

The selection process for a renovation architect took place beginning with issuance of a Request for Proposals (RFP) on August 30, 2018. The process resulted in the selection of Pfeiffer Partners. An expenditure of \$99,220 from Measure Z funding was approved by City Council at its meeting on April 23, 2019 for Phase I design services. City staff and advisory committees met with the architects during the summer and early fall of 2019.

DISCUSSION:

The Museum, established in 1924, has occupied the 3580 Mission Inn Avenue site since 1948. The building was originally constructed as a U.S. Post Office. When it first began to occupy the building, the Museum shared the space with the Police Department.

Since 1965, when the Museum assumed full occupancy of the building, no major renovation or expansion project has been pursued beyond the exploratory stage. Since the 1980s, at least eight (8) unsuccessful attempts have been made to secure funding to adapt the building to function fully as a museum. Seismic retrofits, Americans with Disabilities Act (ADA)-related renovations, and other maintenance projects have occurred as required. The building does not meet current museum industry standards for environmental control, security, or traffic flow.

The project is nearing the conclusion of the Phase I design stage. The architects are working within the available site footprint. The lot size is six-tenths of an acre, backed by a city-owned parking lot, Lot 16. Square footage of the building is about 21,375 on two (2) floors plus a basement. The historic building was constructed in 1912 with later additions and interventions in 1928 and 1954. A minor addition in 1967 added 552 square feet off the back of the building. In early 2018, a needs assessment conducted internally and with reference to peer institutions' space allocations resulted in a proposal of 29,555 square feet for the renovated and expanded museum, or an increase in usable functional space of about 38%. The percentage of the program achieved by each of the options below is based on this needs assessment.

At a workshop on October 10, 2019, Pfeiffer Partners presented three approaches to the renovation and expansion project:

	Exhibition development	Construction and soft costs	Total project cost	Amount exceeding existing \$13.7 million allocation
1. Renovation only	\$600,000	\$13,630,000	\$14,230,000	\$530,000
2. Renovation plus one-story addition	\$1,200,000	\$20,953,000	\$22,053,000	\$8,353,000
3. Renovation plus two-story addition	\$2,400,000	\$22,068,000	\$24,468,000	\$10,768,000

Programmatic impacts of these options are as follows:

	Percent of program achieved	Change in square footage	Cost per square foot, renovation	Cost per square foot, new construction
1. Renovation only	66%	-15%	\$410	N/A
2. Renovation plus one-story addition	82%	+15%	\$420	\$950

3. Renovation plus two-story addition	104%	+40%	\$420	\$675
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FISCAL IMPACT:

There is no fiscal impact associated with discussion of this report. A recommendation to proceed with Option 1, Option 2, or Option 3 increases the impact on the need for additional Measure Z funds, or a combination of Measure Z and other funding sources, at the level of \$530,000, \$8,353,000, or \$10,768,000, respectively.

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Approved as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Carlie Myers, Deputy City Manager

Attachment: Measure Z Museum Presentation – February 13, 2020