

MEASURE Z – NEW MAIN LIBRARY

Riverside Public Library

Budget Engagement
Commission
August 12, 2021



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Background

- On May 16, 2017, Measure Z Five-Year Spending Plan was adopted by the City Council including an estimated \$30 million for the construction of a New Main Library.
- On October 3, 2017, the City Council amended the Measure Z five-year spending plan by allocating an additional \$9,692,600 to the new Main Library project and approved a revised Main Library design to deliver a three-story library. City Council approved an overall project budget of \$39,692,600.



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Background



- On February 27, 2018, the City Council approved a First Amendment to the PSA with Johnson-Favaro for \$342,000 in additional design services (designing a three-story library and adding the City Archive to the new facility), for a revised contract amount of \$2,067,000.
- On December 19, 2017, the City Council amended the Measure Z five-year spending plan authorizing an additional allocation of \$3.3 Million to construct a City Archive within the new Main Library for an overall project budget inclusive of the City Archive at \$43.3 Million.



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Background

- On January 15, 2019, the City Council awarded Bid No. 7624 to Icon West Inc. from Los Angeles for \$34,266,308 to construct the New Main Library located at 3900 Mission Inn Avenue. The City Council also authorized a 10% construction contingency of \$3,426,630 for unforeseen conditions, owner requested changes and design enhancements.
- On February 5, 2019, the City Council approved financing options for construction costs related to the New Main Library Project with an overall projected project cost of \$43.3 million as summarized.

Description	Costs
Construction Agreement (Icon West Inc.)	\$34,266,308
10% Contingency	\$3,426,630
Total Construction Cost	\$37,692,938
Design Fees	\$2,197,230
Project Management, Utility Fees and Permits	\$500,000
Furniture, Fixtures & Equipment (FF&E)	\$2,609,832
Main Library Overall Projected Costs	\$43,300,000



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Background



On June 8, 2021, the City Council approved a transfer of Measure Z funds from the New Main Library Office Furniture and Equipment Account to the construction contingency to increase in change order authority from 10 percent in the amount of \$3,426,630 to 11.7 percent in the amount of \$4,001,630 for construction contingency for the New Main Library Project.



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Discussion

- Over 60,000 materials in the circulating collection
- 250 special collections
- 4,400 reels of microfilm in the Archive
- 8,600 new books purchased
- 60 laptops for public use anywhere in the library,
- 30 iPads for 2-week checkout and many more items to support literacy



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New Main Library



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Community Room



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Reading Room or Multi-Purpose Room/Terrace



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Innovation Center



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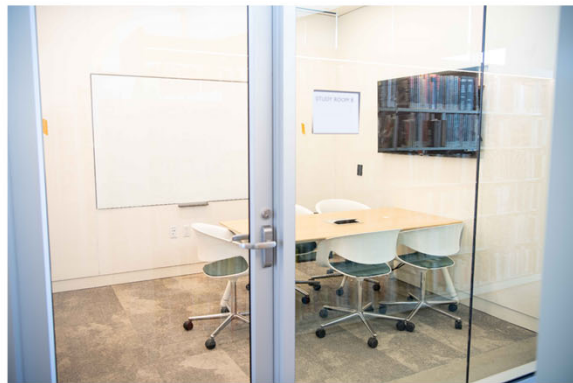
Children's Area



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Study Room



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Carnegie Room



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Fourth Floor Adult Area



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Friends of the Library Bookstore



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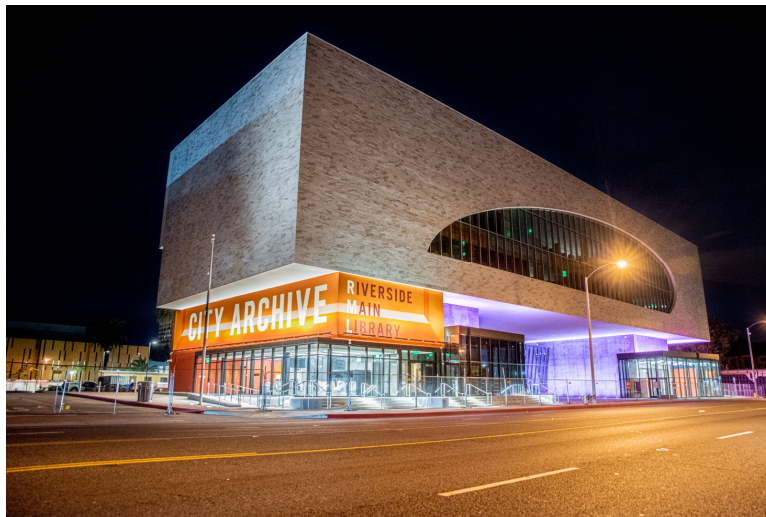
Exterior: City Archive



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Exterior: Friends of the Library Bookstore



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Project Budget

Procurement of some FF&E was coordinated by Icon West resulting in an increase to the construction contingency with corresponding reduction to the FF&E category all while maintaining the overall projected project budget of \$43.3 million.



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Recommendation

That the Budget Engagement Commission receive an update on new Main Library funded by Measure Z.



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