

Saving Anna Head School

Paul Chapman

Emeritus Head of School

Head-Royce School

Our Mission

The Campaign to Save Anna Head School seeks to **educate the community** about the significance of the school, to **encourage the University** to make the preservation and restoration of the school a high priority in order to best meet UC Berkeley's educational needs, and to **inspire individuals** to advocate for the school, and to offer their time, talent and treasure to help save Anna Head School.

Anna Head School Steering Committee



Paul Chapman, Former Head, Head-Royce School

Chuck Palley, Ret. President, Cahill Construction

Nan Warren, AHS '60, Director, Third Walnut Creek Mutual

Kit Ratcliff, Principal, Ratcliff Architects

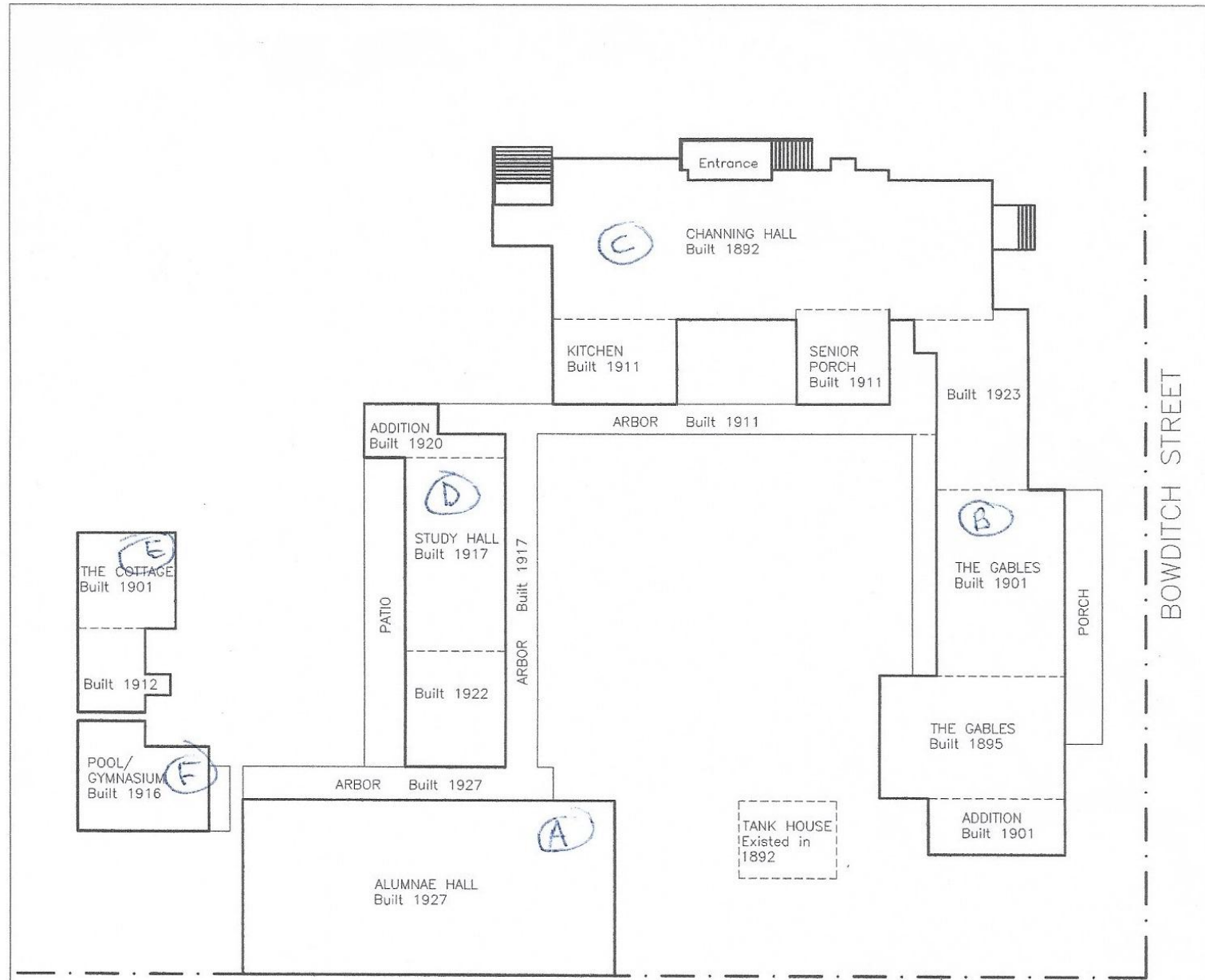
Three Good Reasons to Save Anna Head School

- A Historic, Architectural Gem
- A Vital Part of UC Berkeley's Heritage
- A Nationally Recognized Pioneer in
Progressive and Women's Education

Anna Head School: An Architectural Gem



Anna Head School: Built Over Time



Channing Hall, 1892



Image 3.3.4. Channing Hall, (Building C), looking southeast. Image courtesy of the Head-Royce School.

School as a Home

Historic Structure Report

Anna Head School, UC Berkeley



Image 3.3.19. Channing Hall, (Building C), living room, room C112, looking southeast. Image courtesy of the Head-Royce School.

Gables, 1895-1923

Historic Structure Report

Anna Head School, UC Berkeley



Image 3.3.27. The Gables, (Building B) View to the west/southwest, after 1923, of the west side of the property along Bowditch Street. Note the hedge that the defined the boundary of the property. Image courtesy of the Head Royce School.

Study Hall, 1917-20

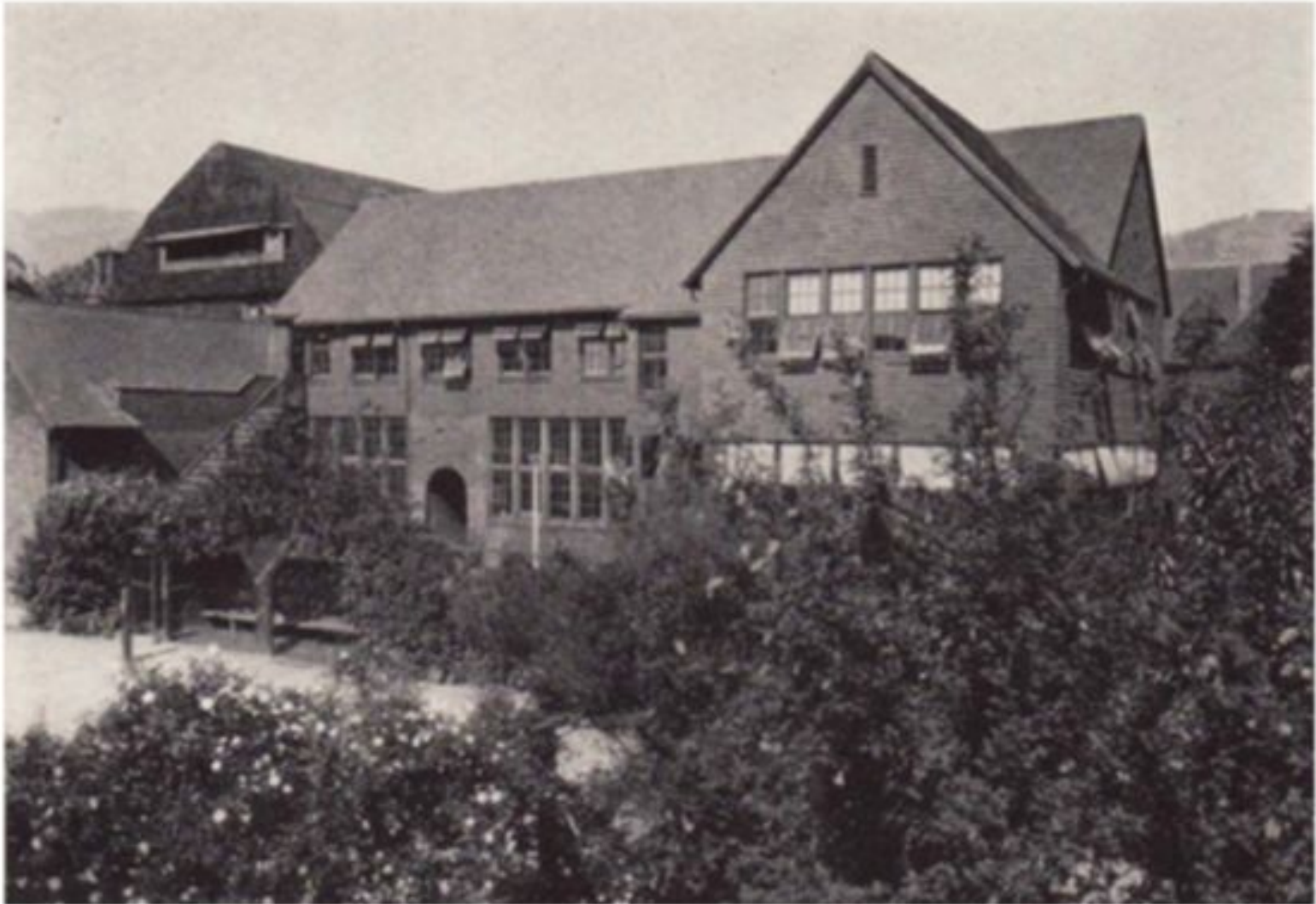


Image 3.3.36. Study Hall, (Building D), looking northeast. Image courtesy of the Head-Royce School.

A Full Educational Program

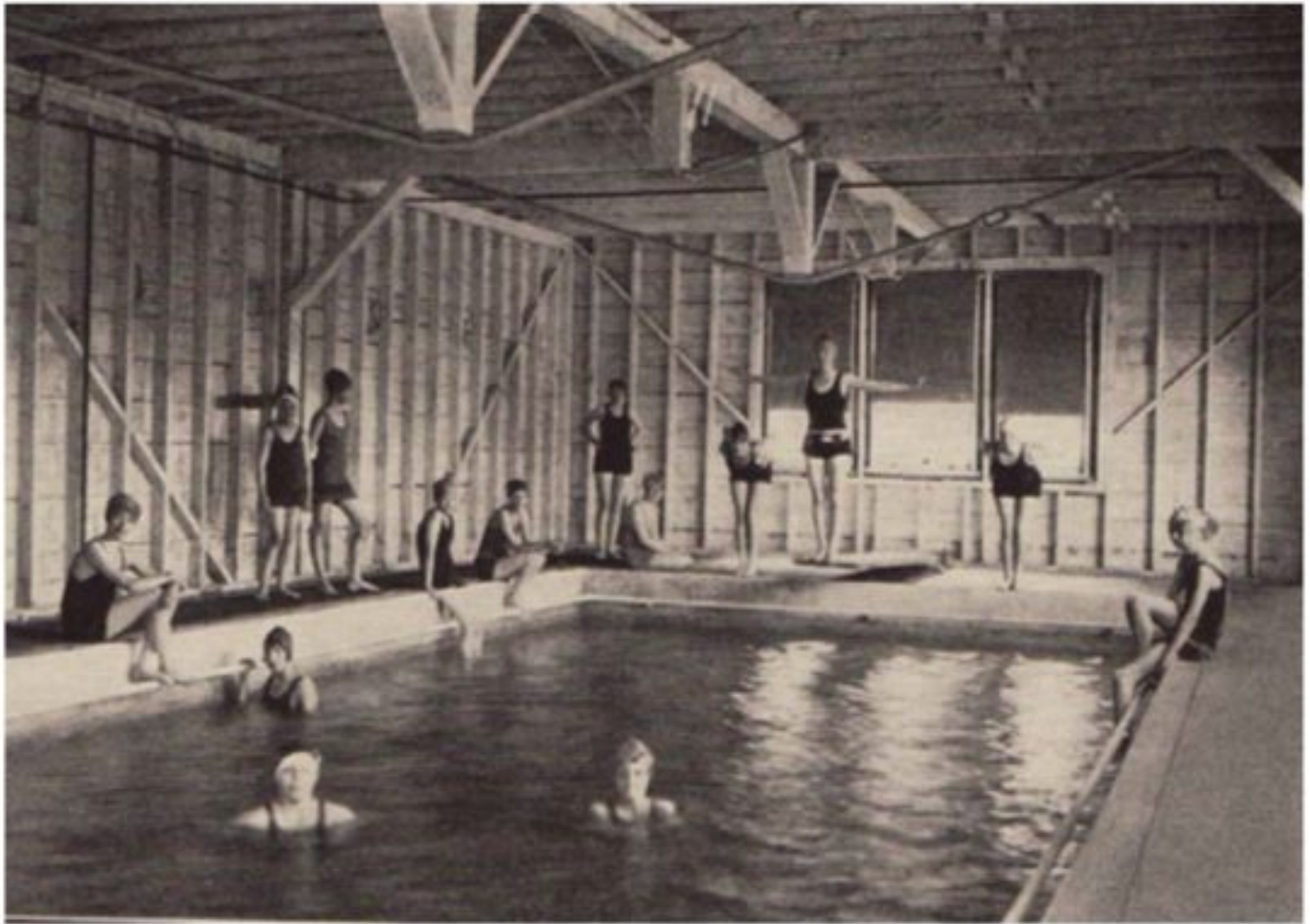


Image 3.3.47. Pool /Gymnasium, (Building F), first floor, room F1 and F1B. Image courtesy of *The Head-Royce School: A Centennial History 1887-1987* Oakland: The Head-Royce School, 1988.

Pool House and Heads' Cottage, 1901-16

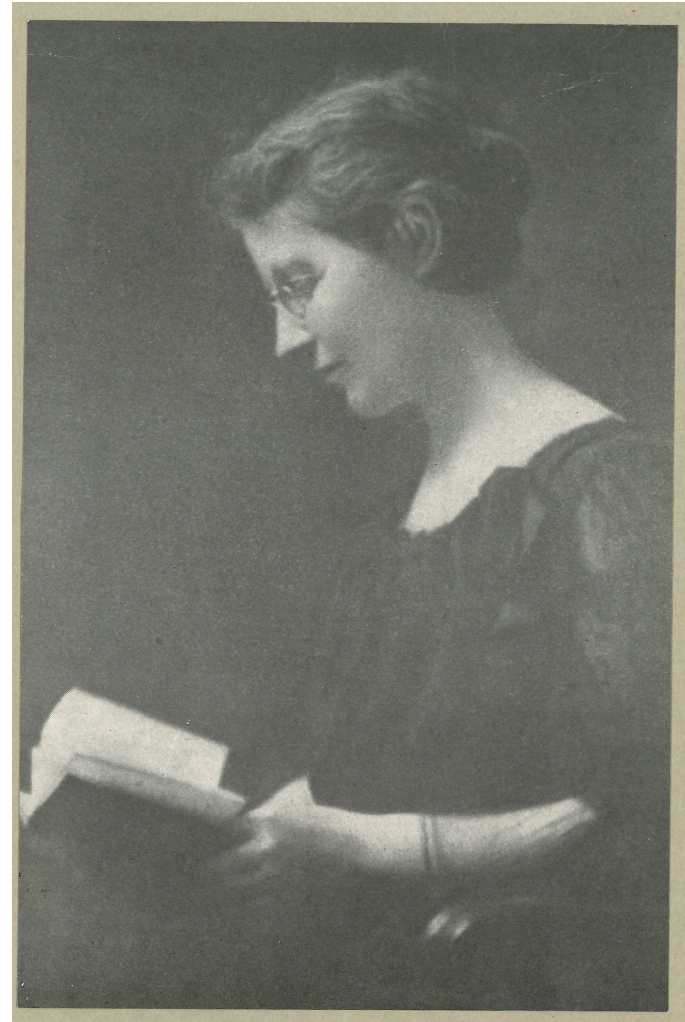
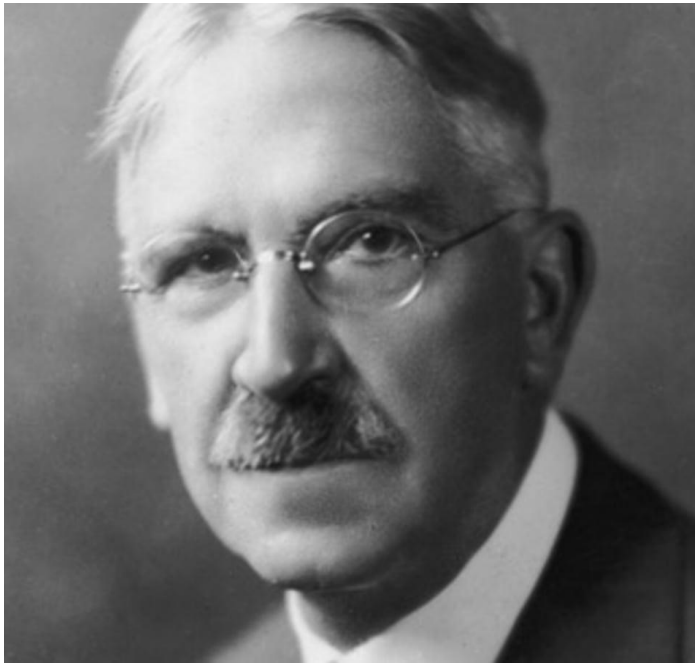


Stephen Schäfer

Alumnae Hall, 1927



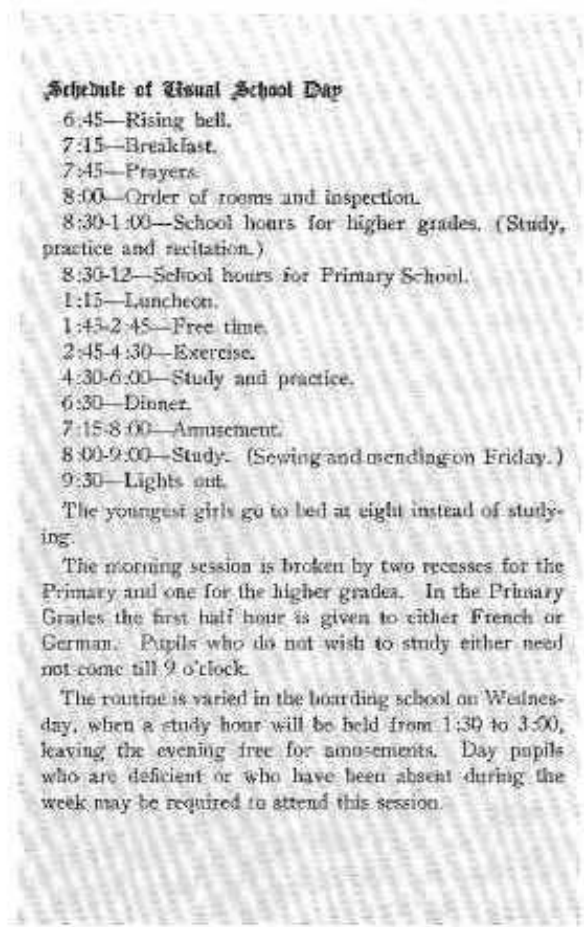
Anna Head UC 1879 and John Dewey: Progressive Educational Pioneers



Mary E. Wilson UC M.A. 1895: National Educational Leader



Progressive Education: From the Whole Child to Multiple Intelligences



School Catalog 1907-1908



Nurturing 8 Abilities:
Verbal, Mathematical,
Kinesthetic, Aesthetic,
Musical, Intrapersonal,
Interpersonal, Nature

Anna Head Legacy: Moving the School to Oakland



The Head-Royce School Today



Saving Anna Head School Campaign

- Alumnae Hall, Pool House, and Heads Home Restored
- UC Berkeley Dialogue
- Three Models:
 - Restore All Three Buildings
 - Restore Channing and Rebuild Gables/Study Hall
 - Restore Channing and Construct New Building
- Restoration Challenges: Time, Resources, Politics
- Hybrid Model Three: The Anna Head Village

Funding Anna Head School: Financial Analysis of 3 Models

Model One: \$47.6M

Model Two: \$45.3M

Model Three:

\$100M New Building
\$40M Restoration

Financial Analysis for Anna Head School Restoration

Restoration Cost Estimate at \$1200SF

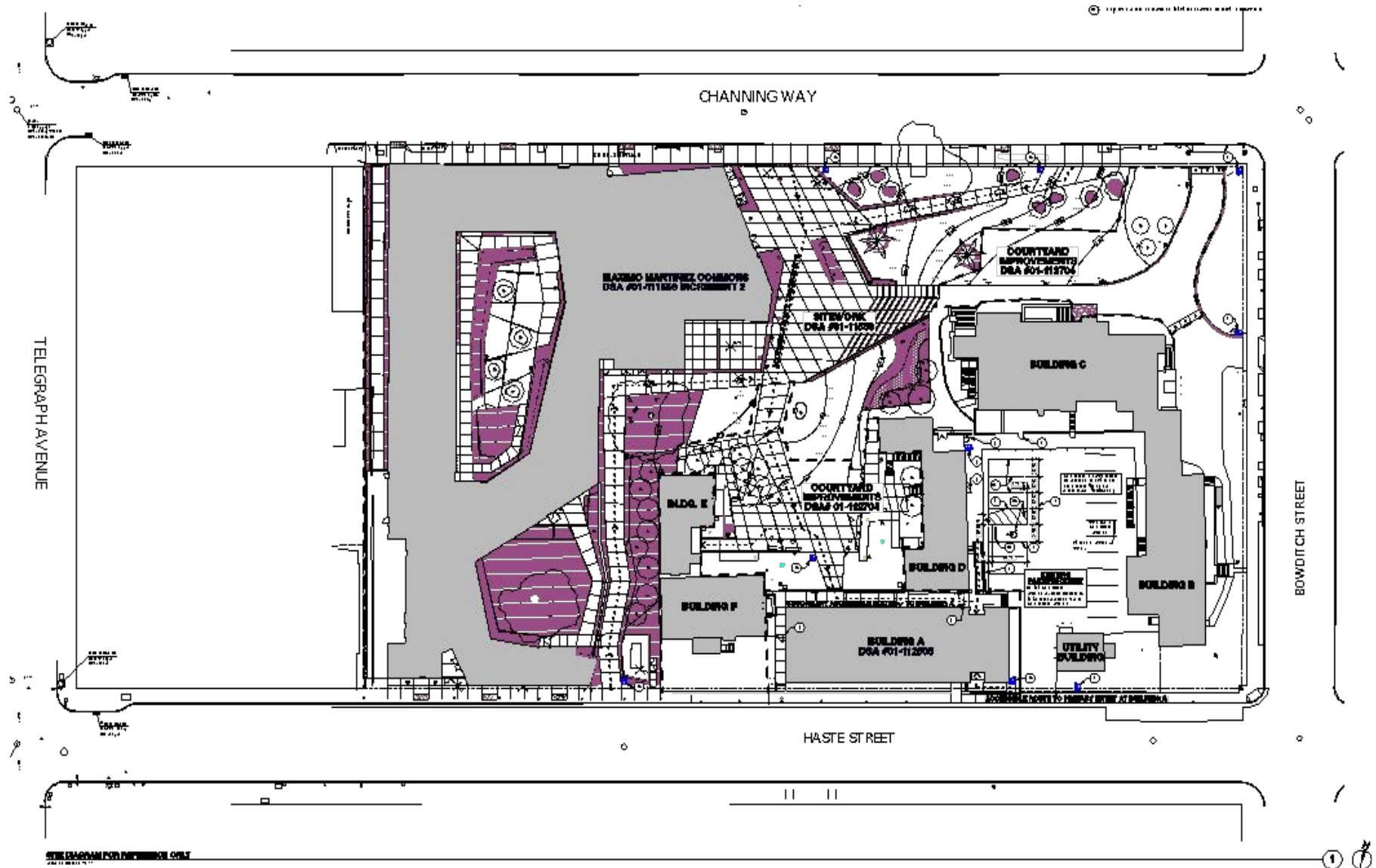
Total Project Budget *1.4 Soft Costs = Construction Cost

Building	SF	Const. Cost	Project Cost
Channing Hall	16,650 SF	\$19,980M	\$27,972M
Gables	7680 SF	\$9,216M	\$12,902M
Study Hall	4000 SF	\$4,800M	\$6,720M
Total	28,330 SF	\$33,996M	\$47,594M

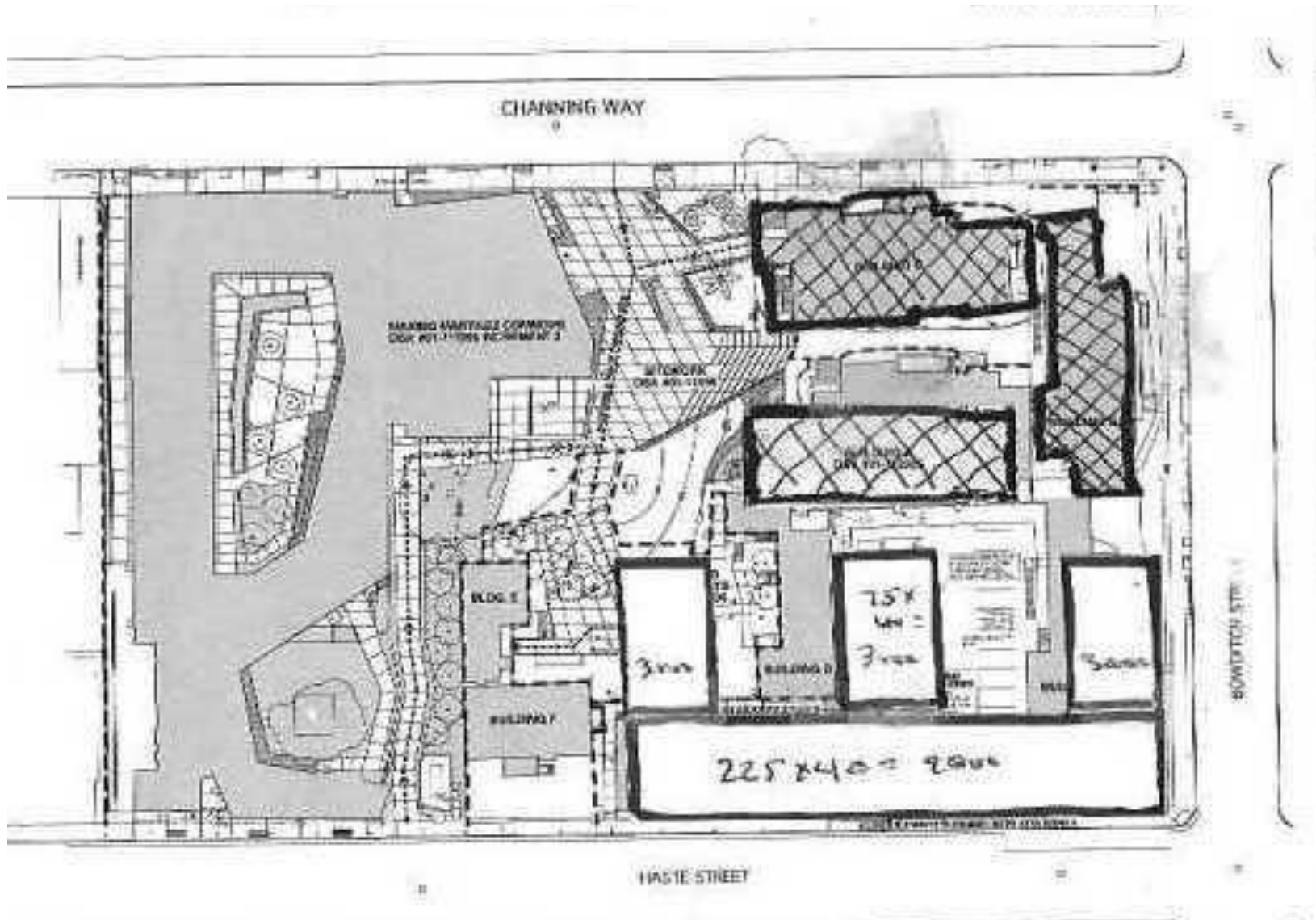
\$45 Campaign Gift Pyramid

Amount	#Gifts	Total \$\$\$
\$10,000,000	1	\$10,000,000
\$5,000,000	2	\$10,000,000
\$1,000,000	5	\$5,000,000
\$500,000	10	\$5,000,000
\$250,000	15	\$3,750,000
\$100,000	20	\$2,000,000
\$50,000	30	\$1,500,000
\$25,000	40	\$1,000,000
<\$25,000	Many	\$1,000,000
Total		\$45,000,000

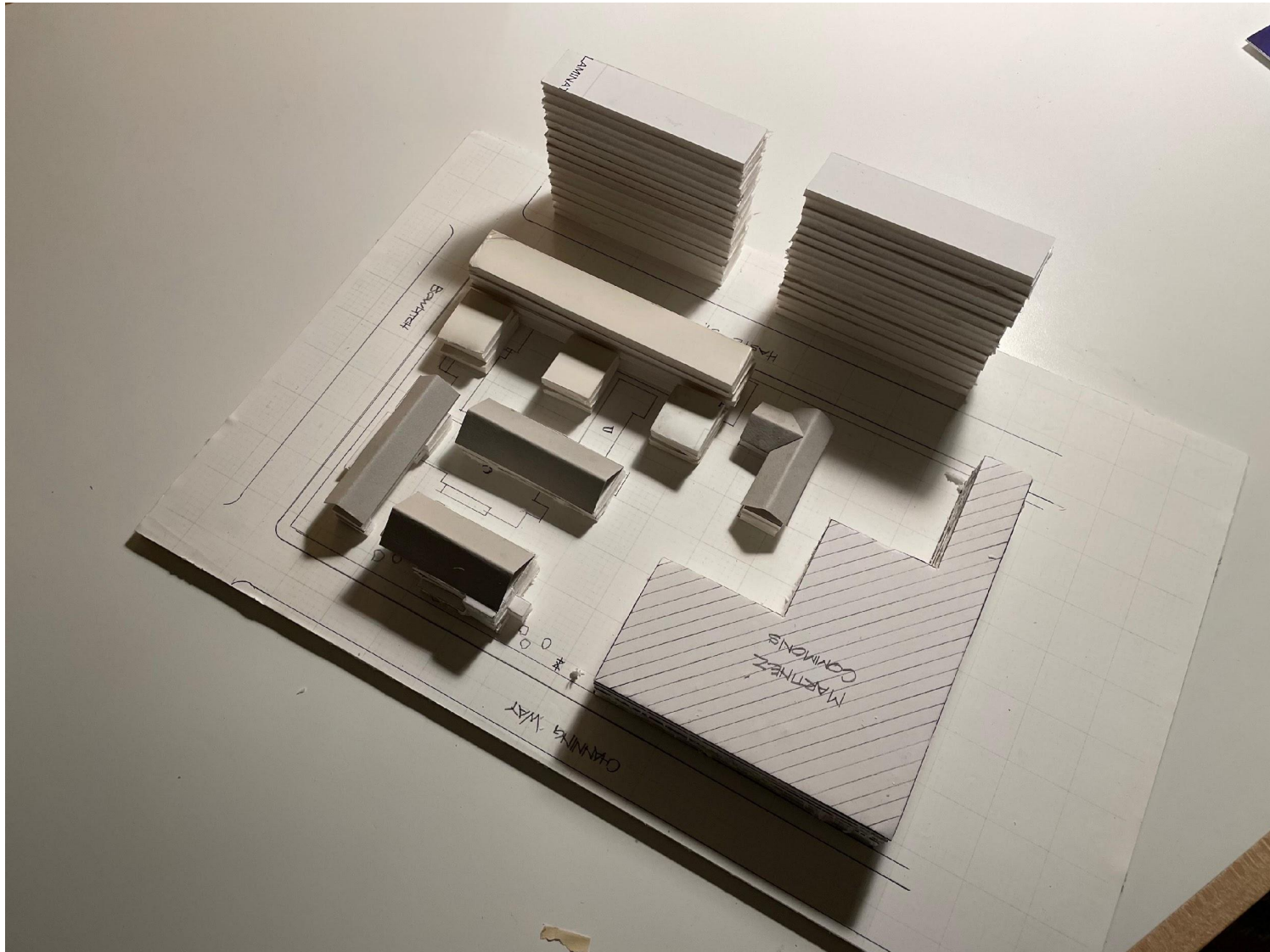
1999



Anna Head School Model 3



Anna Head Village



A Funding Scenario for Anna Head School

- Construction, 6-story dorm, 108KSF, 430 beds \$100M
- Net Income (Rent-Operating Expense) \$5M
- Annual Cash Flow (NOI-Debt Service) \$1.1M

- Renovation/Relocation Costs \$39M
- Tax Credits @30% -\$12M
- Total Cost after Credits \$27M
- Net Operating Income (Rent-Expense) \$0.6M

- Annual Cash Flow (NOI-Debt Service) -\$0.5M
- Full Project Cash Flow \$0.6M

Current Threats: Fire and Rain



UC Secures the Campus



UC Berkeley Progress Report

- UC Securing Anna Head School—Tarping buildings early November, seeking funds for additional lights and cameras, discussing installing a security fence now before the People's Park project.
- UC Master Plan—Hope to initiate in new year and evaluate Student Services Operations – program needs, capacity, condition, seismic status—including Anna Head School and 3 models.

Questions and Comments

Thank You For Helping to
Save Anna Head School!