest side of the new buildings and prevailing onshore breezes will move this "precooled" air into the porches and open windows, cooling the entire structure.

### Sustainable Design

The terms "Sustainable Design" and "Green Building" have come to represent a new method of meeting human needs in ways that are benign or beneficial to the Earth. A standard methodology for measuring a project's sustainability has been developed by the U.S. Green Building Council. Called "Leadership in Energy and Environmental Design" or "LEED," the methodology measures a project's performance in the areas of:

- site selection and site design
- water efficiency
- energy and atmosphere
- material recycling and resource use
- indoor environmental quality/use of non-toxic materials

The performance of a project is scored based on multiple criteria in each of the areas listed above. One of the best examples of a sustainable design/green building project on a college campus in California is the John T. Lyle Center for Regenerative Studies at Cal Poly Pomona. The recently completed Donald Bren School of Environmental Science & Management at the University of California, Santa Barbara is another example of a sustainable design/green building. In Santa Barbara County, an active group called the Green Building Alliance has set up programs to expand awareness of this new approach to building and development, such as the popular home tour called the "Parade of Green Homes" in the Santa Barbara area.



*Conserving and Recycling Water*

Fresh water is a precious resource, and the plan gives water conservation considerable attention. The overall approach is to use water in a cyclical way, to minimize demand, and to reuse water wherever possible. For example, rainwater will be collected from the metal roofs of all new buildings and fed to a series of cisterns (tanks). The cisterns will be connected with solar pumps to an existing stock pond with a large capacity. This pond will supply multiple nonpotable needs, including the fire protection system and the evaporative cooling system for buildings.

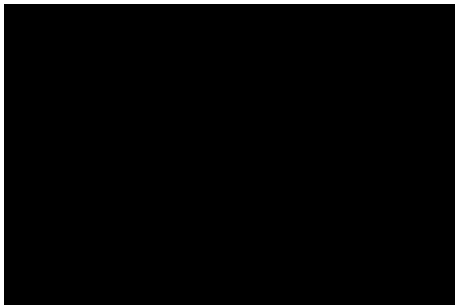
Site landscaping in the plan focuses on habitat restoration using native water-conserving species.

*Conserving and Using Recycled Construction Materials*

The Sedgwick plan strives to reduce building material consumption, conserve energy, minimize maintenance, and minimize long-term disposal of building waste. The building and site design focuses on materials that have recycled content and/or can be recycled, are durable, and are nontoxic. Finally, any existing buildings to be renovated or removed will be “deconstructed” to minimize construction waste, and maximize salvage, reuse, and recycling.

*Healthy Buildings*

The building concepts include many features that have been shown to protect the health of their inhabitants and the surrounding environment. These features include daylighting, natural ventilation, and use of nontoxic construction materials, which helps to eliminate mice and other rodents from the building. Daylighting involves designing the buildings to maximize natural light penetration. This reduces the need for electricity and artificial light. Natural ventilation also occurs when design techniques are used to minimize or eliminate mechanical air-handling systems while providing consistent flow of fresh air through convection, venting, and other approaches. Nontoxic materials focus on indoor air quality as well as the manufacturing process.



Existing 20th Century Buildings

**Sedgwick Family House, Associated Buildings, and Courtyards.** At 100 square feet, the Sedgwick Family House is the largest building on the reserve. It offers a variety of indoor and outdoor spaces with spectacular views of the San Rafael and Santa Ynez Mountains, the Figueroa Creek valley, and the hilly reserve terrain. The building contains a large living room with fireplace, dining room, kitchen, 4 bedrooms, and 2 bathrooms. The classic ranch-style structure is proposed to be restored and refurbished so that it can be used by research faculty, visiting faculty, and for short-term housing, and by a wide range of University faculty for retreats. The Sedgwick Family House is currently used as a retreat. The Sedgwick Family House is currently used as a retreat.

The garage will continue to be used for storage.

The brick courtyard on the north side of the Sedgwick Family House where the Sedgwick family had their pool and barbecue. This is a beautiful outdoor setting for small group functions.

