



ARCHITECTURAL DESIGN OF MUSEUM RENOVATION AND EXPANSION

Museum of Riverside

City Council
October 4, 2022

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BACKGROUND

January 31, 2017

City Council reviewed a Measure Z spending plan designating **\$15 million** for "Museum Expansion and Rehab."



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BACKGROUND

December 19, 2017

City Council amended the Measure Z plan to reallocate **\$1.3 million** from the Museum to the Main Library for the City Archives, leaving **\$13.7 million**.



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BACKGROUND

February 13, 2020

The Budget Engagement Commission endorsed the option to renovate the downtown museum site with a two-story expansion. Project cost estimation *at that time* was **\$24,468,000**.



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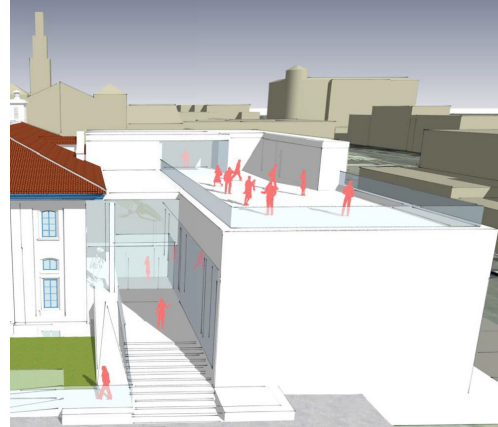
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BACKGROUND

March 10, 2022

The Budget Engagement Commission received an update including new estimated costs of **\$31,523,640** and reaffirmed their prior recommendation to proceed.



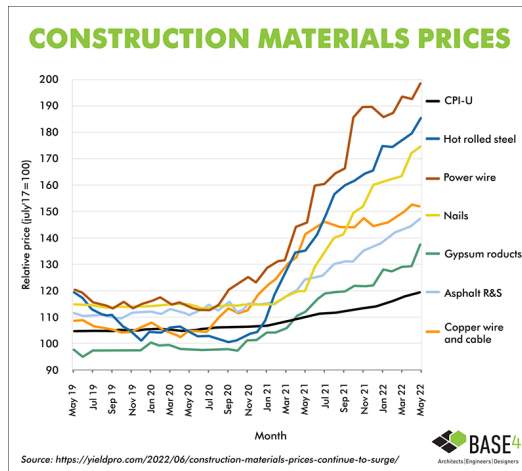
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COST ESCALATION

Construction costs were among those most adversely affected by the pandemic and subsequent global supply-chain issues.



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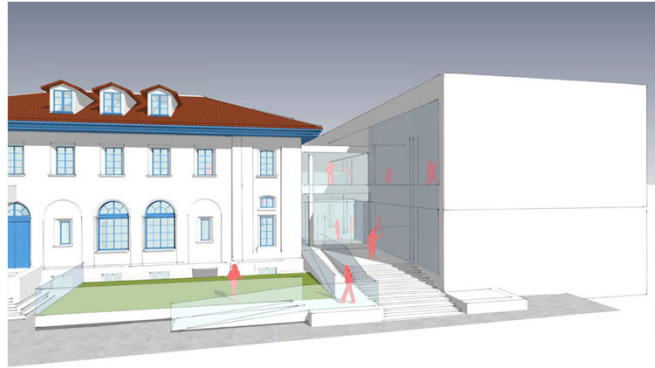
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THE NEED

In **September 2017**, the downtown museum site closed to address many facility and operational challenges identified through peer-review processes.

The pandemic extended the path to reopening by more than two years.



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DISCUSSION

The proposed project preserves an important historic building and provides for the first time **a purpose-built museum structure**.

The project **meets all functional needs** identified by Museum staff while substantially staying within the existing downtown footprint.



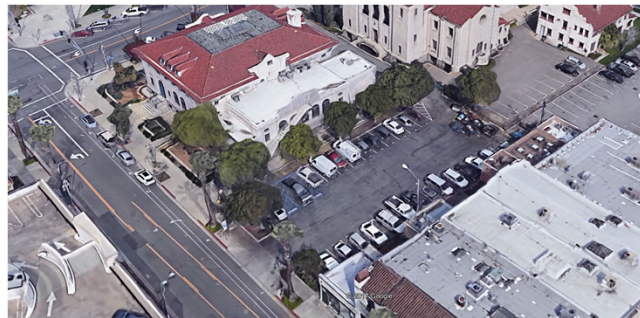
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DISCUSSION

The concept maximizes a small site and strikes a **workable balance** between building a palace and simply band-aiding the situation, deferring it to the next generation.



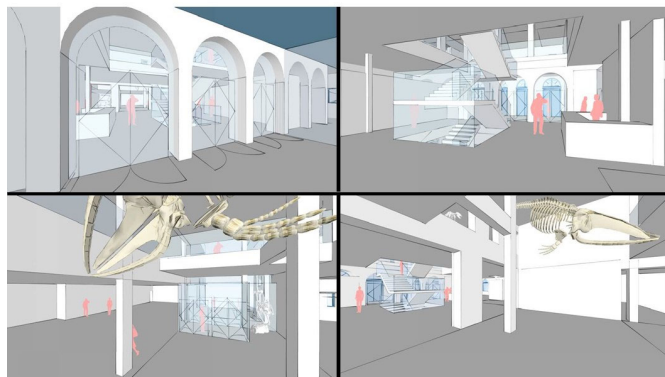
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VITAL STATISTICS

1. Finished facility estimated at 29,500 square feet.
2. An approximately 50% increase in size.
3. Flexible rather than fixed-use public spaces.
4. Environmental controls to industry standard.



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SUSTAINABILITY

The Museum is committed to including **sustainable features**, emphasizing those that reduce operating costs.

Preservation projects are integral to cultural sustainability.



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OLD AND NEW

Many successful, recent museum expansions have melded historic with contemporary buildings.



Niagara Falls History Museum, Niagara Falls, New York



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OLD AND NEW



Nelson-Atkins Museum of Art, Kansas City, Missouri



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OLD AND NEW



Peabody Essex Museum, Salem, Massachusetts



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BENEFITS

1. Ability to host wider range of exhibitions
2. Larger Nature Lab
3. Dedicated classroom space
4. Exhibition support spaces
5. Roof terrace



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EXPANDED FUNDING

1. Naming opportunities
2. Exhibition partnerships
3. Exhibition and program grants and sponsorships
4. Annual donor circles
5. Earned revenue



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COMMUNITY ENGAGEMENT

The project has and will benefit from:

1. Community engagement sessions
2. Peer review
3. Board and commission support



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PATH FORWARD

The schedule is to be determined.

Anticipated reopening in 2025 or soon after.



MUSEUM of RIVERSIDE



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STRATEGIC PLAN ALIGNMENT

Strategic Priority: Arts, Culture, and Recreation

Action 1.1.3: Complete the Museum of Riverside renovation and expansion project to enrich the Mission Inn Avenue cultural corridor.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Approve a First Amendment to the Professional Consultant Services Agreement with Perkins Eastman Architects, D.P.C., in the amount of \$2,315,040 for Phase II architectural design services for the Museum of Riverside located at 3580 Mission Inn Avenue;
2. Authorize a 10% contingency of \$231,504 for unforeseen project changes including, but not limited to, owner-requested changes and design improvements for a not-to-exceed total amount of \$2,546,544;



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RECOMMENDATIONS

3. With at least five affirmative votes, authorize the Chief Financial Officer to record a supplemental appropriation from Measure Z unallocated reserves in the amount of \$2,546,544 to the Measure Z Museum Renovation project;
4. Authorize the City Manager, or designee, to execute the First Amendment to the Professional Consultant Services Agreement with Perkins Eastman Architects, D.P.C. including making any minor, non-substantive changes, and sign all documents necessary for the completion of architectural design for the renovation and expansion concept for the Museum of Riverside facility;



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RECOMMENDATIONS

5. With at least five affirmative votes, program an annual allocation of \$3.6 million in the Measure Z Spending Plan through Fiscal Year 2035-2036 for the Museum Renovation Project for potential debt financing of a preliminary estimated project cost of \$35,000,000; and
6. Adopt a Reimbursement Resolution to provide the option of using future bond proceeds to reimburse Museum Renovation project costs in an amount not to exceed \$35,000,000.



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