



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: APRIL 23, 2019**

**FROM: GENERAL SERVICES DEPARTMENT                      WARD: 1**

**SUBJECT: MEASURE Z – PROFESSIONAL CONSULTANT SERVICES AGREEMENT WITH PFEIFFER PARTNERS ARCHITECTS, INC. FOR PHASE I ARCHITECTURAL DESIGN SERVICES FOR THE RIVERSIDE METROPOLITAN MUSEUM LOCATED AT 3580 MISSION INN AVENUE IN THE AMOUNT OF \$99,220 FOR A TERM OF ONE YEAR – REQUEST FOR PROPOSALS NO. 1851; SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$99,220**

**ISSUE:**

Approve a Professional Consultant Service Agreement with Pfeiffer Partners Architects, Inc. of Los Angeles, California for Phase I Conceptual Design Services for the Riverside Metropolitan Museum located at 3580 Mission Inn Avenue in the amount of \$99,220 for a term of one year and authorize a supplemental appropriation in the amount of \$99,220.

**RECOMMENDATION:**

That the City Council:

1. Approve the Professional Consultant Service Agreement with Pfeiffer Partner Architects, Inc. located in Los Angeles, California, in the amount of \$99,220 for Phase I Conceptual Design Services for the Riverside Metropolitan Museum located at 3580 Mission Inn Avenue for a term of one year;
2. Authorize a supplemental appropriation from Measure Z Fund Balance in the amount of \$99,220 to Measure Z Riverside Metropolitan Museum Account Number 9901709-462050; and
3. Authorize the City Manager, or his designee, to execute the Professional Services Agreement with Pfeiffer Partner Architects, Inc. including making any minor, non-substantive changes and sign all documents necessary to implement Phase I Conceptual Design of the Riverside Metropolitan Museum.

**BACKGROUND:**

The Riverside Metropolitan Museum (RMM) is located at 3580 Mission Inn Avenue and operates in a building designed in 1912 by James K. Taylor, a principal draftsman at the United States Architects Office. The Neo-Classical style of the RMM building was common for early twentieth-

century government structures; the building also reflects the Mission Revival materials and details common to its Southern California location. The RMM has operated in this facility since 1948, when it occupied the basement and shared the facility with the Police Department. In 1965, after the departure of the Police Department, the RMM began to maintain and operate the entire structure. After many years of deferred maintenance, the City spent approximately \$2 million in 2011 to remove and replace existing roofing, repair exterior wood soffits, rehabilitate existing windows, provide building seismic retrofits and ADA improvements, and provide minor architectural improvements to both the interior and exterior of the structure.

Since September 5, 2017, the RMM has been temporarily closed to the public in preparation for the proposed rehabilitation and expansion. The proposed rehabilitation of the building will preserve the historically significant 1912 structure and provide desperately needed space with a contemporary, yet complementary, addition to the facility. Overall, the rehabilitation and expansion will facilitate diverse changing exhibitions, curriculum-based educational programs, public programs for all ages, cultural events, and the study and care of regionally relevant collections.

On August 30, 2018, Request for Proposals No. (RFP) 1851 was issued for Phase I Conceptual Design Services for the Riverside Metropolitan Museum to be used as a basis for the rehabilitation and expansion of the RMM.

All RFP responses were due on October 25, 2018 with the following firms responding:

1. Architectural Resources Group, Los Angeles, California
2. SPF Architects, Culver City, California
3. Belzberg Architects, Santa Monica, California
4. Bohlin Cywinski Jackson, Seattle, Washington
5. Mark Cavagnero Associates, San Francisco, California
6. Fer Studio, Inglewood, California
7. DLR Group, Riverside, California
8. Drisko Studio Architects, Los Angeles, California
9. Frederick Fisher and Partners, Los Angeles, California
10. Hammel, Green and Abrahamson, Minneapolis, Minnesota
11. HGA, Santa Monica, California
12. IS Architecture, La Jolla, California
13. John Friedman Alice Kimm Architects, Los Angeles, California
14. M. Arthur Gensler Jr & Associates, Los Angeles, California
15. Mark Cavagnero Associates Architects, San Francisco, California
16. Page & Turnbull, San Francisco California, and wHY, Culver City, California
17. Pfeiffer Partners Architects, Inc. Los Angeles, California
18. Sillman Wright Architects, Temecula, California
19. Trilogy Architecture, Redding, California

In order to identify the most qualified firm, a Screening and Selection Committee (Committee) was formed to review, evaluate and score all responsive Proposals received based on the evaluation criteria set forth in the RFP. The Committee included one member from the Museum Board, one member from Riverside County, two staff members from the Museum Department, and one staff member from the General Services Department.

On November 26, 2018, the Committee met to review scoring results and agreed to invite the top eight architect teams for interviews to present their proposals.

On December 11 and 13, 2018, the following top eight firms made proposal presentations and were interviewed by the Committee:

1. Architectural Resources Group, Los Angeles, California
2. Bohlin Cywinski Jackson, Seattle, Washington
3. Mark Cavagnero Associates, San Francisco, California
4. DLR Group, Riverside, California
5. HGA, Santa Monica, California
6. Page & Turnbull, San Francisco, California, and wHY, Culver City, California
7. Pfeiffer Partners Architects, Los Angeles, California
8. SPF Architects, Culver City, California

Following interviews, the Committee negotiated with Cavagnero but was unable to reach an agreement on price. It was then determined that Pfeiffer Partners Architects is the preferred firm to achieve the objectives as set forth in the RFP for Phase I design and any potential design services in the future for Phase II design.

## **DISCUSSION:**

Pfeiffer Partners Architects (Pfeiffer) is an architectural design firm with decades of experience championing culture and education through thoughtful, aspirational, and community-oriented buildings. Pfeiffer has sustained a tradition of planning and designing spaces that educate and excite visitors for clients such as Griffith Observatory, Columbus Museum of Art, Denver Museum of Nature and Science, Sacramento History Center, and Delaware Art Museum. Pfeiffer has planned and designed over two million square feet of museum space across the country, ranging in size and use from small education-oriented galleries to major museums. Pfeiffer's work is rooted in the ability to consider the many aspects of historic rehabilitation work, from preserving a building's character in line with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and developing contemporary designs that complement existing historical structures. In 2007, Pfeiffer Partners conducted a site assessment of the RMM for a project that was not pursued at that time.

Phase I Design services will provide a road map for creating an improved museum facility and visitor experience. The scope of the project includes services such as providing an assessment of the current structure and its ability to support the environment required for the presentation and preservation of museum collections; developing conceptual design plans for a 10,000-square-foot expansion that complements the existing historical museum building; developing conceptual floor plans for exhibitions, interactive elements, and support space; along with creating a complete vision for attracting and engaging school-aged groups, residents of the City, frequently returning locals, along with first-time and tourist visitors. Pfeiffer will also conduct public meetings for community input and prepare preliminary cost estimates and a timeline for the proposed Phase II of the project.

Staff negotiated the scope of the services for a Professional Consultant Service Agreement (PSA) with Pfeiffer in a lump sum amount of \$99,220.00 for Phase I architectural services for the rehabilitation and expansion of the RMM. Contingent upon Pfeiffer's performance, end-user and stakeholder satisfaction with Phase I, the City, at its sole discretion, may retain Pfeiffer to complete Phase II of the project for a pre-negotiated flat fee of 10% of construction costs. Phase II services include but are not limited to development of permit ready construction drawings, documents and construction administration for the rehabilitation of the existing RMM and a proposed 10,000-square-foot addition to the RMM.

After completion of the Phase I conceptual drawings and the establishment of an overall project budget, City staff will return to City Council to provide a project update, seek budget approval, and present a recommendation for proceeding with Phase II.

The Purchasing Service Manager concurs that the recommendations comply with the City's Purchasing Resolution 23256. The Museum Director concurs with this report.

**FISCAL IMPACT:**

The Museum expansion and rehabilitation project was approved as part of the five year Measure Z Spending Plan beginning in Year 5:

<b>Project</b>	<b>Year 5 FY 2020-21</b>	<b>Year 6 FY 2021-22</b>	<b>Year 7 FY 2022-23</b>	<b>Total</b>
Museum Expansion & Rehab	807,550	1,533,265	1,533,267	3,874,080

We anticipate issuing debt for the completion of this project for a total not to exceed amount of \$13.7 Million. An additional appropriation in the amount of \$99,220 is necessary to fund the Phase 1 design of the project which will ultimately be reimbursed from debt proceeds. Sufficient funding is available in the Measure Z fund balance. Approval of this supplemental appropriation does not impact the minimum threshold requirement of \$5 million in Measure Z Fund reserves.

Prepared by: Carl Carey, General Services Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Moises Lopez, Deputy City Manager  
Approved as to form: Gary G. Geuss, City Attorney

- Attachments:
1. Professional Consultant Services Agreement
  2. RFP Award Recommendation