



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 5, 2017

FROM: RIVERSIDE PUBLIC LIBRARY WARD: 1

**SUBJECT: MAIN LIBRARY PROJECT DESIGN, PROPOSED OPTIONS AND AMEND
MEASURE Z 5-YEAR SPENDING PLAN**

ISSUES:

Receive a report on the Main Library Project; approve the proposed 3-story design and community archive; provide direction regarding the rooftop design option; amend the Measure Z 5-year spending plan; and 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.

RECOMMENDATIONS:

That the City Council:

1. Receive a report on the Main Library Project;
2. Approve the proposed 3-story design and community archive;
3. Provide direction regarding the rooftop design option;
4. Amend the Measure Z 5-year spending plan, by allocating \$10 million from the Police Headquarters project (\$45 million to \$35 million) to the Downtown Main Library Project (\$30 million to \$40 million); and
5. 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.

BACKGROUND:

Over the course of the past two years, Library Director Kennon visited several award-winning and recently constructed or renovated public libraries locally, nationally and internationally in preparation for the Main Library project. Visits included meetings with library directors, staff, architects and community members on space programming, operational models, architecture, interior design, library construction processes, sound attenuation, marketing, and more.

Observation included customer-focused shifts from traditional models built on the need for continuous community engagement designed as community gathering places (libraries are often

referred to as the community living room). Influencing factors include the social economy, recent emerging technologies and preparing for technologies to come. All of these shifts are key to successful 21st Century library services.

A partial list of libraries visited (in alphabetical order) includes:

1. Almere Public Library, Almere, The Netherlands*
2. Amsterdam Public Library, Amsterdam, The Netherlands*
3. Bayview Public Library, San Francisco, CA
4. Beverly Hills Public Library, Beverly Hills, CA
5. Cambridge Public Library, Cambridge, MA**
6. Castaic Public Library, Castaic, CA
7. Cedar Rapids Public Library, Cedar Rapids, IA
8. Chicago Chinatown Public Library, Chicago, IL***
9. Dokk1 Public Library, Aarhus, Denmark*
10. Harold Washington Public Library, Chicago, IL***
11. Highgrove Public Library, Riverside County, CA
12. Lawndale Public Library, Los Angeles, CA
13. Library 21c, Colorado Springs, CO
14. Manhattan Beach Public Library, Manhattan Beach, CA
15. Mead Valley Public Library, Riverside County, CA
16. National Library of France, Paris
17. Piedmont Public Library, Oakland, CA
18. Quartz Hill Public Library, Los Angeles, CA
19. Ramona Public Library, San Diego, CA
20. Redondo Beach Public Library, Redondo Beach, CA
21. Rubidoux Public Library, Jurupa, CA
22. San Diego Public Library, San Diego, CA
23. San Ramon Public Library, San Ramon, CA
24. South Whittier Public Library, Whittier, CA
25. West Hollywood Public Library, West Hollywood, CA

*Travel funded by the Riverside Public Library Foundation via unrestricted interest funds.

**Travel funded by the California State Library via the 21st Century Leadership Cohort grant.

***Travel funded by the Library Department via unrestricted interest from the Gift Fund. Chicago libraries visited as part of the 2017 American Library Association Annual Conference.

Travel to all other libraries funded by Director Kennon.

On May 16, 2017, following discussion, the City Council approved the new Main Library as a Measure Z funding priority; adopted a resolution for reimbursement of the costs for design of the Main Library project; and approved the Professional Consultant Services Agreement with Architectural Firm Johnson Favaro architects, in the amount of \$1,725,000 for architectural and engineering design services for the new Main Library project located at 3911 University Avenue front facing Mission Inn Ave.

On July 24, 2017, the Board of Library Trustees unanimously voted to schedule a special meeting on August 14, 2017, for the opportunity to view the new Main Library design renderings and provide feedback for City Council consideration.

DISCUSSION:

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:

1. Public Safety (\$68,497,813)
2. Fiscal Discipline/Responsibility (\$39603,200)
3. Quality of Life (\$17,237,199)
4. Critical Operating Needs (\$56,034,254)
5. Facility Capital Needs (\$29,933,882)
6. Technology (\$8,000,000)

The Facility Capital Needs category included payments through the first five years for five projects:

1. New Downtown Main Library (\$30 million),
2. Eastside Library selection (\$100,000),
3. New Police Headquarters (\$45 million),
4. Museum Expansion and Rehab (\$15 million), and
5. New Downtown Parking Garage (\$15 million).

Staff recommends moving \$10 million from the Police Headquarters projects to the New Main Library project. As a result of the recommendation, the detention facility would be removed from the Police Headquarters project. As with the original budget of \$45 million, the \$35 million in funds for the Police Headquarters should be sufficient, pending any site selection issues (surface/below ground parking, site acquisition costs, etc.)

DESIGN

In May 2017, staff commenced working with Johnson Favaro architects, consulting with Linda Demmers, on the library building program and design. As a library consultant, Linda Demmers has extensive experience in library facility planning with a professional background as a librarian, planning consultant, and owners' representative on a wide variety of new construction and renovation projects. She specializes in planning process, program documentation, broad-based

community and user involvement, and long-term owner client relationships. Linda is Project Manager for Libris DESIGN, a library facility planning information system and downloadable database that was developed for California Public Library planners. Meetings included review of current and future materials collections and space and programming needs. The Community and Economic Development Department is also working with Johnson Favaro architects on the specifications on the balance of the property located at 3911 University Avenue, which will potentially house a multi-story mixed-use future development.

In addition to regular meetings of the Board of Library Trustees, two Main Library Project community meetings were held on June 15, and July 21, 2017 for the purpose of introducing Johnson Favaro Architects and consultant Linda Demmers to the community, to provide the community an update on the status of the project, and to hear from the community their desires as it relates to how the new library may best meet their needs through space, services and programs.

Community feedback centered on the following:

1. Considering the community of today and tomorrow
2. Bold architecture that makes a statement
3. Connecting with existing development to be the catalyst for future development and activate White Park
4. Centralizing the archives and make them more accessible
5. Incorporating Riverside's rich history, including the story of water
6. Providing appropriate parking
7. Offering lots of community meeting space and space for business incubators
8. Ensuring ample space for children's services
9. Lending more "things" (i.e. tools, toys, etc.)
10. Including spaces for activity as well as quiet spaces
11. Collaboration among local cultural institutions

Concept designs in the presentation are a reflection of the community meetings, scouting trips, and professional experience of staff and the design team.

City Council approval on May 16, 2017, funded design services for an approximate 40,000 square foot, 2-story library at 3911 University Avenue with the library to be constructed on approximately one acre or one-third of the site and the balance of the site to potentially be a multi-story mixed-use residential and retail development. As a result of review and study of the needs of the library project, the needs of a future development, and the best way to add value to the balance of the site, staff is proposing an approximate 35,000 square foot, 3-story library.

Essentially, the 2-story library would be constructed on an approximately 30ft. high platform to create an outdoor arcade that doubles as a pedestrian paseo at the vacated Fairmount Boulevard

to provide active pedestrian access to and from the Fox Theater and the Food Lab to the future development, and potentially White Park, through the arcade created in the 3-story design.

Whereas, on November 22, 2013, the City entered into agreement (Attachment 2) with the Riverside Community College District for the purchase, sale and use of 100 parking spaces at Fox Entertainment Plaza Garage 7, the pedestrian paseo created in the proposed 3-story design is also particularly important to maintaining pedestrian access for students walking to and from the Riverside Community College District's Coil School for the Arts to Fox Entertainment Plaza Garage 7 located at the corner of Fairmount Boulevard and Sixth Street.

The arcade is designed for ground-floor activity such as author signings, youth performances, farmers markets, concerts, and family festivals. The ground floor is further activated by a community room accessible during and after library hours and a prominent Friends of the Library bookstore. Mechanical, shipping, and receiving are housed within the platform supports.

SQUARE FOOTAGE

The existing Main Library is 60,000 square feet. The new Main Library will offer approximately 35,000 square feet, with far more usable and flexible square footage than the existing library. This is accomplished in efficiencies gained through advancements in technology, a more flexible, functional building program and an improved service model. Examples include:



Current Customer Service Desk



Proposed Customer Service Point



Current Reference Desk



Proposed Staff Assistance Point



Current Magazine Shelving



Proposed Magazine Wall Mount



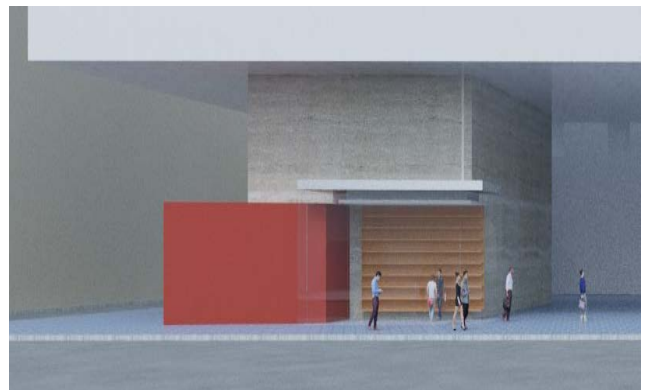
Current DVD/Media Shelving



Proposed 750-Capacity DVD Unit



Current Friends of the Library Sale Area



Proposed Ground Floor Friends Bookstore

COMMUNITY MEETING SPACES

Community meeting space is offered via:

1. An approximately 1,600 square foot ground floor community room designed to be accessible during and after library hours;
2. A second story terrace estimated at 6,000 square feet designed to be accessible during and after library hours;
3. An approximately 1,600 square foot enclosed, second story flexible multipurpose room that opens fully to the second story terrace, designed to be used in conjunction with, or separate from, the second story terrace.
4. Four to six meeting rooms, approximately 150 square feet each, expandable to one 600 square foot meeting space, on the third floor designed for quiet study and small group use during library hours.

COMMUNITY ARCHIVE OPTION

Staff propose placing the long-discussed centralized city archives at the new Main Library. Proposed at 4,000 square feet, the community archive would be placed prominently on the ground floor visible from Mission Inn Avenue. The community archive would preserve and make available collections from the Riverside Public Library, Riverside Metropolitan Museum, Riverside Public Utilities, and the City Clerk's Office. The community archive would accomplish the goal of centralizing Riverside's rich historical documents for the purpose of providing superior customer service to the community via one-stop service for research and viewing needs, ensure optimal preservation and inventory of the collection, and enhance the opportunity for more robust research abilities.

The proposed archive space will add approximately \$3M to \$3.6M to the total project cost. Staff estimates that to build a stand-alone city archive would cost approximately \$4.5M for construction, \$762,000 for land acquisition, \$326,700 for site development, \$540,000 for architecture design, and \$675,000 costs for utility tie-ins and project management, and project contingency of \$1,020,600, totaling an estimated \$7.824M.

ROOFTOP TERRACE OPTION

The new Main Library presents an opportunity to construct a city-owned rooftop terrace in a public facility for community and city use. The rooftop terrace could help meet the community request for plentiful and varied meeting space. Having the space double as a privately developed rooftop restaurant and community space are also options for consideration. As is the addition of photovoltaic shading and design for future photovoltaic systems. Photovoltaic systems convert light into energy through the use of solar panels. The rooftop terrace option will add approximately \$7.5 million to \$9 million to the total project cost.

TIMELINE

Staff will return to City Council at a later date with proposed financing for the Downtown Main Library and potentially other projects (e.g. Museum Expansion), prior to the end of fiscal year 2017-2018.

Given the proposed design changes, staff will return to the City Council at a later date for an amendment of the agreement with Johnson Favaro. Specifically, the City Council approved a Professional Services for Architectural and Engineering Design Services agreement with Johnson Favaro on June 5, 2017 for \$1,725,000; including 10% change order authority, a total not-to-exceed amount of \$1,997,500 was established. Estimated costs of a proposed amendment, including 10% change order authority, are estimated to establish a new not-to-exceed amount of \$2,301,860.

This is a traditional Design Bid Build delivery procurement in which the lowest responsive bidder will be awarded the contract. Once the design phase is complete, including preparation of construction bid-ready documents by Johnson Favaro Architects, staff will issue a RFQ to prequalify building contractors. Subsequently, staff will issue a formal bid to award to the lowest responsive prequalified bidder.

The Police Chief, Interim Chief Financial Officer, and General Services Director concur with this report.

FISCAL IMPACT:

There is no net fiscal impact to Measure Z funds as a result of the recommendation. If approved, the 5-Year Measure Z Spending Plan will be amended, by allocating \$10 million from the Police Headquarters project (\$45 million to \$35 million) to the Downtown Main Library Project (\$30 million to \$40 million). The \$40 million Main Library project budget will include any increased design costs to Johnson Favaro. Additional costs for a Community Archive Space, Rooftop Terrace, or other (e.g. restaurant) are not included in the revised cost estimates. A breakdown of the proposed project budget can be found below:

MAIN LIBRARY PROJECT OPTIONS			
DESCRIPTION	2- STORY BUILDING CONCEPT	ELEVATED PLATFORM COSTS	3 STORY BUILDING CONCEPT
Design	1,725,000	367,600	2,092,600
Building Construction	24,000,000	(1,250,000)	22,750,000
Platform Construction		9,950,000	9,950,000
Project Mgmt. Utility tie-ins Permits	500,000	-	500,000
Furniture, Fixtures & Equipment	2,000,000	-	2,000,000
Subtotal	28,225,000	9,067,600	37,292,600
Project Contingency	1,775,000 6%		2,707,400 7%
Total	30,000,000	9,067,600	40,000,000

ADDITIONAL COSTS OPTIONS	
	3 STORY BUILDING CONCEPT
Community Archive Option	3,000,000 to 3,600,000
Rooftop Terrace Option	7,500,000 to 9,000,000

Prepared by: Tonya Kennon, Library Director
 Certified as to availability of funds: Adam Raymond, Acting Chief Financial Officer/City Treasurer
 Approved by: Alexander T. Nguyen, Assistant City Manager
 Approved as to form: Gary G. Geuss, City Attorney

- Attachments:
1. RCCD Parking Agreement
 2. Presentation