



## Main Library Project Architectural Design Services and Project Budget

### Library Department

City Council  
August 22, 2017

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## BACKGROUND

May 16, 2017:

1. Following discussion, City Council approved the New Main Library as a Measure Z funding priority;
2. Adopted a resolution for reimbursement of the costs for design of the Main Library project; and
3. Approved the Agreement with Johnson Favaro, in the amount of \$1,725,000 and authorized change orders not-to-exceed 10% (\$172,500) for architectural and engineering design services for the new Main Library project.



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## LIBRARY SCOUTING TRIPS

1. Award-winning and recently constructed or expanded, public libraries locally, nationally and internationally.
2. Visits included meetings with library directors, staff, architects and community members on areas such as space programming, operational models, architecture, interior design, library construction processes, sound attenuation, and marketing.



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## LIBRARY SCOUTING TRIPS

A partial list includes:

1. Almere Public Library, Almere, The Netherlands\*
2. Amsterdam Public Library, Amsterdam, The Netherlands\*
3. Bayview Public Library, San Francisco, CA
4. Beverly Hills Public Library, Beverly Hills, CA
5. Cambridge Public Library, Cambridge, MA\*\*

\* Travel funded by the Riverside Public Library Foundation via unrestricted interest funds.

\*\* Travel funded by the California State Library via the 21<sup>st</sup> Century Leadership Cohort grant.

\*\*\*Travel funded by the Library Department via unrestricted interest from the Gift Fund.

Chicago libraries visited as part of the 2017 American Library Association Annual Conference.

Travel to all other libraries funded by Director Kennon.

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## LIBRARY SCOUTING TRIPS

6. Castaic Public Library, Castaic, CA
7. Cedar Rapids Public Library, Cedar Rapids, IA
8. Chicago Chinatown Public Library, Chicago, IL<sup>\*\*\*</sup>
9. Dokk1 Public Library, Aarhus, Denmark<sup>\*</sup>
10. Harold Washington Public Library, Chicago, IL<sup>\*\*\*</sup>

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## LIBRARY SCOUTING TRIPS

11. Highgrove Public Library, Riverside County, CA
12. Lawndale Public Library, Los Angeles, CA
13. Library 21c, Colorado Springs, CO
14. Manhattan Beach Public Library, Manhattan Beach, CA
15. Mead Valley Public Library, Riverside County, CA

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## LIBRARY SCOUTING TRIPS

16. National Library of France, Paris
17. Piedmont Public Library, Oakland, CA
18. Quartz Hill Public Library, Los Angeles, CA
19. Ramona Public Library, San Diego, CA
20. Redondo Beach Public Library, Redondo Beach, CA

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## LIBRARY SCOUTING TRIPS

21. Rubidoux Public Library, Jurupa, CA
22. San Diego Public Library, San Diego, CA
23. San Ramon Public Library, San Ramon, CA
24. South Whittier Public Library, Whittier, CA
25. West Hollywood Public Library, West Hollywood, CA

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# INTRODUCTION

JOHNSON  
FAVARO



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## Libraries today and tomorrow



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## PLANNING, PROGRAMMING AND PREDICTING

- Historical data
  - Attendance, circulation, technology and programs
  - Benchmarks
  - Community participation
- Programming
  - Right-size collections, reader seats, support space
- Current trends
  - Self service, streamlined customer service, staff efficiency
  - Flexible work spaces for customers and staff
  - Spaces for innovation and collaboration
  - Marketing collections



## RIVERSIDE MAIN LIBRARY BENCHMARK ANALYSIS

<i>Performance</i>	<i>Riverside</i>	<i>California Average</i>
Borrowers per capita	.83	.74
Circulation per borrower	4.8	10.8
Circulation per capita	4.02	7.6
Circulation per hour	65	99
Circulation per visit	1.2	1.32
Program attendance per capita	0.11	0.24
Visits per borrower	4	8.55
Visits per capita	3.36	5.88

## RIVERSIDE PUBLIC LIBRARY SYSTEM USE DATA

<i>Branch</i>	<i>SF</i>	<i>Seats</i>	<i>Volumes</i>	<i>PCs</i>	<i>Circulation</i>	<i>Turnover</i>
Arlanza	10,000	65	13,000	32	80,000	6.15
Arlington	13,000	41	33,000	32	89,000	2.70
Casa Blanca	10,000	106	23,000	34	87,000	3.78
Eastside	10,800	75	18,000	34	69,000	3.83
La Sierra	10,750	65	29,000	31	126,000	4.34
Marcy	9,000	104	24,000	37	139,000	5.79
Orange Terrace	13,000	54	30,000	37	175,000	5.83
Main	60,000	187	153,000	52	207,000	1.35
<b>Total</b>	<b>136,550</b>	<b>697</b>	<b>323,000</b>	<b>289</b>	<b>972,000</b>	<b>3.01</b>

## TRENDS



## INDIVIDUAL ACTIVITIES

- Read
- Relax
- Research
- Meet
- Learn
- Work quietly



## NEW OPPORTUNITIES

- Create
- Share
- Teach
- Relax and explore
- Work collaboratively
- Pet a pig





## THINGS TO USE

- Books
- Media
- Comfortable seating
- Quiet spaces
- Technology
- WiFi
- Expert assistance



## EXPANDED HORIZONS

- Sound recording
- Digital editing
- 3-d printing
- Soldering, gluing, laser cutting
- Expert assistance
- Play and learning stations



## THINGS TO BORROW

- Tools
- Sewing machines
- Cake pans
- Toys and Puzzles
- Art
- Lizards



## GROUP ACTIVITIES

- Story time
- Crafts
- Book clubs
- Educational programs
- Films
- Music performances
- Research robotics



RIVERSIDE MAIN LIBRARY

## NOT YOUR GRANDMOTHER'S LIBRARY

- Cooking classes
- Lego projects
- Board games
- Creative, autobiographical writing
- Music production
- Build a robot
- Read to a dog



## COMMUNITY MEETINGS



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## COMMUNITY MEETINGS

Held June 15 and July 21, 2017 for the purpose of:

1. Introducing Johnson Favaro Architects and consultant Linda Demmers.
2. Providing the community an update on the status of the project.
3. Hearing from the community their desires as it relates to how the new library may best meet their needs through space, services and programs.



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## COMMUNITY MEETINGS

1. Consider the community of today and tomorrow
2. Give us bold architecture that makes a statement
3. Connect with existing developments, be the catalyst for future development, and activate White Park
4. Centralize the archives and make them more accessible
5. Incorporate Riverside's rich history, including the story of water



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## COMMUNITY MEETINGS

6. Provide appropriate parking
7. Offer lots of community meeting space
8. Ensure ample space for children's services
9. Lend more "things" (i.e. tools, toys, etc.)
10. Include spaces for activity as well as quiet spaces



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## DESIGN EFFICIENCIES



Current Customer Service Desk



Proposed Customer Service Point

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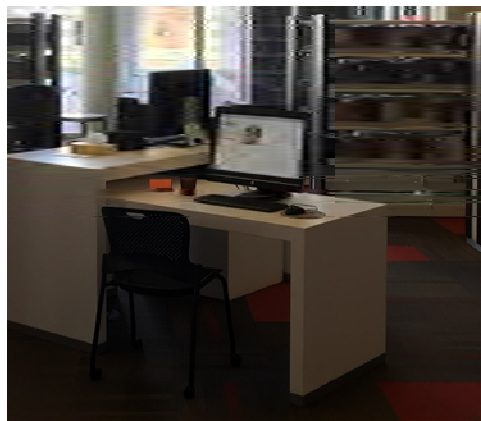


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## DESIGN EFFICIENCIES



Current Reference Desk



Proposed Staff Assistance Point



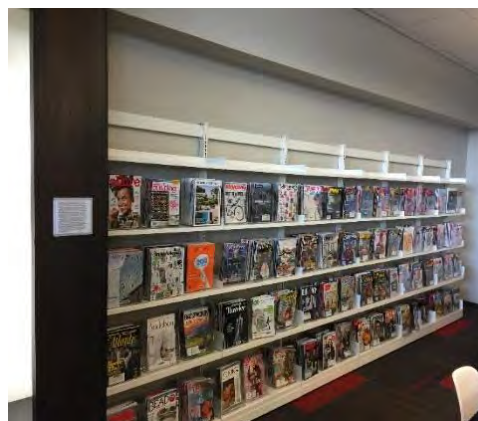
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## DESIGN EFFICIENCIES



Current Magazine Shelving



Proposed Magazine Wall Mount



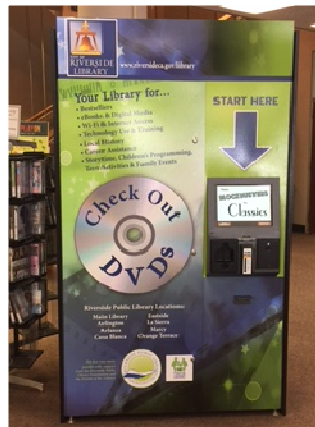
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## DESIGN EFFICIENCIES



Current DVD/Media Shelving



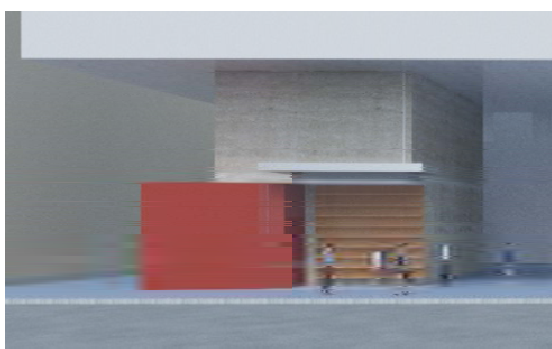
Proposed 750-Capacity DVD Unit



## DESIGN EFFICIENCIES



Current Friends of the Library Sale Area



Proposed Ground Floor Friends Bookstore



## DESIGN EFFICIENCIES

Community meeting spaces:

1. Approximately 1,600 square foot ground floor community room accessible during and after library hours;
2. Second story terrace estimated at 6,000 square feet accessible during and after library hours;
3. Approximately 1,600 square foot enclosed, second story flexible multipurpose room that opens fully to the second story terrace, useable in conjunction with, or separate from, the second story terrace.
4. Four to six third floor meeting rooms, approximately 150 square feet each, expandable to one 600 square foot meeting space for quiet study and small group use during library hours.



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## DESIGN EFFICIENCIES

Community archive

1. Centralizing City Department archives at new Main Library
2. Preserve and make collections accessible
3. 4,000 square feet ground floor
4. Superior customer service provided via-one stop
5. Additional \$3 million to \$3.6 million



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# New Main Library Concept Designs



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## NEW MAIN LIBRARY AERIAL



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## NEW MAIN LIBRARY AERIAL



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## NEW MAIN LIBRARY FRONTING MISSION INN AVENUE



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## NEW MAIN LIBRARY MISSION INN AVENUE EAST



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## NEW MAIN LIBRARY MISSION INN AVENUE WEST



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## NEW MAIN LIBRARY GROUND FLOOR ARCADE



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## NEW MAIN LIBRARY GROUND FLOOR ARCADE



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## NEW MAIN LIBRARY SECOND STORY TERRACE



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## NEW MAIN LIBRARY THIRD STORY



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## NEW MAIN LIBRARY THIRD STORY



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## NEW MAIN LIBRARY ROOFTOP TERRACE OPTION

1. Opportunity for rooftop terrace for community and city use
2. Privately developed restaurant
3. Addition of photovoltaic shading and design for future photovoltaic systems
4. Additional \$7.5 million to \$9 million



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## MEASURE Z FUNDING

The Measure Z Five-Year Spending Plan, adopted by the City Council on May 16, 2017 addressed 33 separate items in 6 major categories:

1. Public Safety (\$68,497,813)
2. Fiscal Discipline/Responsibility (\$39,603,200)
3. Quality of Life (\$17,237,199)
4. Critical Operating Needs (\$56,034,254)
5. Facility Capital Needs (\$29,933,882)
6. Technology (\$8,000,000)



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## MEASURE Z FUNDING

The Facility Capital Needs category included payments through the first five years for five projects:

1. New Downtown Main Library (\$30 million)
2. Eastside Library selection (\$100,000)
3. New Police Headquarters (\$45 million)
4. Museum Expansion and Rehab (\$15 million)
5. New Downtown Parking Garage (\$15 million)

Staff recommends moving \$10 million from the Police Headquarters project to the New Main Library project. As a result of the recommendation, the detention facility would be removed from the Police Headquarters project. As with the original budget of \$45 million, the \$35 million in funds for the Police Headquarters should be sufficient, pending any site selection issues (surface/below ground parking, site acquisition costs, etc.).



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## FISCAL IMPACT

There is no net fiscal impact to Measure Z funds as a result of the recommendation. If approved, the 5-Year Measure Z Spending Plan will be amended, by allocating \$10 million from the Police Headquarters project (\$45 million to \$35 million) to the Downtown Main Library Project (\$30 million to \$40 million). The \$40 million Main Library project budget will include any increased design costs to Johnson Favaro architects. Additional costs for a Community Archive Space, Rooftop Terrace, or other (e.g. restaurant) are not included in the revised cost estimates.



## FISCAL IMPACT

MAIN LIBRARY PROJECT OPTIONS			
DESCRIPTION	2- STORY BUILDING CONCEPT	FLYVATED PLATFORM COSTS	3 STORY BUILDING CONCEPT
Design	1,725,000	307,000	2,092,000
Building Construction	24,000,000	(1,250,000)	22,730,000
Platform Construction		\$,980,000	\$,980,000
Project Mgmt. Utility tie-ins Permits	500,000	-	500,000
Furniture, Fixtures & Equipment	2,000,000	-	2,000,000
<b>Subtotal</b>	<b>28,225,000</b>	<b>\$,067,000</b>	<b>37,282,000</b>
Project Contingency	1,775,000 @%		2,707,000 7%
<b>Total</b>	<b>30,000,000</b>	<b>\$,067,000</b>	<b>40,000,000</b>
ADDITIONAL COSTS OPTIONS			3 STORY BUILDING CONCEPT
Community Archive Option			3,000,000 to 3,600,000
Rooftop Terrace Option			7,500,000 to 9,000,000





## RECOMMENDATIONS

That the City Council:

1. Receive a report on the Main Library Project;
2. Approve the proposed 3-story design and community archive;
3. Provide direction regarding the rooftop design option;
4. Amend the Measure Z 5-year spending plan, by allocating \$10 million from the Police Headquarters project (\$45 million to \$35 million) to the Downtown Main Library Project (\$30 million to \$40 million); and
5. Authorize the City Manager, or his designee, to proceed with bidding the project for construction of the new Main Library located at 3911 University Avenue.

