



Main Library Project Design & Amend Measure Z 5-Year Spending Plan

Library Department

City Council
October 3, 2017

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BACKGROUND

May 13, 2017

- City Council approved the new Main Library as a Measure Z funding priority;
- Approved the agreement with Johnson Favaro (\$1,725,000) with change orders not to exceed 10% (\$172,500)

June 15 and July 21, 2017

- Community meetings were held

July 24, 2017

- Board of Library Trustees unanimously voted for a special meeting for August 14, 2017 to view the new Main Library design renderings

August 14, 2017

- Board of Library Trustees unanimously vote to recommend Council approval of design

September 5, 2017

- Motion to approve Main Library designs was not approved by majority

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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:

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



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MEASURE Z FUNDING

Measure Z	Allocation	Proposal Transfer	Proposed Allocation
Library	\$30,000,000	+\$9,692,600	\$39,692,600
Downtown Police Headquarters	\$45,000,000	-\$9,692,600	\$35,307,400

Move \$9,692,600 from the Downtown Police Headquarters to the Main Library

Minimal Impact to Police Headquarters

Reduce Police Headquarters Project Scope; Detention Center no longer required



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COMMUNITY MEETINGS

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

Introducing Johnson Favaro Architects and consultant Linda Demmers

Providing the community an update on the status of the project

Hearing From the community their desires as it relates to how the new main 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 the existing developments, be the catalyst for future development, and activate White Park

4. Incorporate Riverside's rich history, including the story of water



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COMMUNITY MEETINGS

5. Provide appropriate parking

6. Offer lots of community meeting space

7. Ensure ample space for children's services

8. Lend more "things" (i.e., tools, toys, etc.)

9. 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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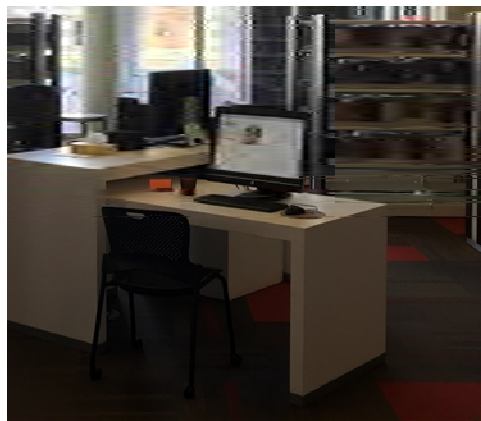


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DESIGN EFFICIENCIES



Current Reference Desk



Proposed Staff Assistance Point



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DESIGN EFFICIENCIES



Current Magazine Shelving



Proposed Magazine Wall Mount



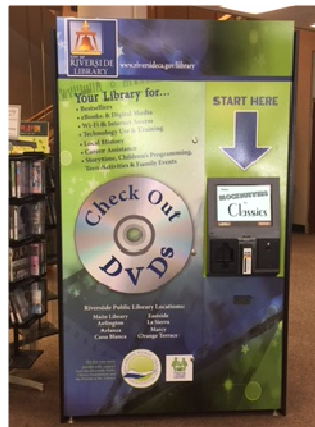
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DESIGN EFFICIENCIES



Current DVD/Media Shelving



Proposed 750-Capacity DVD Unit

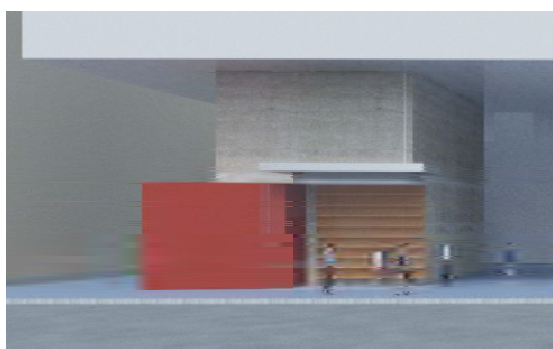


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DESIGN EFFICIENCIES



Current Friends of the Library Sale Area



Proposed Ground Floor Friends Bookstore



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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.

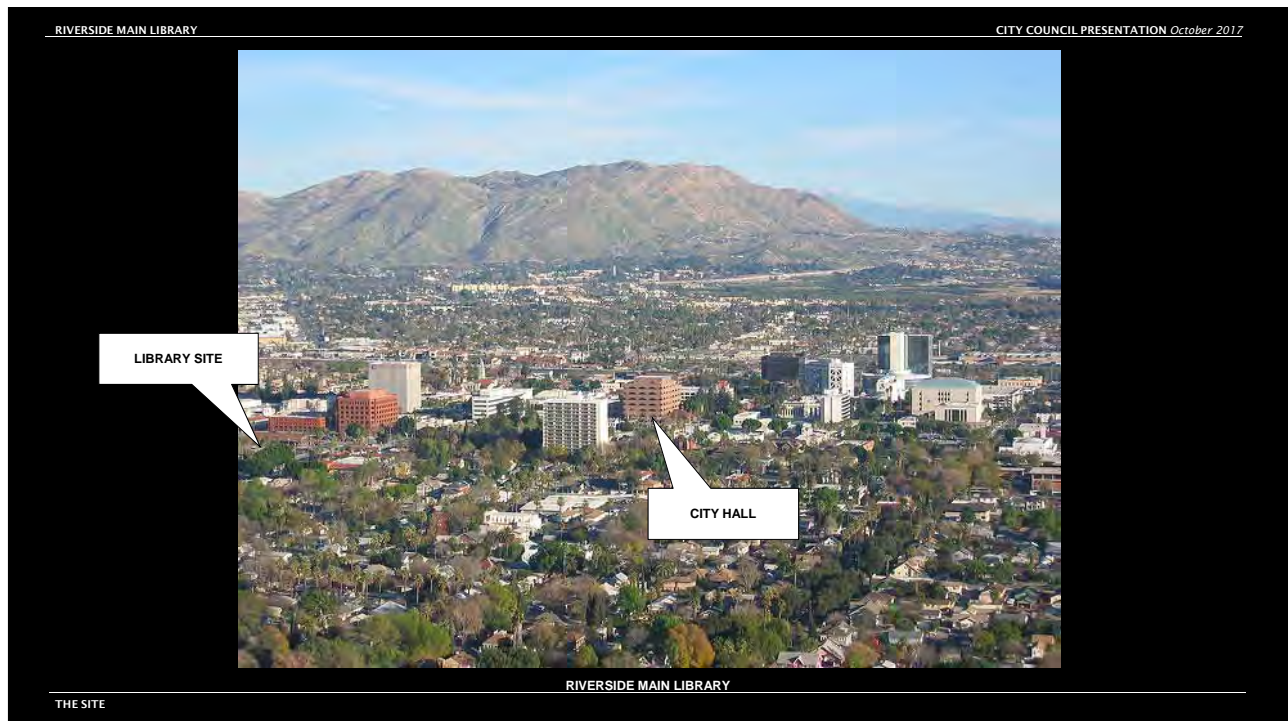
3. Approximately 1,600 square foot accessible enclosed, second-story flexible multipurpose room that opens fully to the second story terrace, useable in conjunction with, or separate from, the second story terrace.

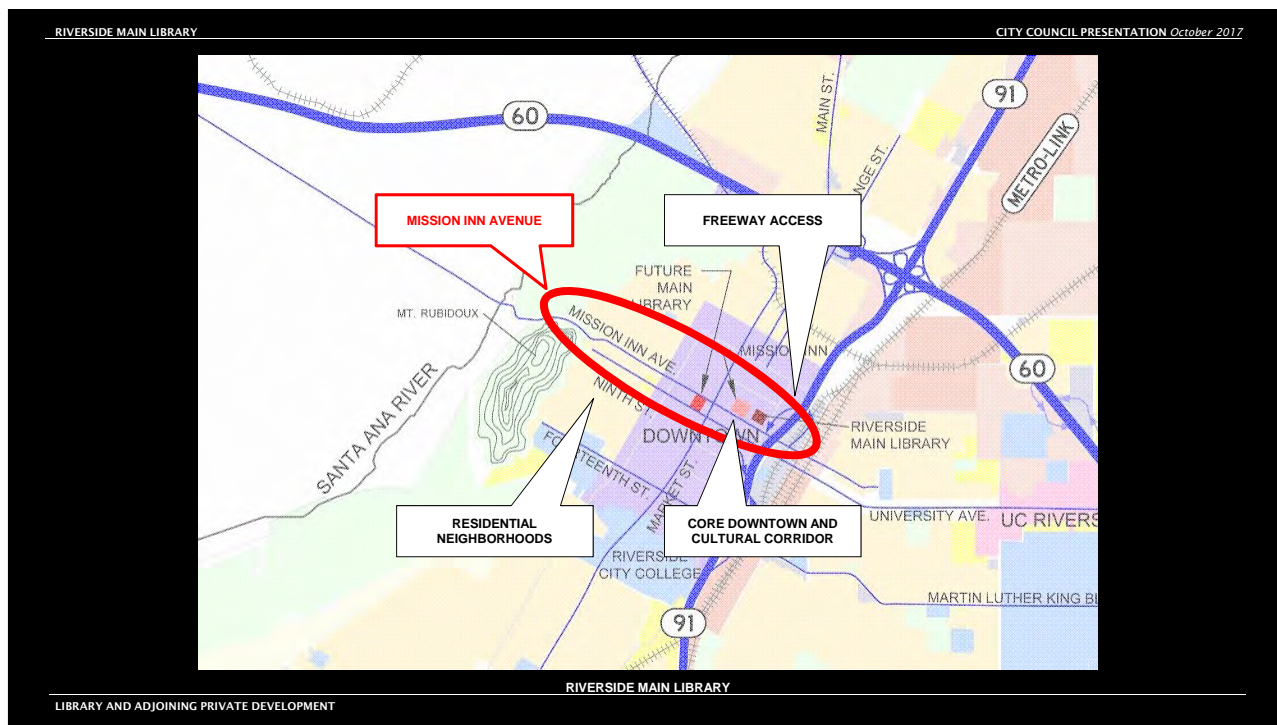
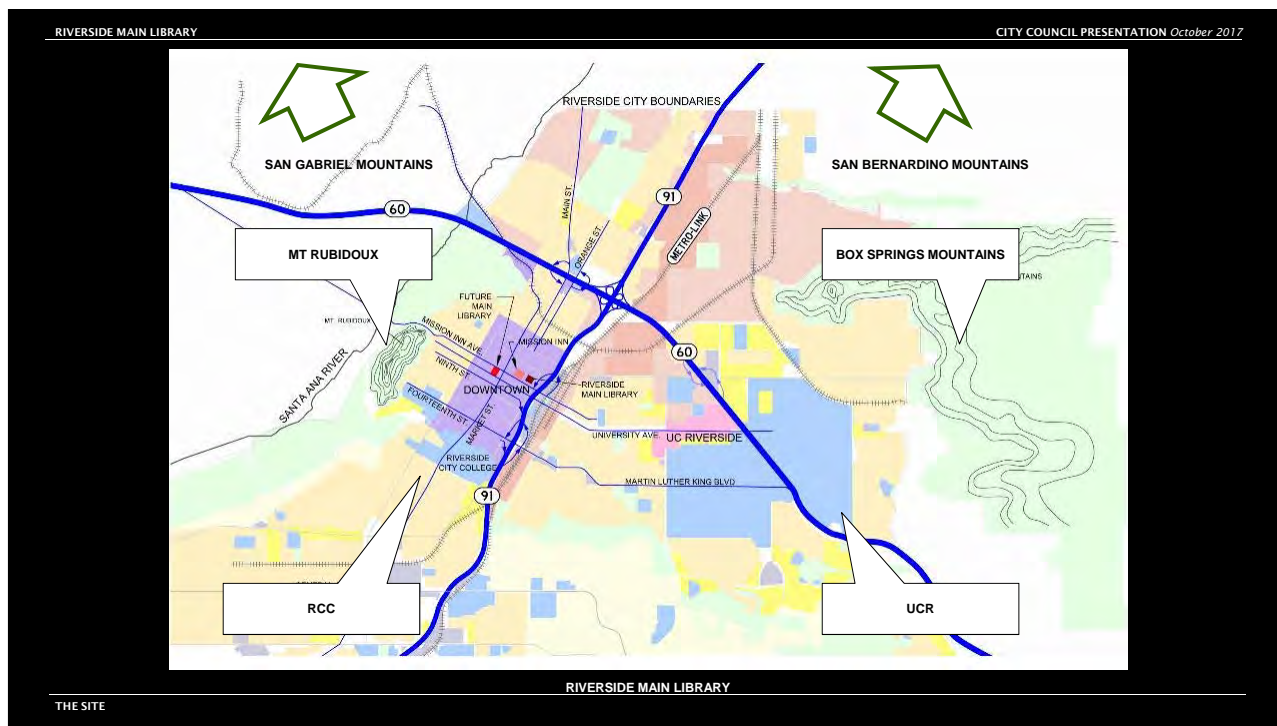
3. Four to six third floor meeting rooms, approximately 150 square feet each, expandable to one 600 square foot meeting space for quiet study and small group use during library hours.



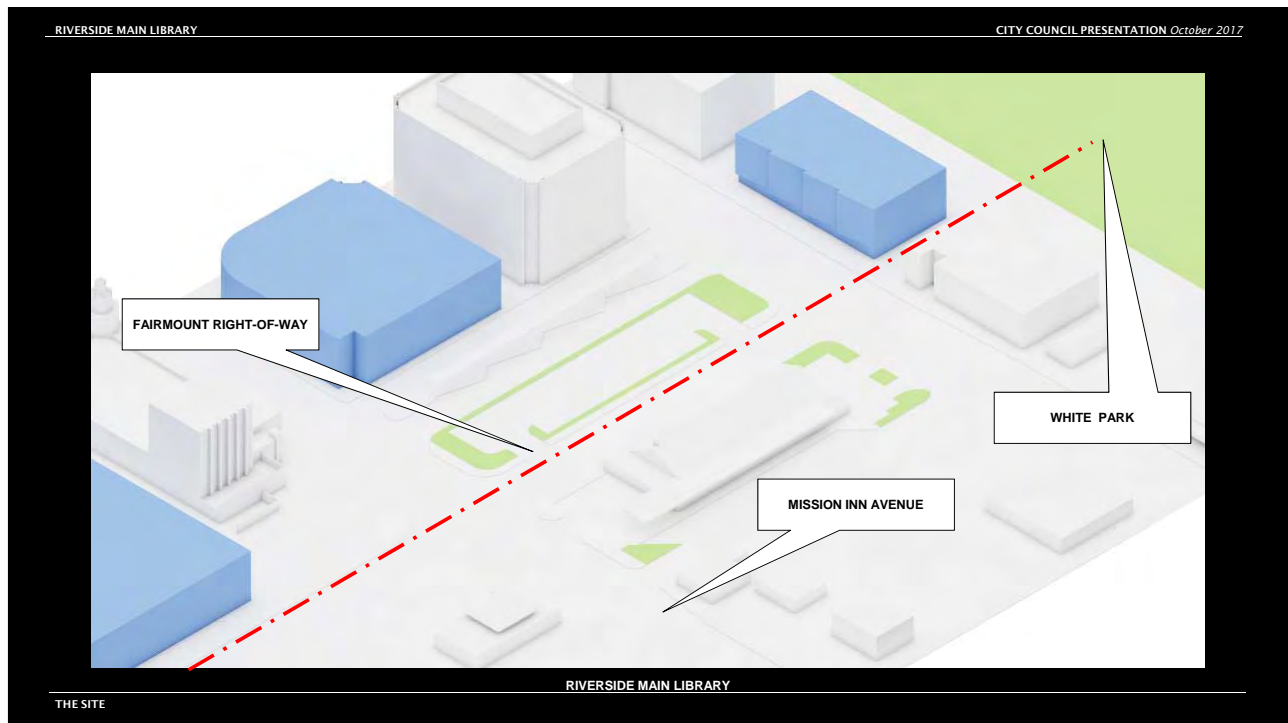
Riverside Main Library

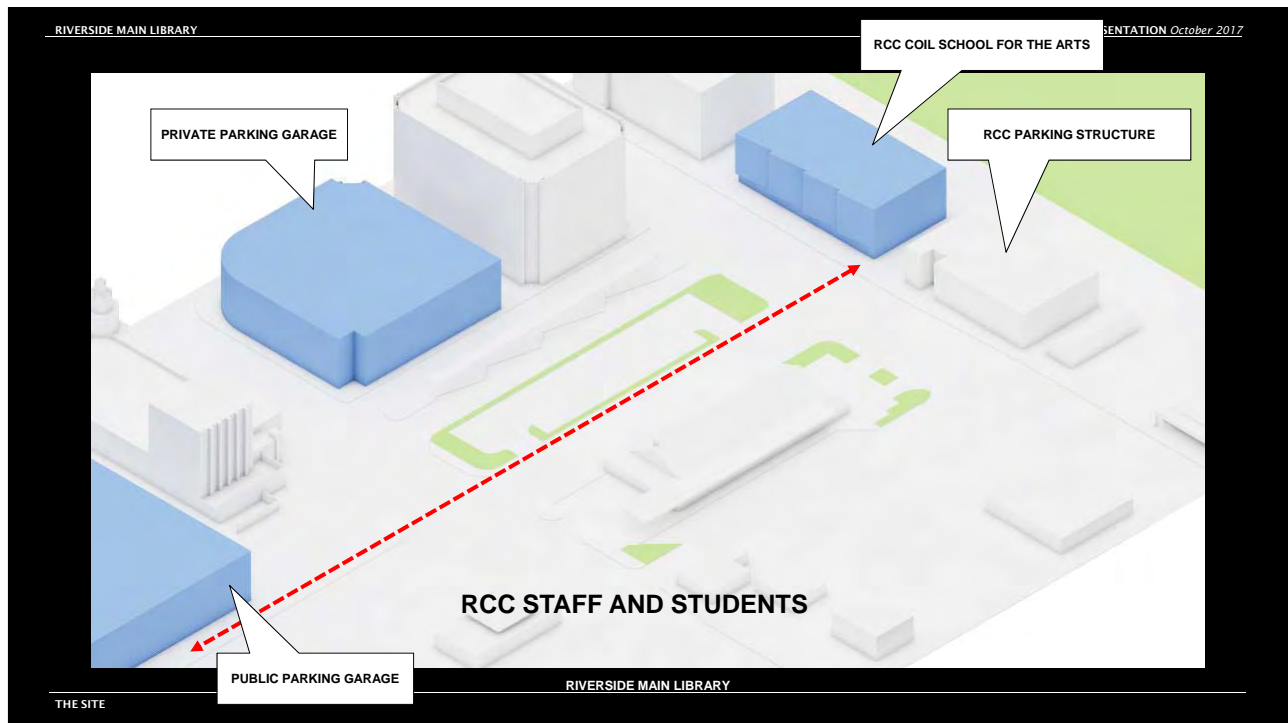
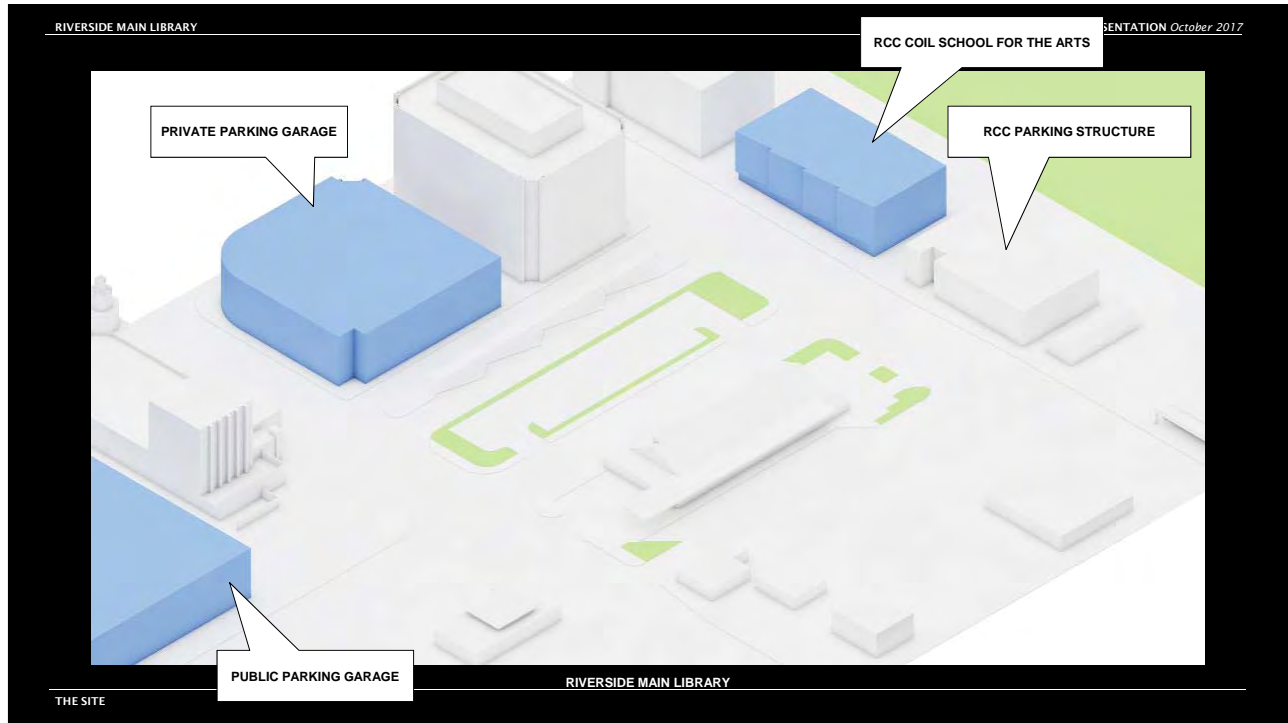
The Site



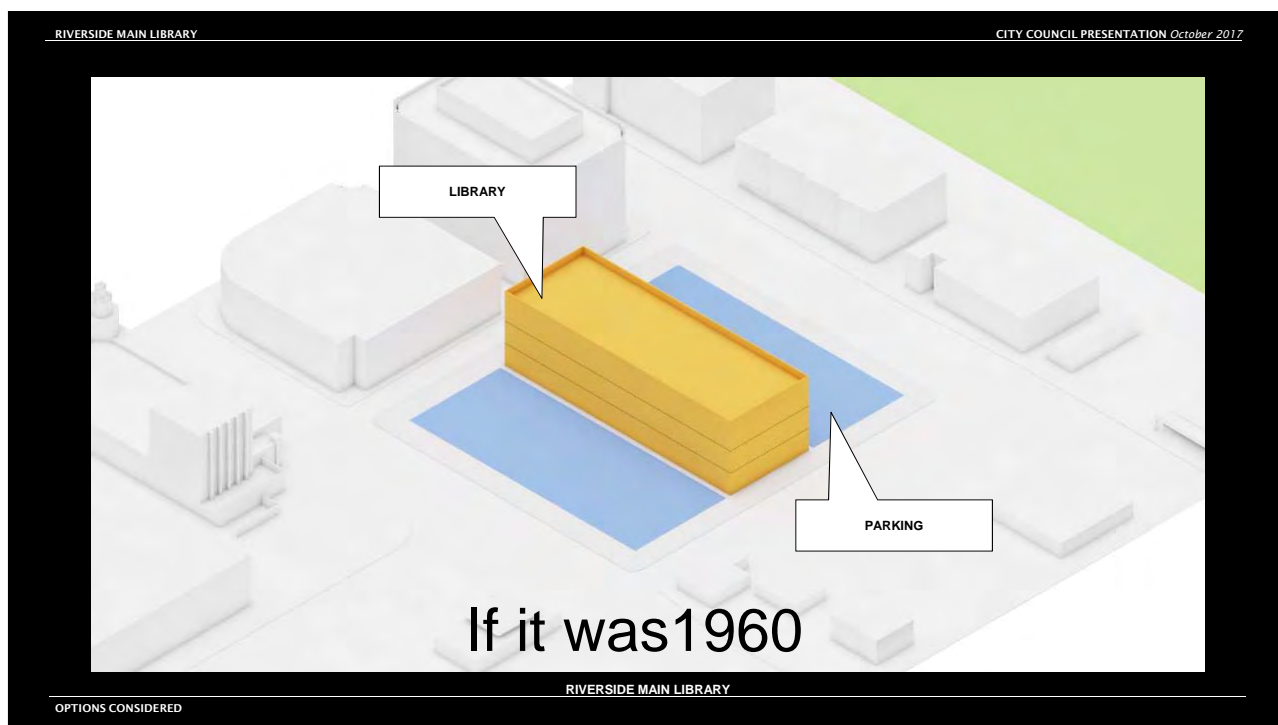


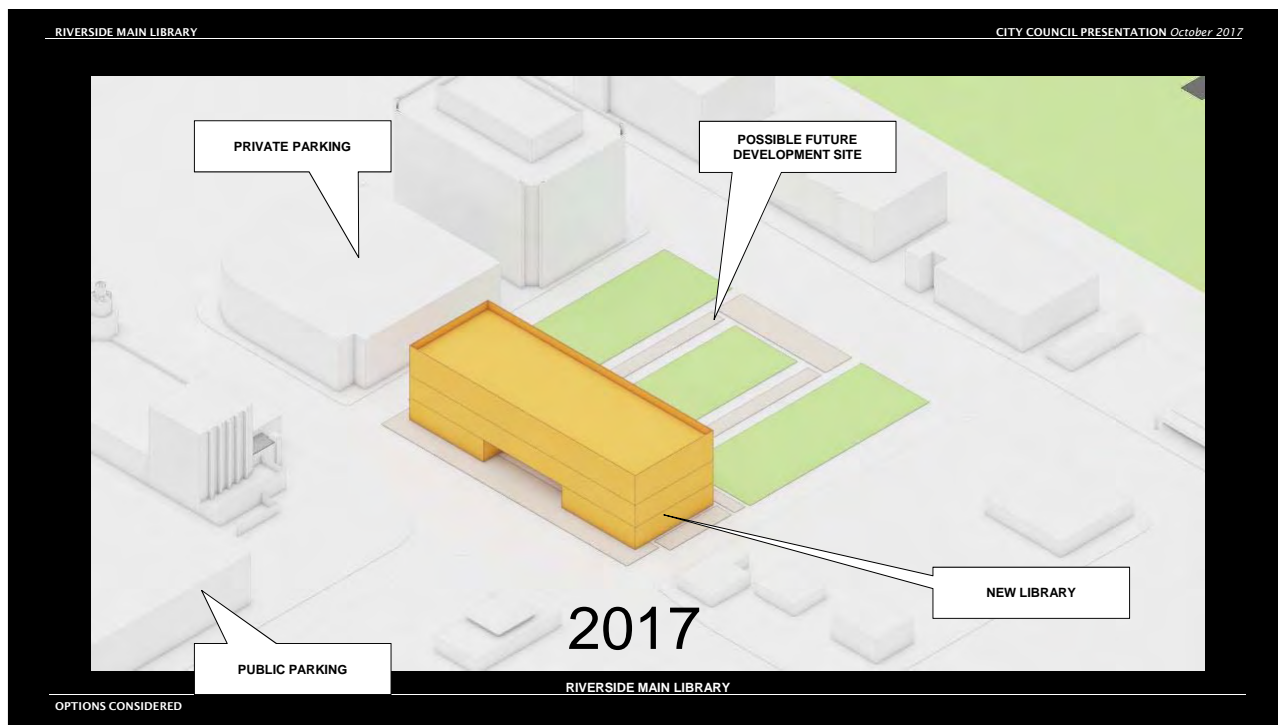
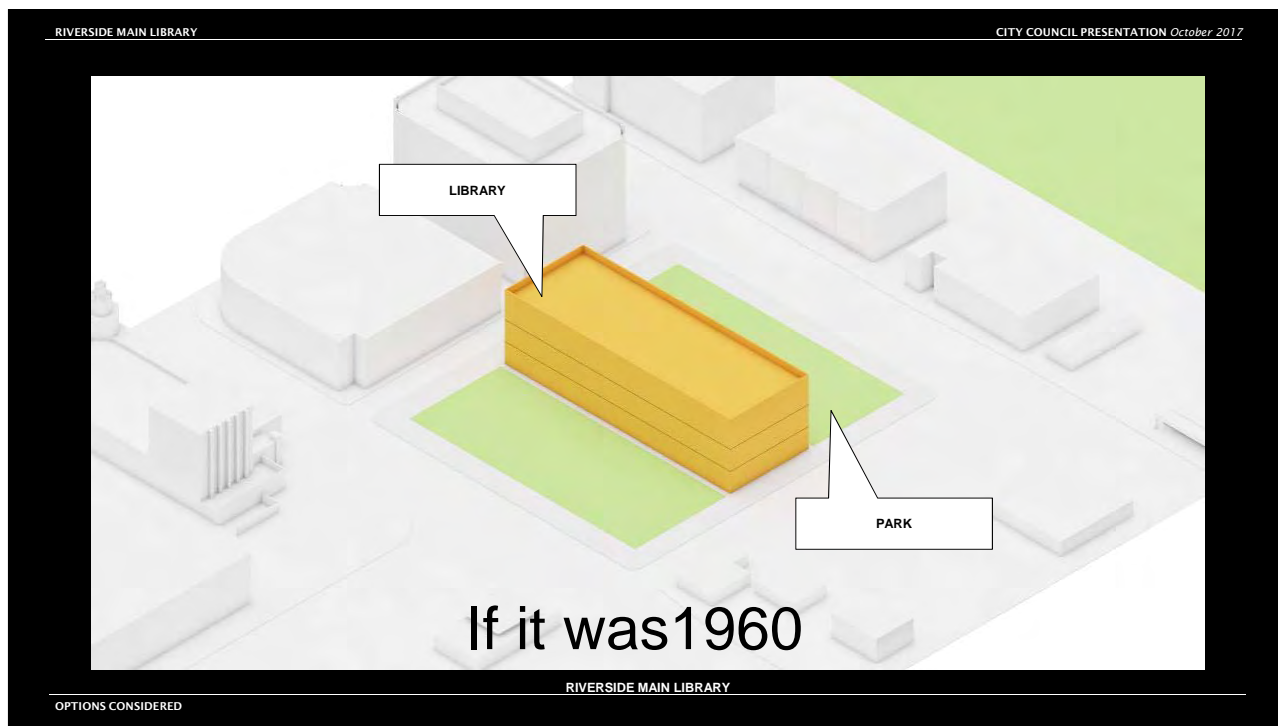


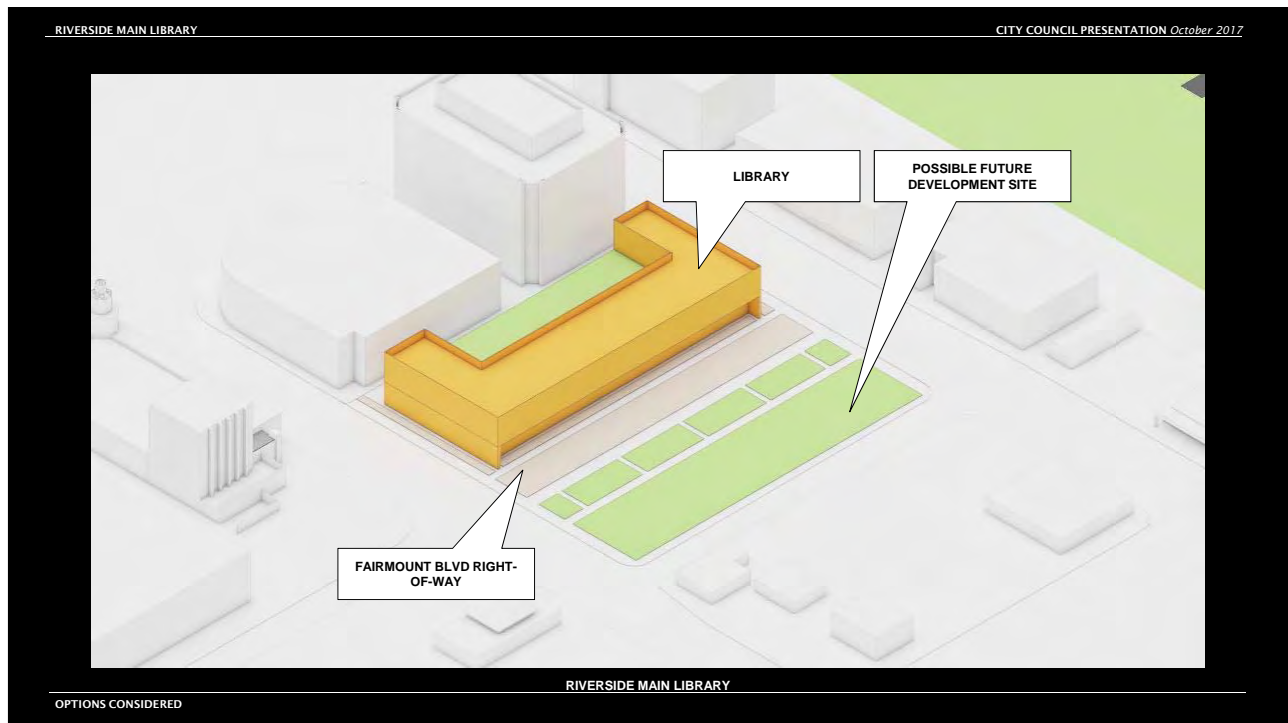
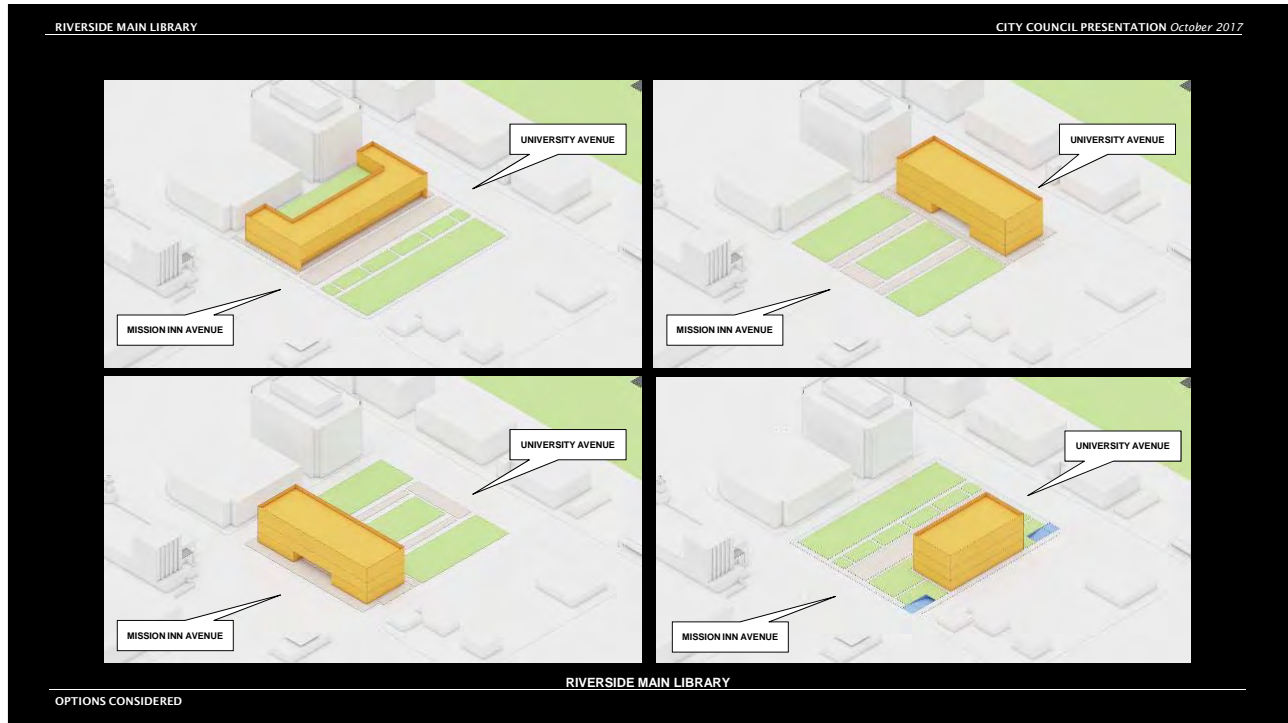


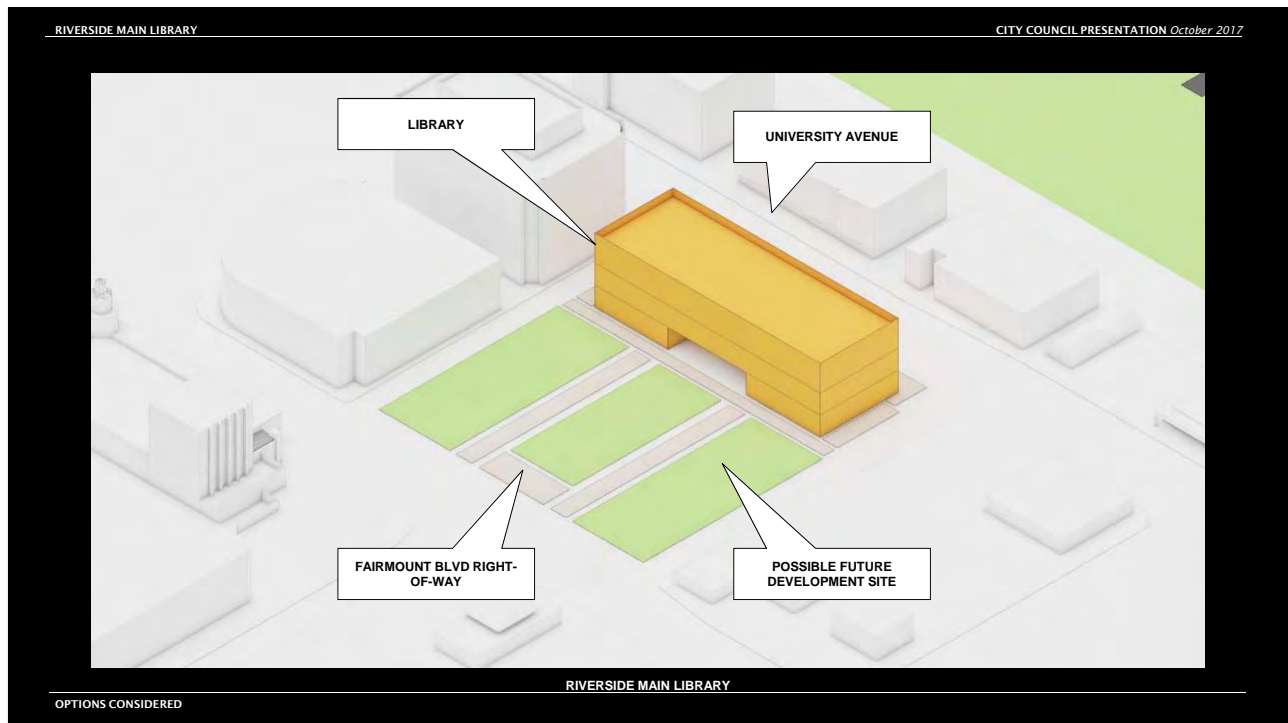
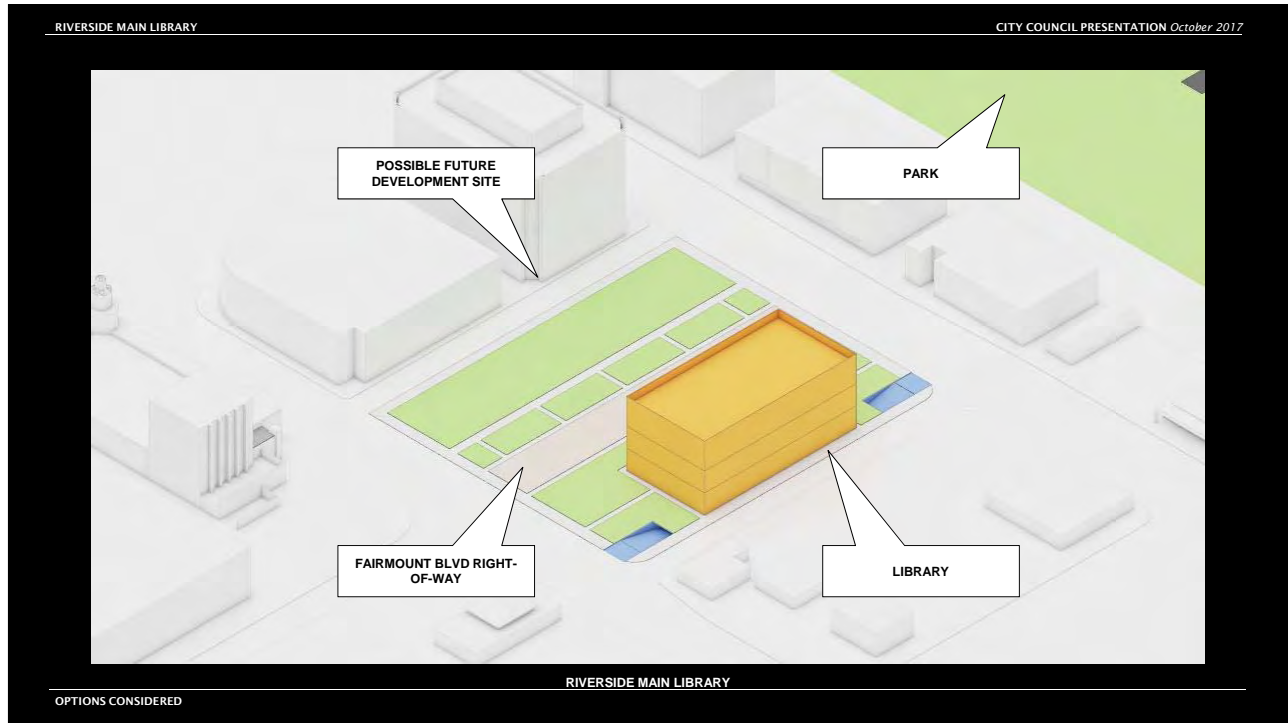


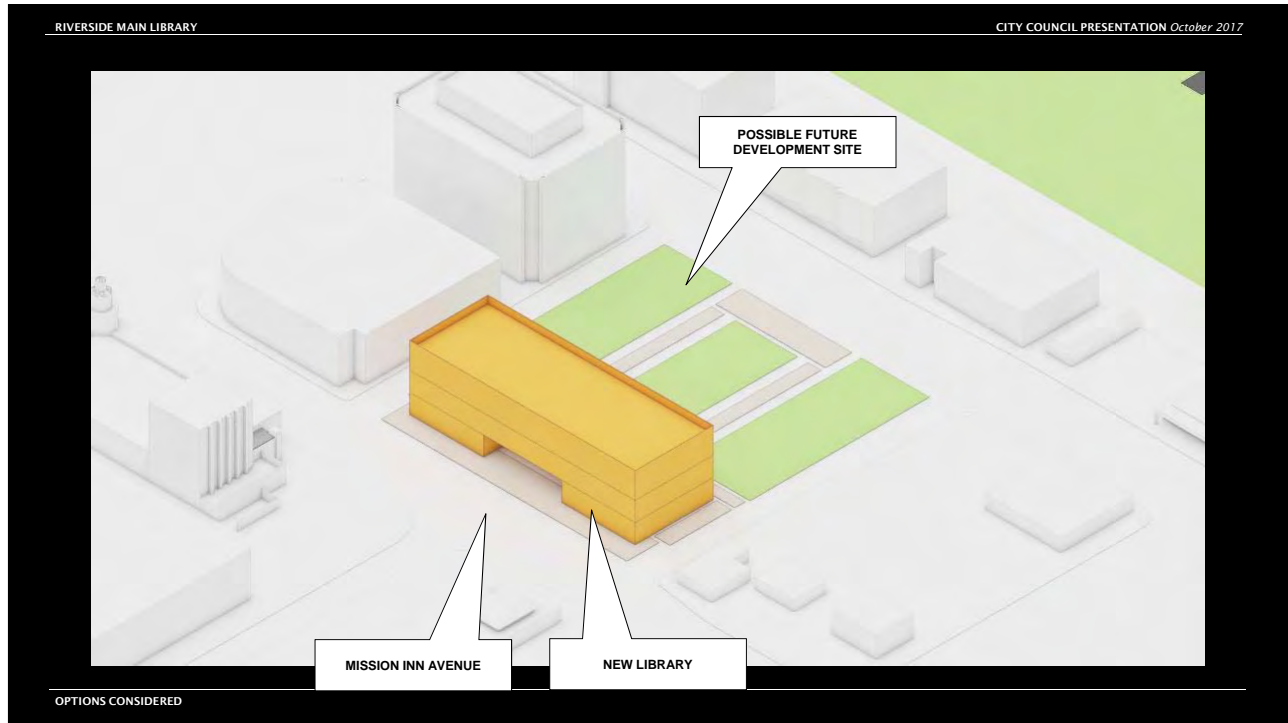
Options Considered

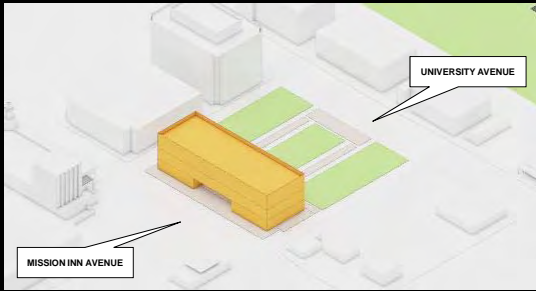






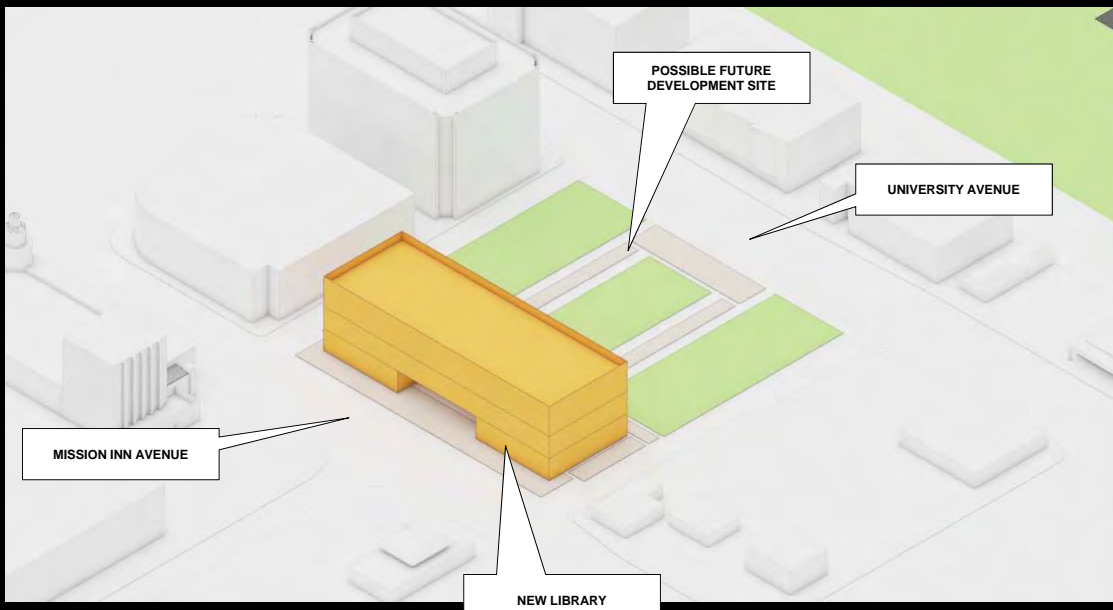






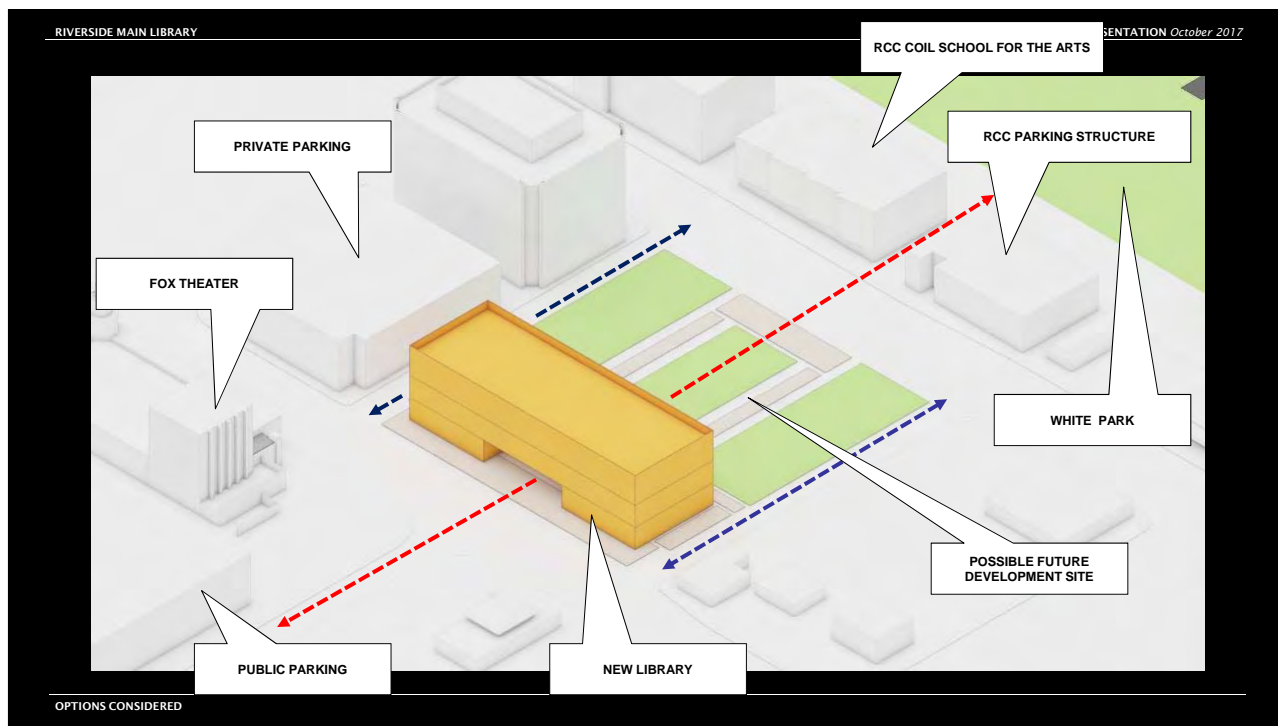
RIVERSIDE MAIN LIBRARY

LIBRARY AND ADJOINING PRIVATE DEVELOPMENT



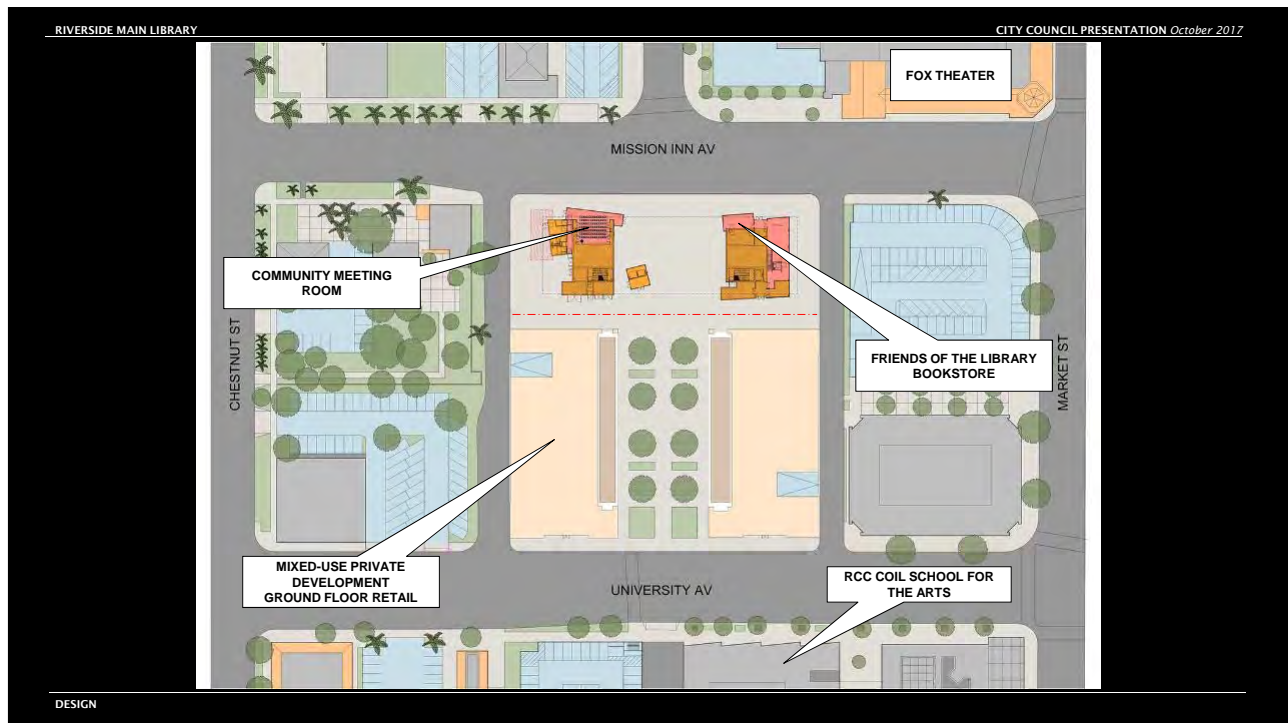
NEW LIBRARY

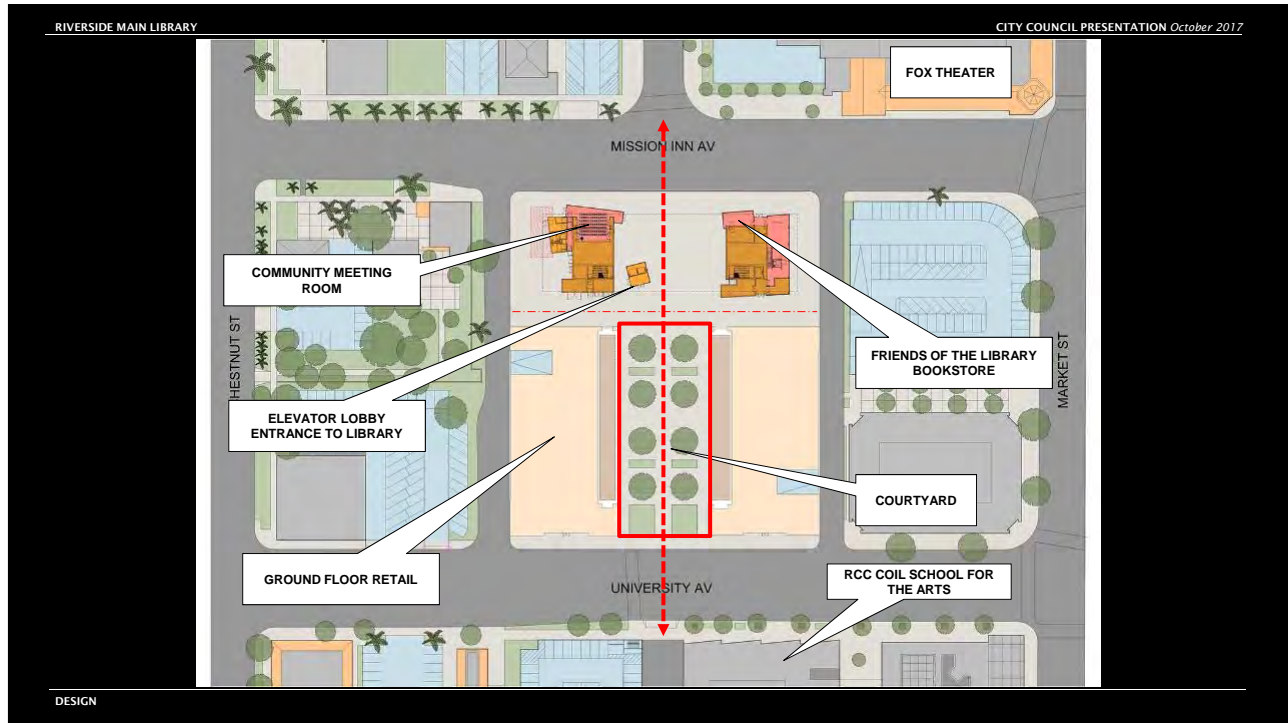
OPTIONS CONSIDERED

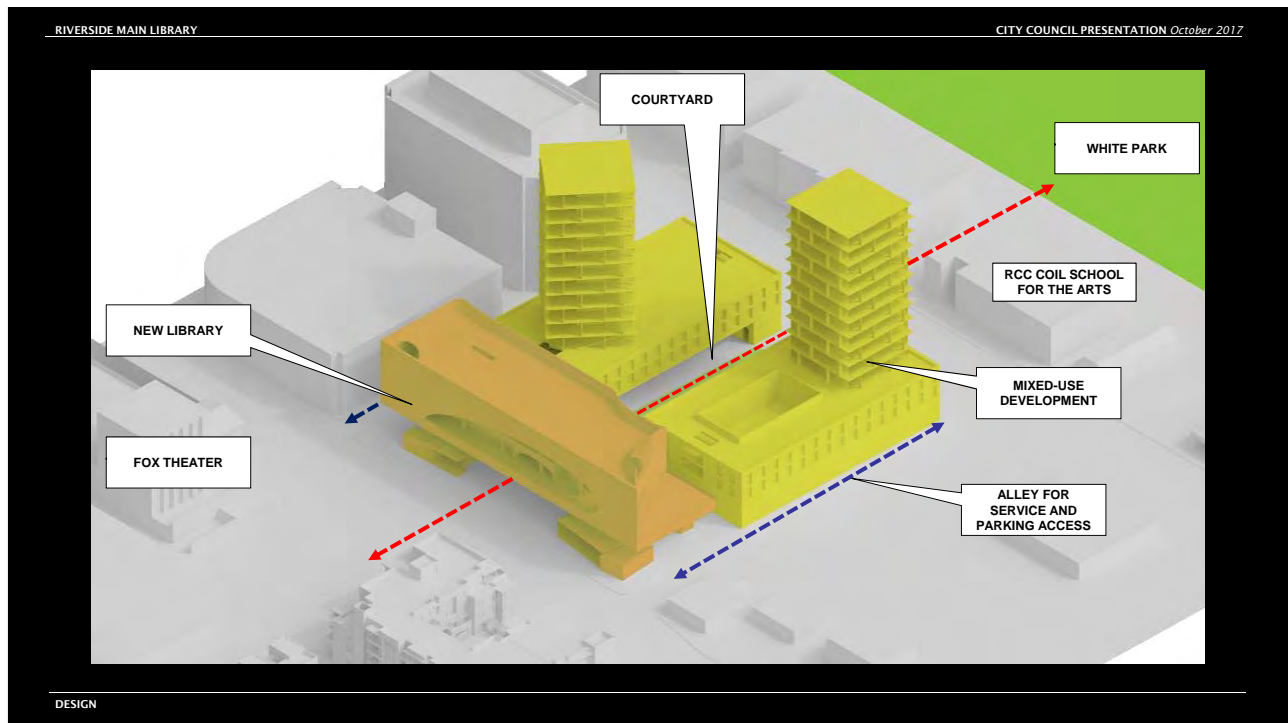
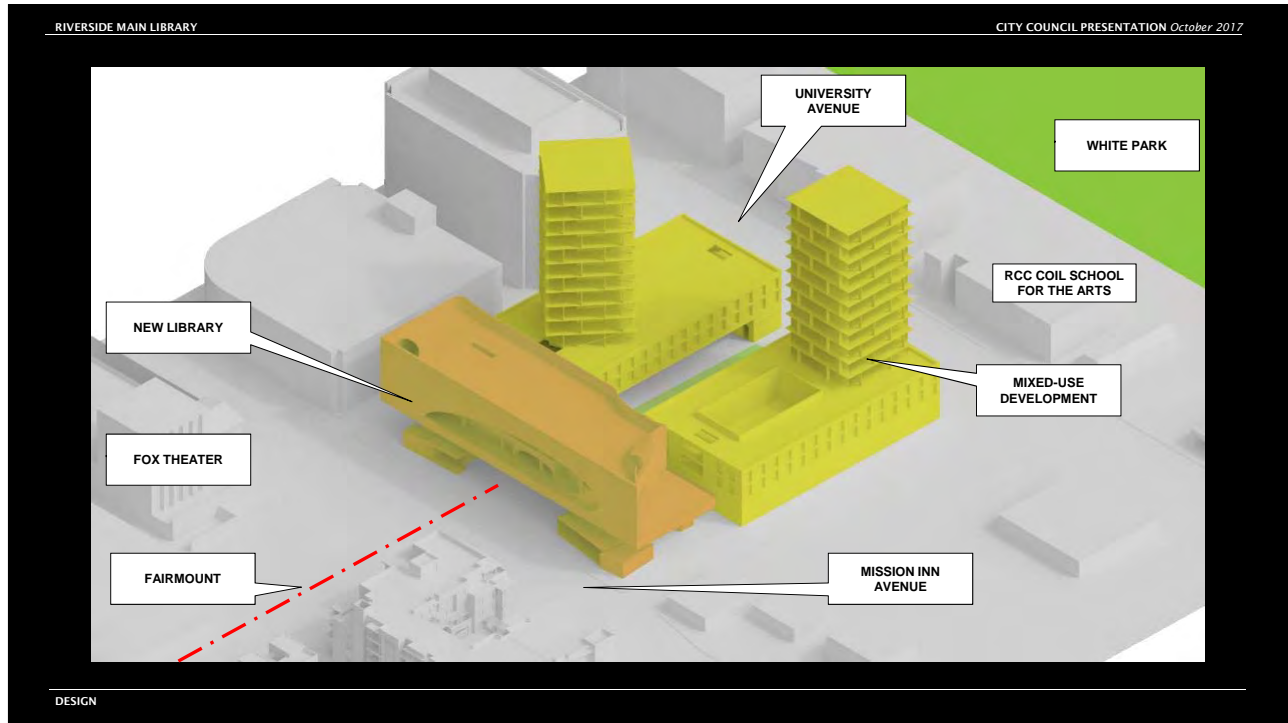


The Design









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CITY COUNCIL PRESENTATION *October 2017*



DESIGN

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DESIGN





Why build the arcade?

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LIBRARY AND ADJOINING PRIVATE DEVELOPMENT

RIVERSIDE MAIN LIBRARY

CITY COUNCIL PRESENTATION *October 2017*



LIBRARY AND ADJOINING PRIVATE DEVELOPMENT

RIVERSIDE MAIN LIBRARY

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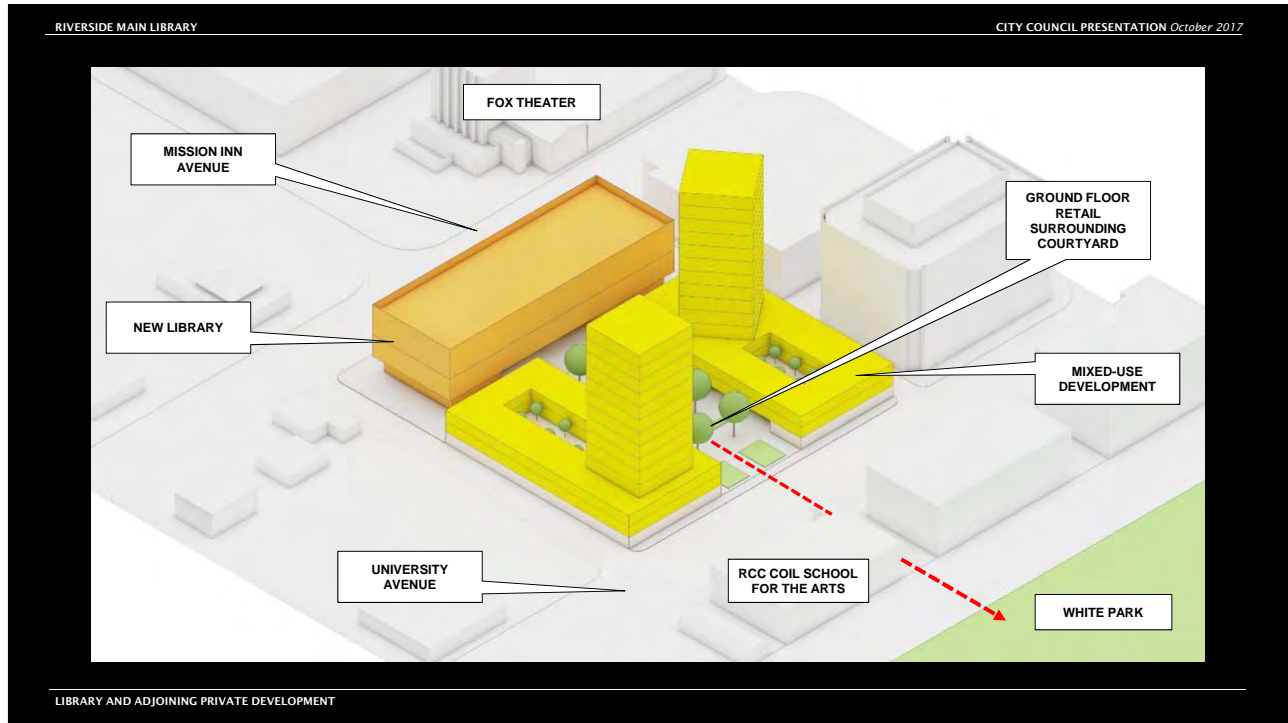
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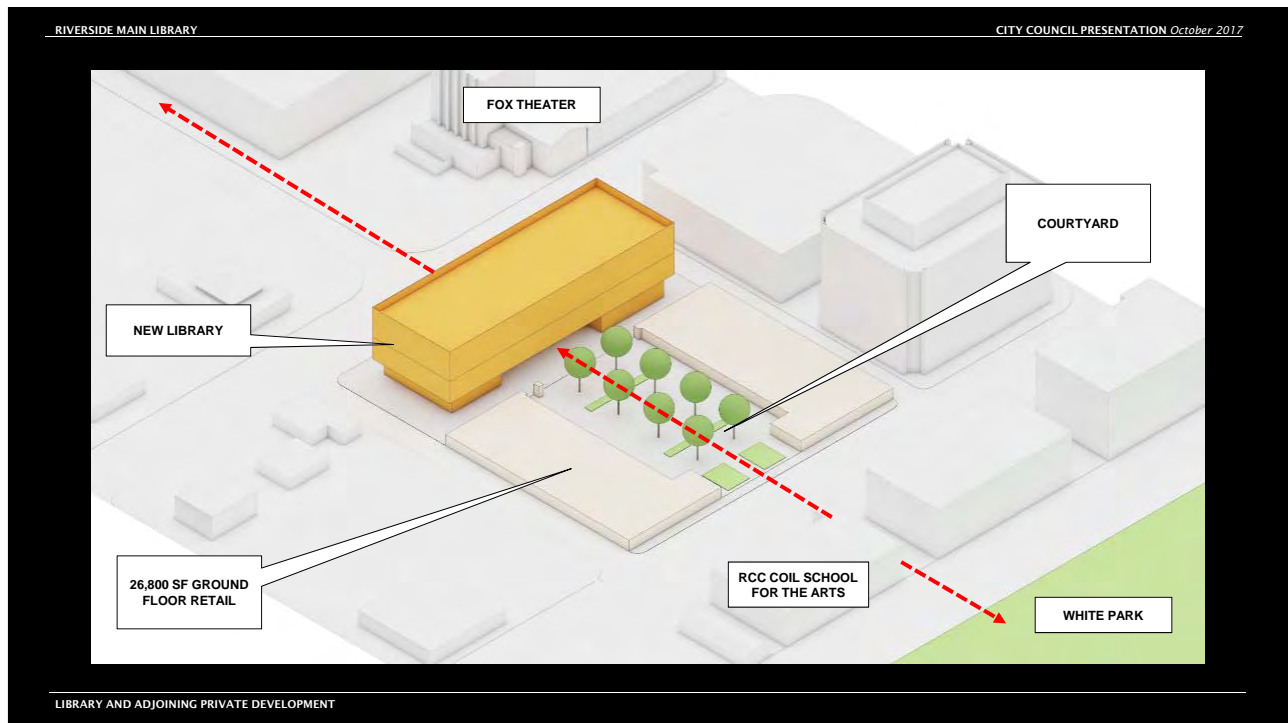
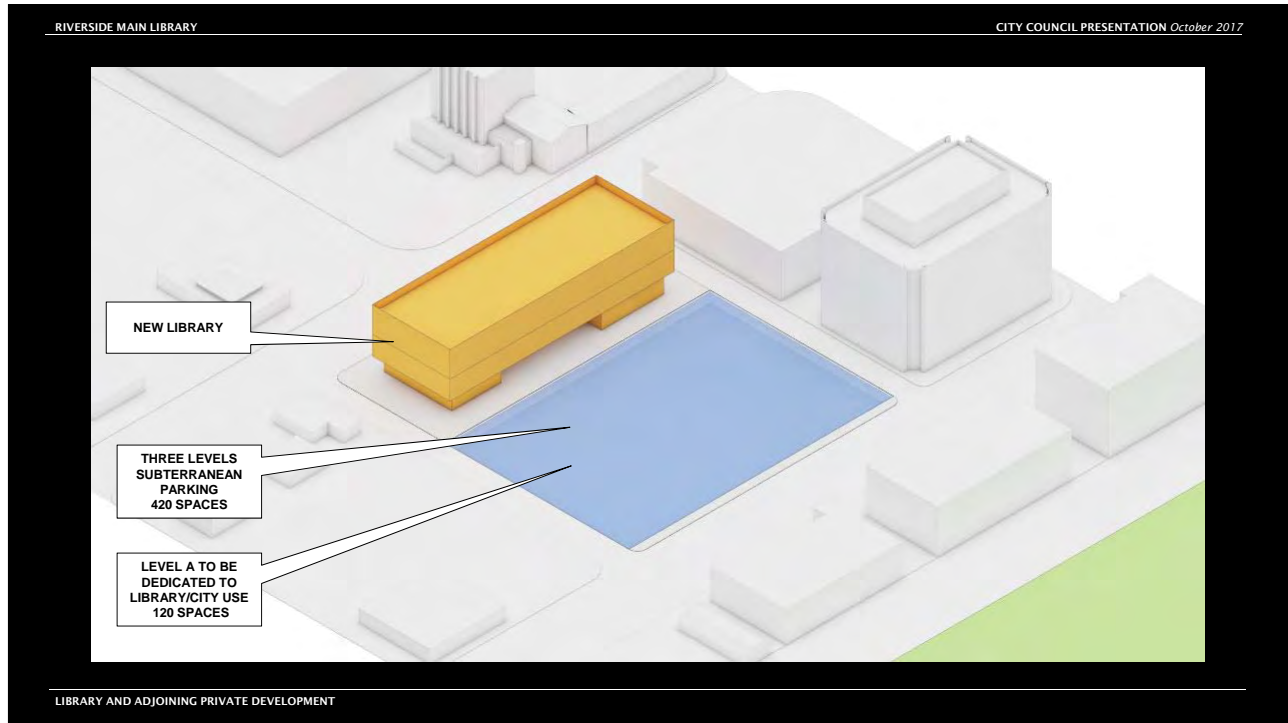
RIVERSIDE MAIN LIBRARY

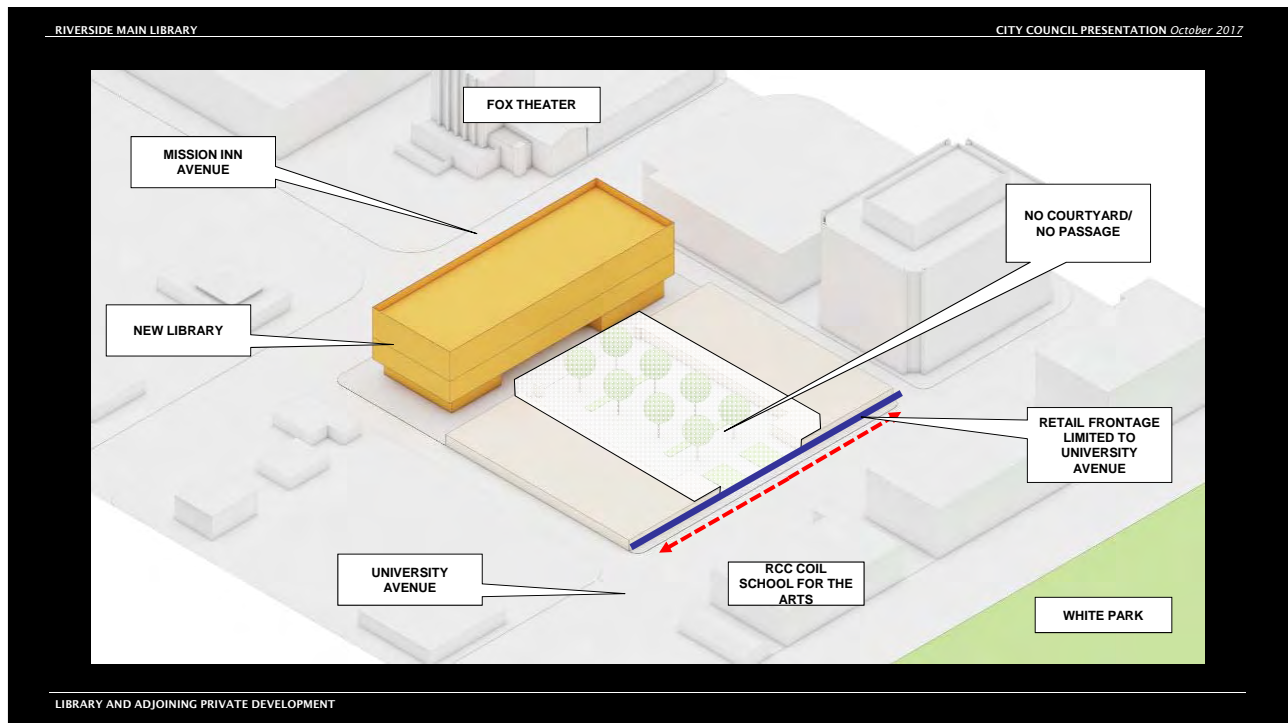
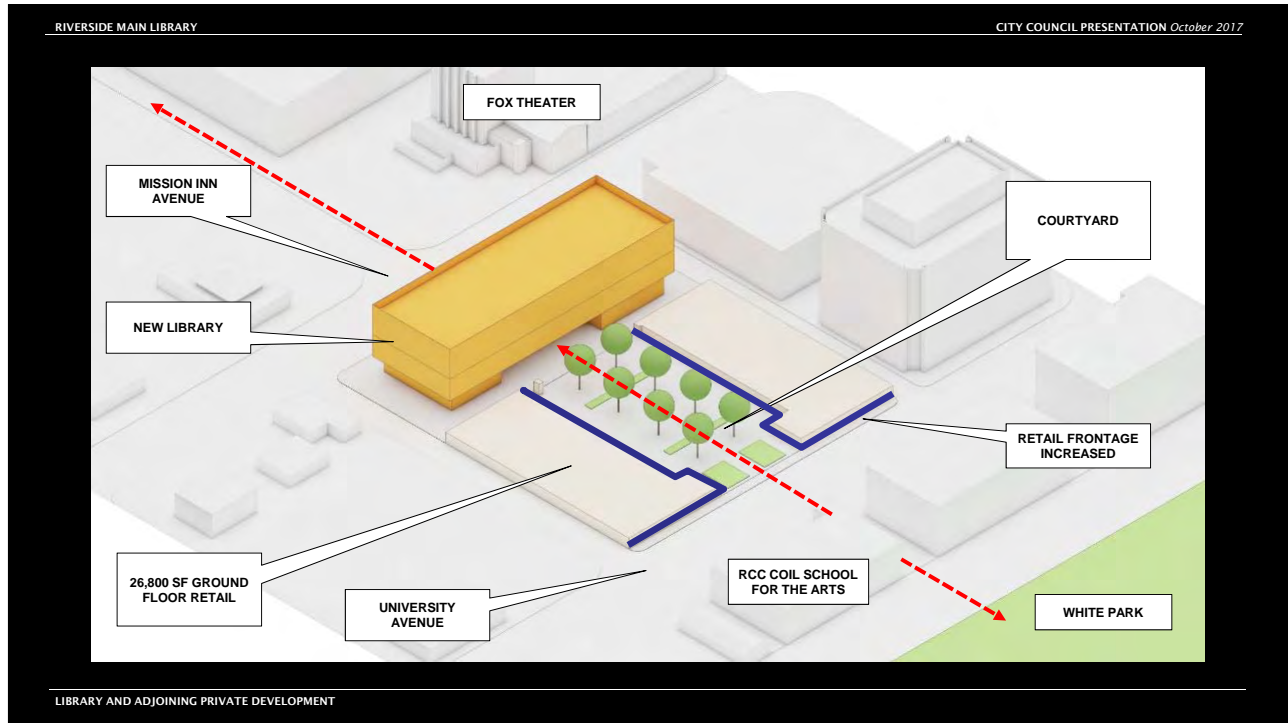
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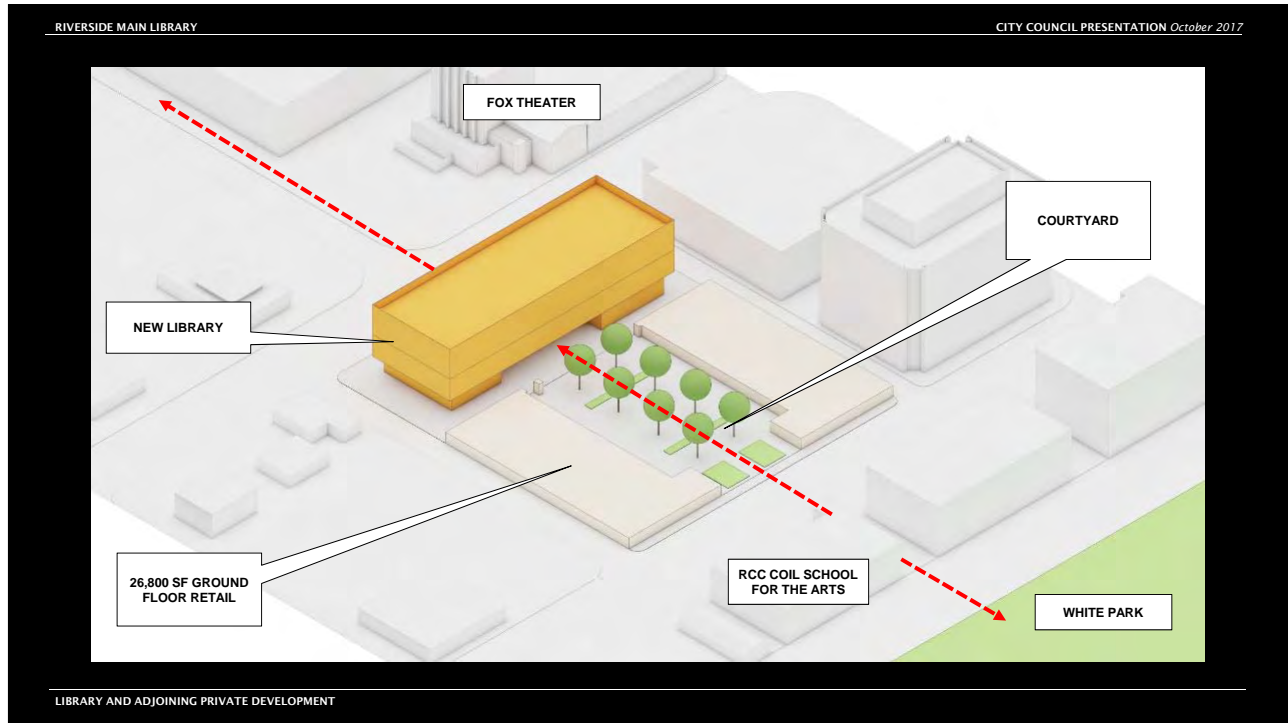


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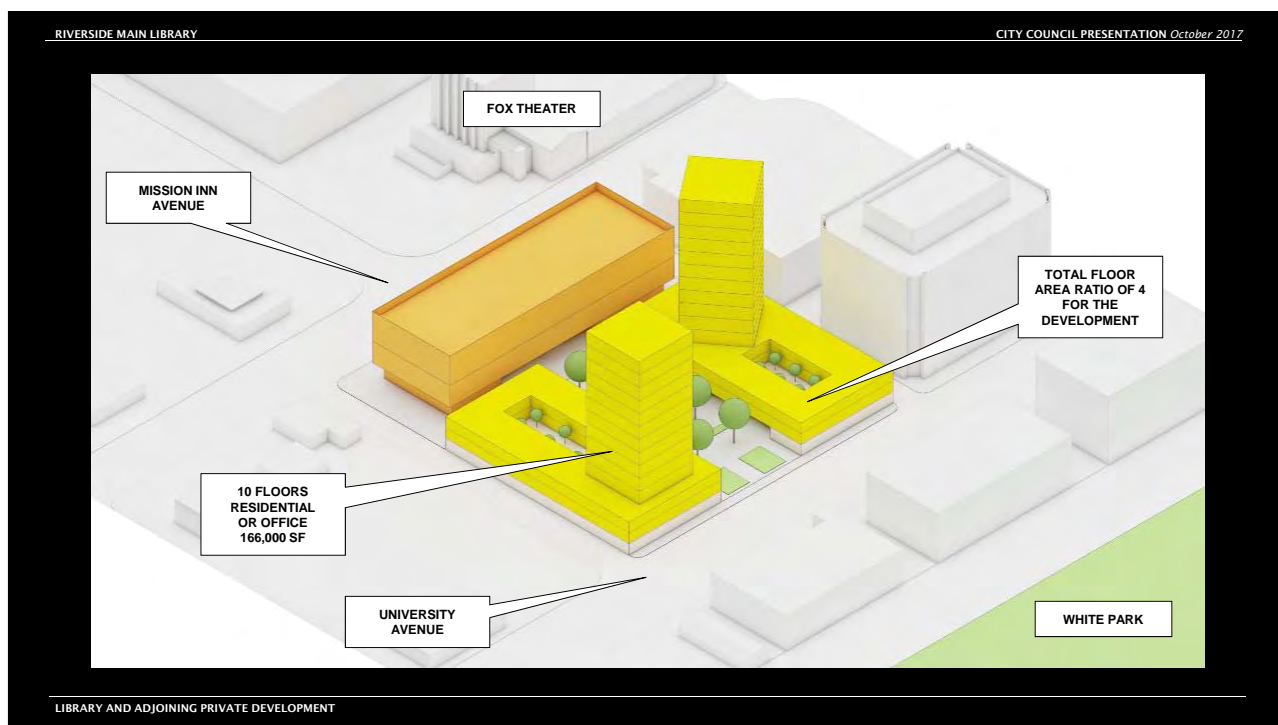
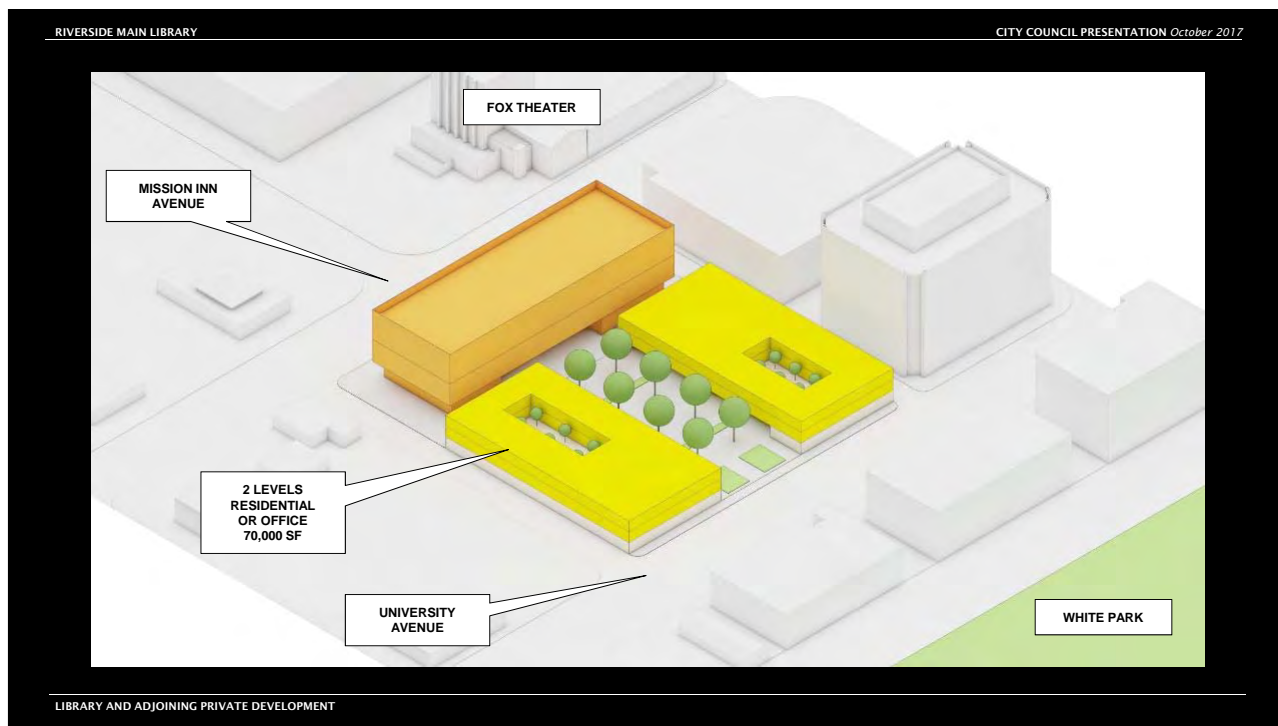




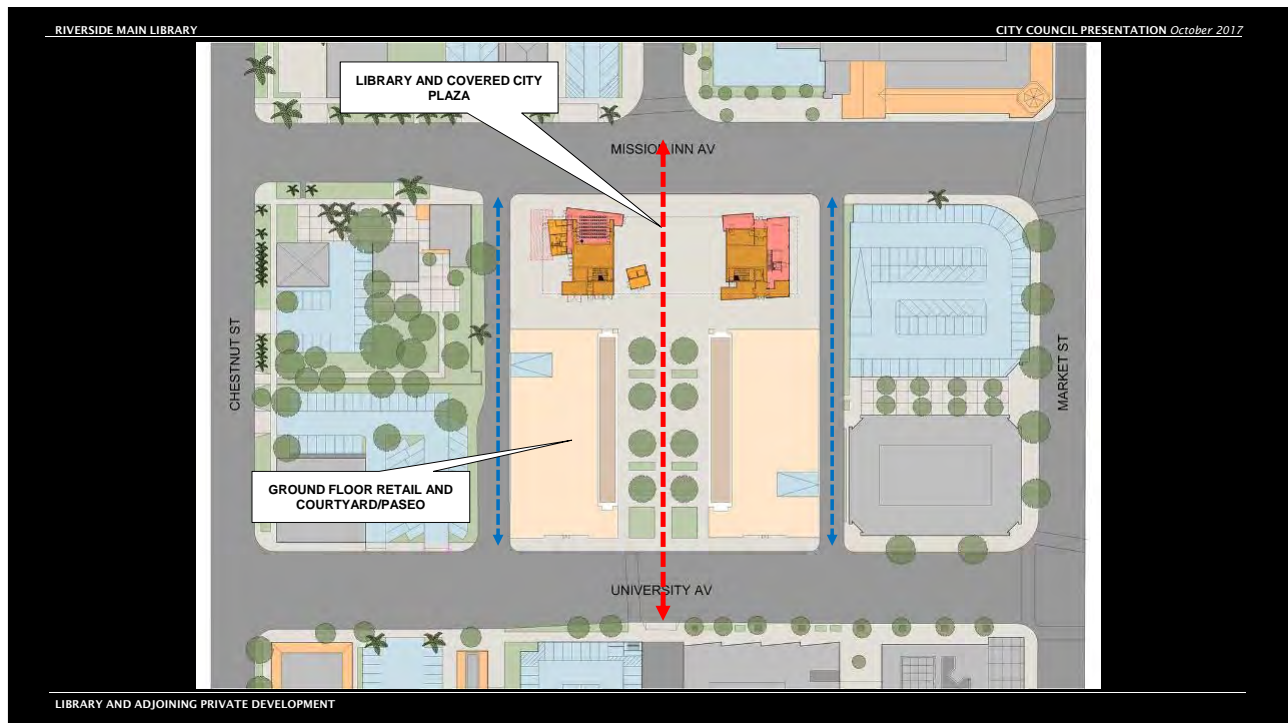














Views



2 Story Library

Why build the arcade?

Views

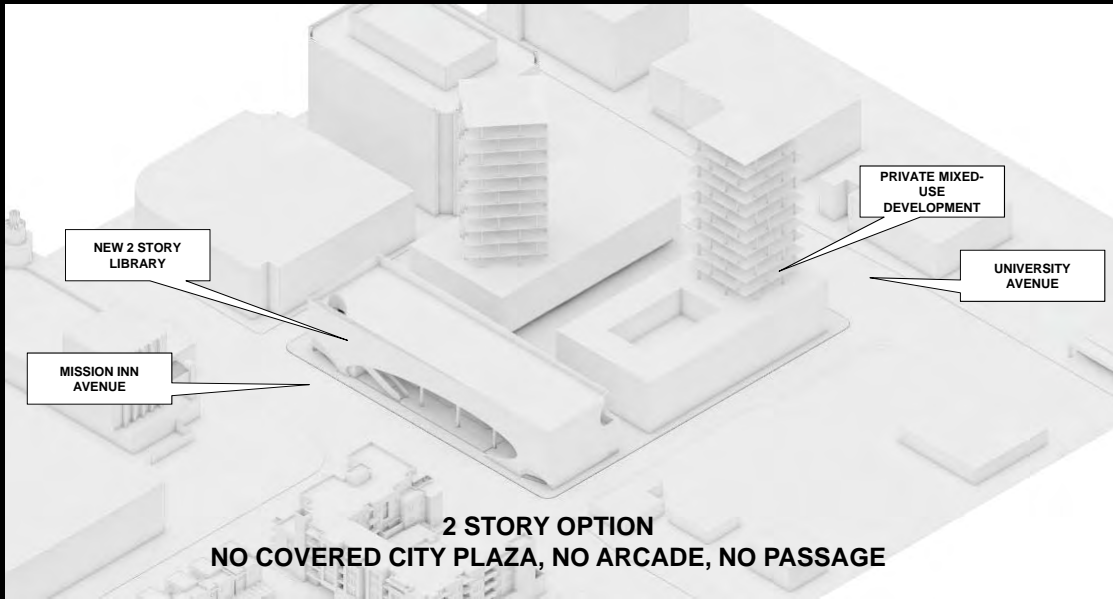


2 Story Library

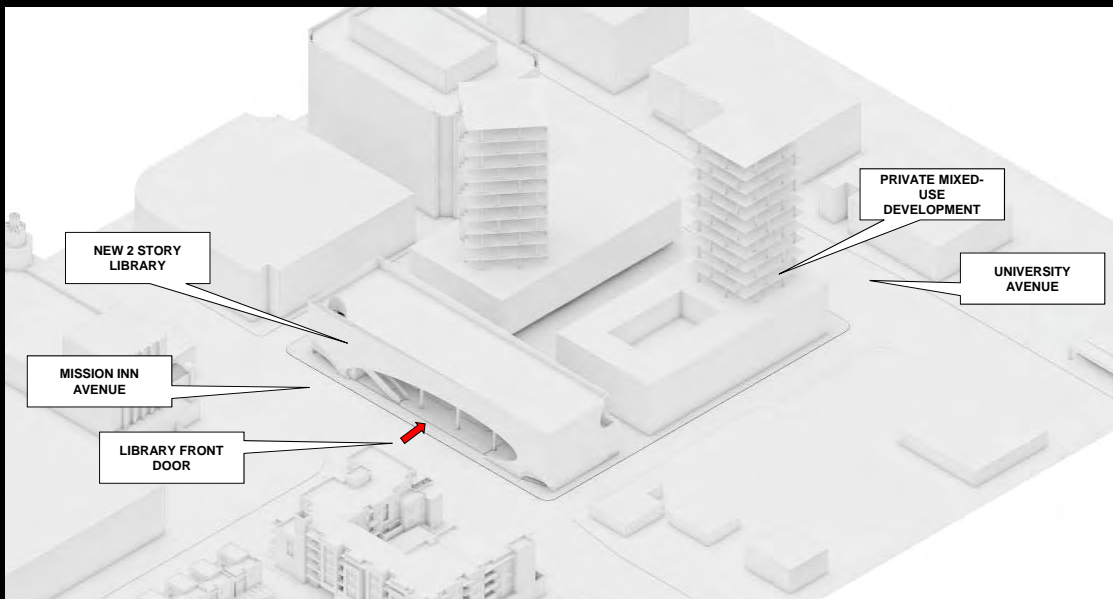


3 Story Library

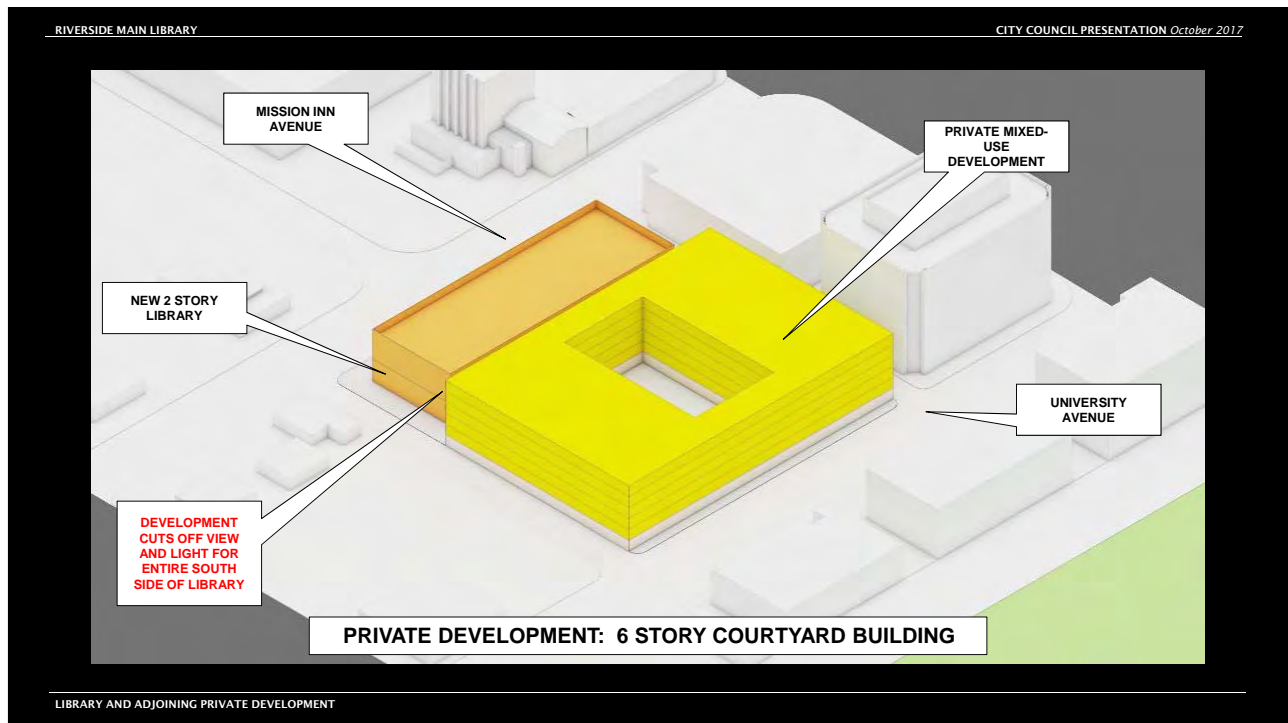
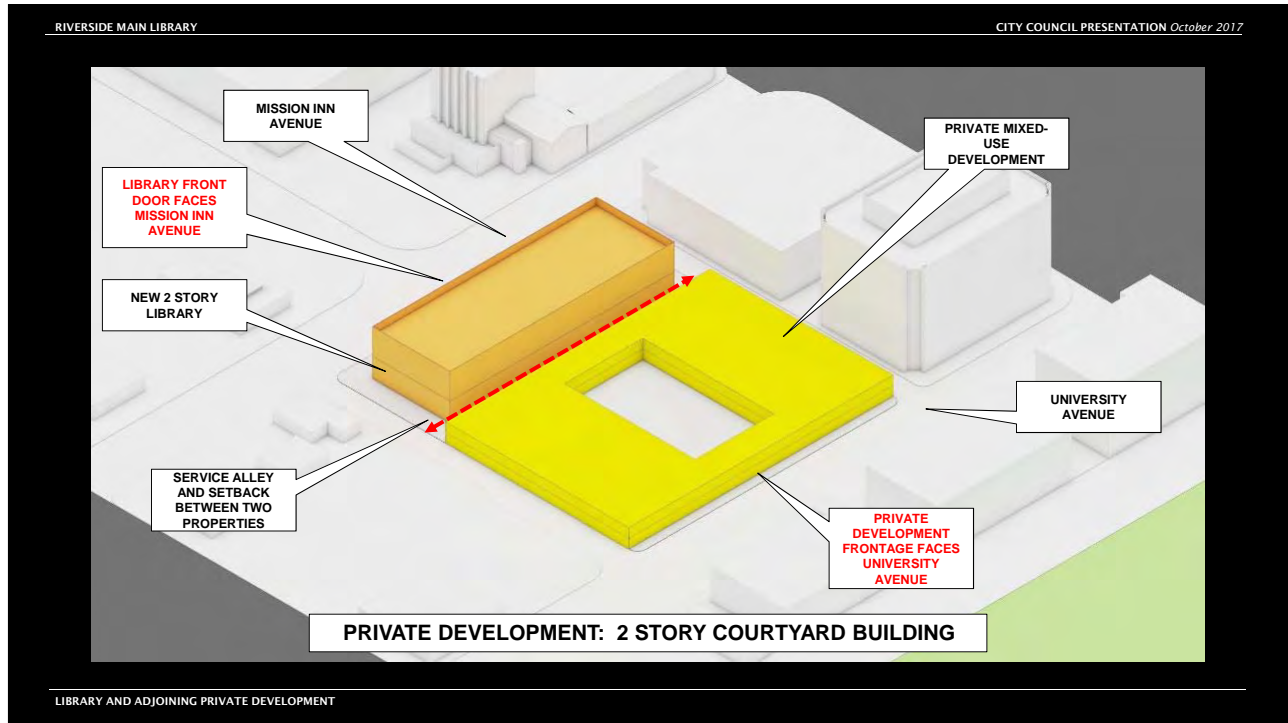
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LIBRARY AND ADJOINING PRIVATE DEVELOPMENT



LIBRARY AND ADJOINING PRIVATE DEVELOPMENT





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CITY COUNCIL PRESENTATION *October 2017*



LIBRARY AND ADJOINING PRIVATE DEVELOPMENT

RIVERSIDE MAIN LIBRARY

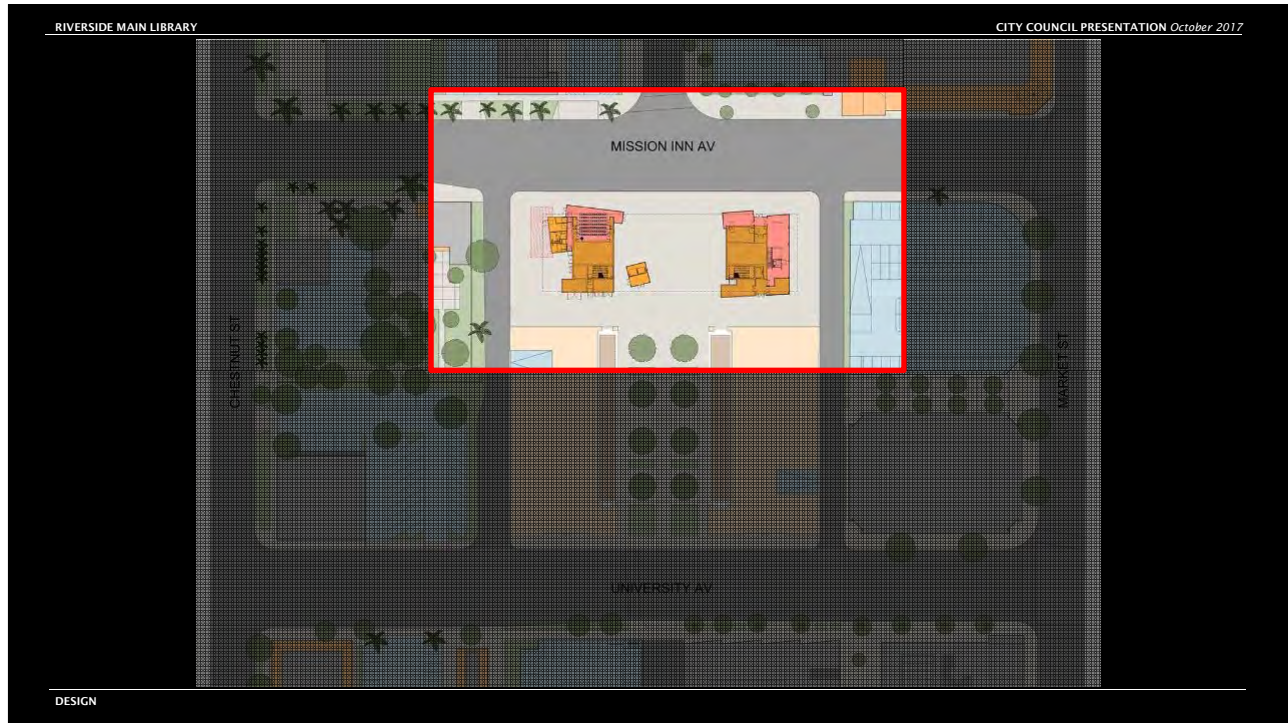
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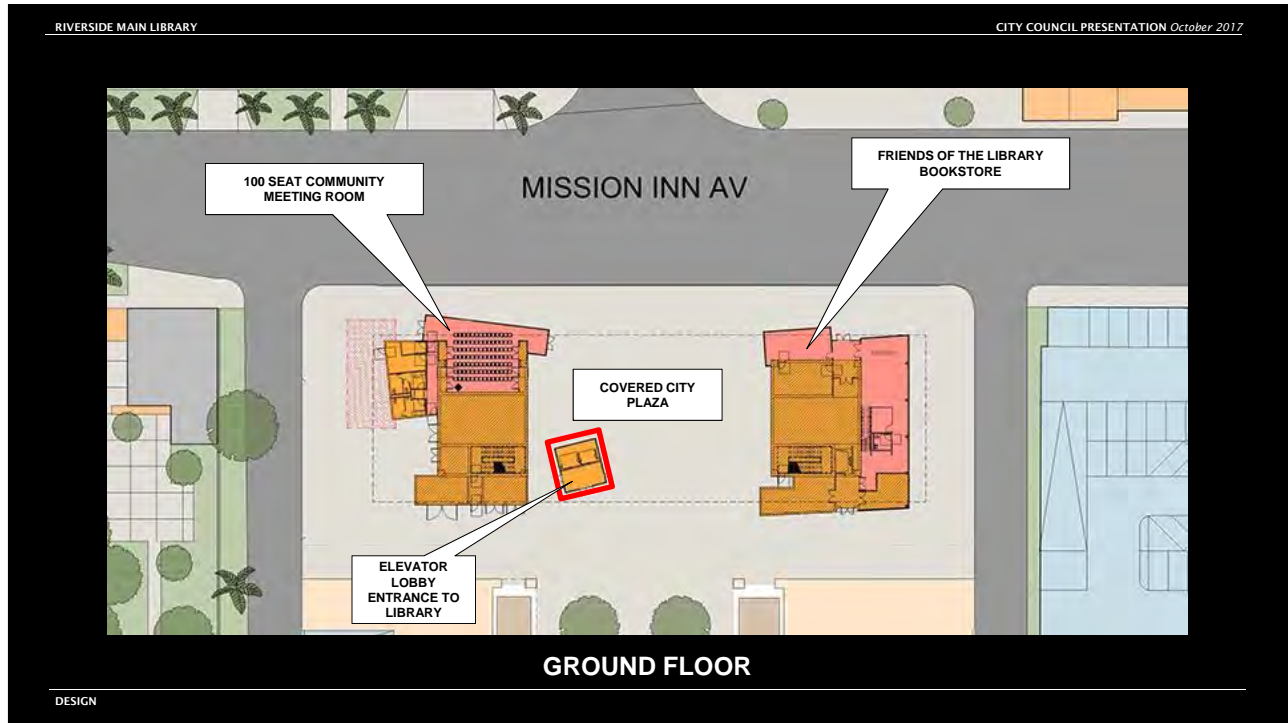


LIBRARY AND ADJOINING PRIVATE DEVELOPMENT

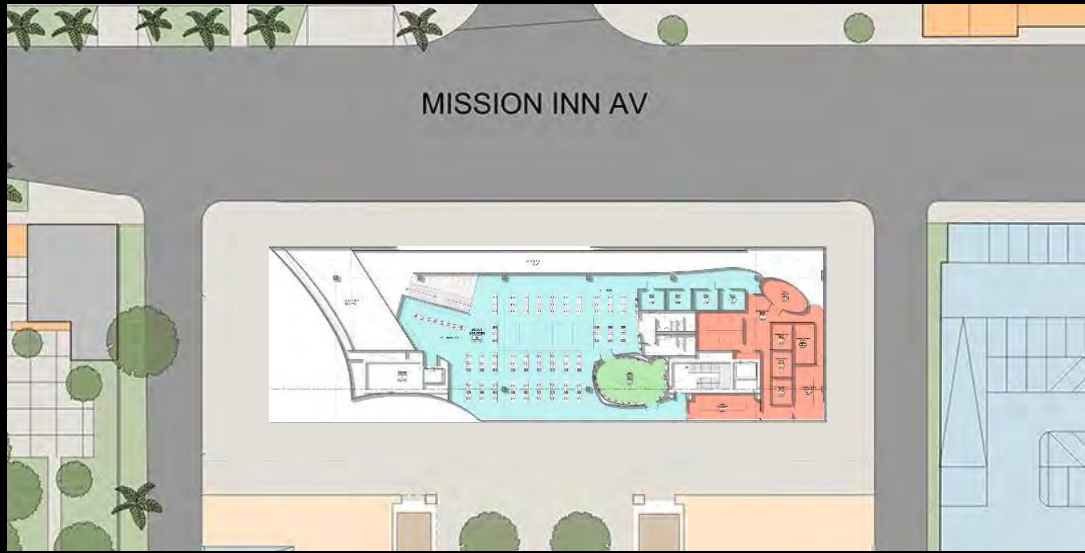
The Library Plans











Main Library Projected Cost

Description	Cost	Cost Per Square Foot (42,329 Sq. Ft.)
Design	\$ 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 Cost	\$36,997,230	\$874
Project Contingency	\$ 2,695,370	\$ 64
Main Library Total Projected Cost	\$39,692,600	\$938



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Los Angeles County Branch Library Cost Data

Project	Date	Cost	Sq. Feet	Cost Per Sq. Ft. Cost
Lawndale	2009	\$17,785,950	17,360	\$1,053
Acton-Agua Dulce	2010	\$13,367,335	11,343	\$1,207
La Crescenta	2010	\$14,613,126	15,010	\$1,002
Sorenson	2010	\$ 9,038,371	10,655	\$ 877
East Rancho Dominguez	2012	\$ 7,813,267	7,215	\$1,083
Topanga	2012	\$17,250,371	11,048	\$1,590
Pico Rivera	2013	\$12,642,067	16,199	\$ 809
Manhattan Beach	2015	\$23,695,500	21,159	\$1,148
Quartz Hill	2016	\$13,124,836	10,544	\$1,049
Average Project Cost Per Square Foot				\$1,091

Riverside Main Library Projected Cost	2020	\$39,692,600	42,329	\$938
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Cost Data for Other California Libraries

Project	Date	Cost	Sq. Feet	Sq. Feet Cost
San Francisco	2012	\$13,642,244	9,945	\$1,372
San Francisco	2013	\$14,067,244	9,527	\$1,477
San Francisco	2014	\$14,331,220	8,500	\$1,686
Santa Monica	2014	\$ 9,700,000	8,690	\$1,116
Palo Alto	2015	\$49,700,000	56,000	\$ 888
Alpine	2016	\$64,530,000	58,000	\$ 803
Hayward (Main Library)	2017	\$64,530,000	58,800	\$1,113
Yorba Linda (Main Library)	2019	\$40,600,000	45,000	\$ 900
Average Project Cost Per Square Foot				\$1,170

Riverside Main Library Projected Cost	2020	\$39,692,600	42,329	\$938
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Fiscal Impact




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Total Project Costs	
Design	\$ 2,197,230
Construction	\$32,300,000
Project Management, site fees and permit	\$ 500,000
Furniture, Fixtures and Equipment	\$ 2,000,000
Project Contingency	\$ 2,695,370
Total Project Cost	\$39,692,600

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RECOMMENDATIONS

That the City Council:

1. Receive a report on the Main Library Project;
2. Approve the proposed 3-story design of the Main Library Project;
3. Amend the Measure Z 5-year spending plan, by allocating \$9,692,600 from the Police Headquarters project to the Downtown Main Library Project; and
4. 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.

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NEW MAIN LIBRARY



MEASURE Z – INVESTING IN OUR FUTURE



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