



Board of Library Trustees

City of Arts & Innovation

TO: BOARD OF LIBRARY TRUSTEES **DATE: JULY 23, 2018**

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: UPDATE ON THE NEW MAIN LIBRARY PROJECT

ISSUE:

Receive an update on the new Main Library project.

RECOMMENDATION:

That the Board of Library Trustees receive and file this update on the new Main Library project.

BACKGROUND:

On June 25, 2018, the Board of Library Trustees requested a recurring agenda item of the new Main Library to give Trustees an opportunity to discuss and receive updates, as necessary. Below is a timeline of significant activities that have occurred with the new Main Library project:

- On May 16, 2017, the City Council approved: 1) the new Main Library as a Measure Z funding priority with a resolution for reimbursement of the costs for design of the Main Library project; and 2) a Professional Consultant Services Agreement (PSA) with Johnson Favaro Architects for architectural and engineering design services for a new two-story, approximately 40,000-square-foot project located at 3911 University Avenue.
- On August 14, 2017, a special meeting of the Board of Library Trustees provided an opportunity to view the new Main Library design renderings and provide feedback for City Council consideration. The Board unanimously voted to recommend City Council approve the proposed Main Library design.
- On October 3, 2017, the City Council approved the three-story design of the new Main Library project and authorized the City Manager, or his designee, to proceed with bidding the project for construction. The proposed Main Library includes a City Archive, a 100-seat community meeting room, and a Friends of the Library bookstore. Concept designs in the proposed Main Library project are a reflection and culmination of extensive research, community meetings, and professional experience of staff and the design team.
- On March 21 and April 18, 2018, the Cultural Heritage Board received a report requesting a Certificate of Appropriateness to construct the new Main library within the Seventh Street Historic District, and demolish existing noncontributing bus terminals, a former police sub-station, and related ancillary structures. Following discussion, the Cultural

Heritage Board approved the request for a Certificate of Appropriateness to construct the new Main Library within the Seventh Street Historic District.

DISCUSSION:

The architectural firm Johnson and Favaro submitted detailed plans to Building and Safety for the first full plan check process to receive feedback from the following City departments: Public Works, Riverside Public Utilities, Planning and Building and Safety. The submittal fee for the first review of the plans was approximately \$10,000 paid from the Measure Z account. Johnson and Favaro will review the recommendations provided by City departments, subsequent to approval of the construction drawings. Staff anticipates this project going out to bid for construction in the fourth quarter of 2018.

As with any capital project, staff is monitoring the costs associated with its development. Neighboring cities and partner agencies have reported increased costs given the price of steel and other related construction expenses. Economic forecasts indicate that the rising price of steel is mainly due to China’s reduction in steel production, which may cause demand to outweigh supply, causing a rise in steel prices through year 2020. These anticipated costs, along with proposed tariffs, could potentially cause further increases to the cost of the Main Library Project, which have already been approved by the City Council.

The approximately \$40,000,000 approved for construction by the City Council on October 3, 2017 is the total cost, inclusive of any contingency. An additional \$3.3 million was approved on December 19, 2017 to cover the total cost of a new City Archive in conjunction with the Main Library Project, for a total project cost of \$43,300,000.

The approved Main Library projected costs are outlined below:

Main Library Projected Costs		
Description	Cost	Cost Per Sq.Ft. (42,329 Sq. Ft)
Design Fees	\$2,197,230	\$52
Building Construction (Cost includes arcade)	\$32,300,000	\$763
Project Management, Utility Fees, Permits	\$500,000	\$12
Furniture, Fixture, Equipment (FFE)	\$2,000,000	\$47
Subtotal Design Construction, Soft Costs	\$36,997,230	\$874
Project Contingency	\$3,002,770	\$71
Riverside Main Library Projected Costs	\$40,000,000	\$945
Archive Space	\$3,300,000	\$78
Total Main Library Cost	\$43,300,000	\$1,023

The Interim Director of Community and Economic Development Director and General Services Director concur with this report.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Erin Christmas, Interim Library Director
Approved by: Lea Deesing, Assistant City Manager