



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: DECEMBER 14, 2021**
FROM: GENERAL SERVICES DEPARTMENT **WARD: 1**
SUBJECT: CONSTRUCTION UPDATE FOR THE CHEECH MARIN CENTER FOR CHICANO ART AND CULTURE

ISSUE:

Receive a construction update for the Cheech Marin Center for Chicano Art and Culture located at 3581 Mission Inn Avenue.

RECOMMENDATION:

That the City Council receive a construction update for the Cheech Marin Center for Chicano Art and Culture.

BACKGROUND:

On March 13, 2018, the City Council adopted a resolution authorizing the City Manager to submit a grant application to the California Natural Resources Agency in the amount of \$1.0 million to renovate the Main Library building located at 3581 Mission Inn Avenue into the Cheech Marin Art Center.

On October 16, 2018, the City Council received a fundraising update on Riverside Art Museum's (RAM) fundraising efforts and adopted a second resolution authorizing the City Manager to submit a grant application for a second State grant from the CA Natural Resources Agency in the amount of \$9.7 million, for a total State grant award of \$10.7 million towards the renovation project. At such hearing, City Council also authorized staff to move forward with the design phase 2 to bid the renovation project. Construction plans for the Cheech Marin Center for Chicano Art and Culture were completed in May 2020.

On June 15, 2020, the City Finance Department/Purchasing Division posted Bid No. 7764 seeking bids from potential bidders for renovating the existing Main Library into the Cheech Marin Center for Art and Culture, with a bid due date of July 27, 2020. The City received fourteen (14) highly competitive construction bids. Hamel Contracting Inc. from Murrieta, California (Hamel Contracting) was the lowest bidder with a bid of \$9,729,411.

On January 19, 2021, the City Council approved the Management Agreement for the Cheech Marin Center for Chicano Art and Culture with RAM for an initial term of 25 years with two optional five-year terms and authorized the City Manager to execute such agreement. At the same hearing, the City Council awarded Bid No. 7764 to Hamel Contracting (Contractor) for \$9,729,411, with a

10% contingency of \$972,941 for a total not to exceed contract amount of \$10,702,352 to renovate the existing Main Library located at 3581 Mission Inn Avenue into the Cheech Marin Center for Chicano Art and Culture.

On April 27, 2021, the City Council approved the Renovation Contribution Construction Agreement between the City and RAM allowing RAM to participate in the decision-making process during construction, communicate with the Contractor, and to review and approve change orders and invoices. The Agreement also specifies RAM's funding contributions and the items to be reimbursed by RAM.

On December 7, 2021, the City Council approved acceptance of \$2.6 million from RAM to partially offset renovation costs for the Cheech Marin Center for Art and Culture.

DISCUSSION:

City staff issued a Construction Notice to Proceed effective March 8, 2021 with a completion timeline of 300 calendar days. The Contractor has been successfully completing the original scope of work and additional work authorized through change orders. As of the date of this report, the Contractor has completed 90% of the work with an anticipated substantial completion date of February 2022. Of the available \$972,941 in construction contingency funds, 85% has been expended thus far leaving a balance of about 15% or \$146,000.

The construction project entails a complete renovation of the former City of Riverside Main Library into a new art center, including but not limited to, a new roof, new heating, ventilation and air condition systems, new walls and restrooms, a gift shop, galleries, storage areas, offices, new electrical, lighting, flooring, plumbing and architectural finishes. The front podium will be replaced with new concrete, sculpture pads and exterior lighting and a new ramp for ADA accessibility. Infrastructure will be installed for a future café. The center will also have new security systems, surveillance cameras, fire suppression, alarms, and IT systems. A new façade sign will be installed containing Richard "Cheech" Marin's signature.

The 61,420-square-foot Cheech Art Center will house hundreds of paintings, drawings, photographs, and sculptures by several artists including Patssi Valdez, Sandy Rodriguez, Carlos Almaraz, Frank Romero, and Gilbert "Magú" Luján. A significant portion of this collection will be exhibited and can continue to be toured. The center's lobby will welcome visitors with an astonishing 20-foot mural created by artists Einar and Jamex De La Torre (De La Torre Bros). The mural will exhibit back-lit artistic lenticular transparency images.

RAM anticipates the center to be open to the public in May 2022.

FISCAL IMPACT:

There is no fiscal impact associated with this update. The City shall continue upfront City funds and be reimbursed for a not to exceed amount of \$10,700,000 in State grant revenues. No City funds will be utilized for the renovation project.

As approved by City Council on April 27, 2021, RAM will also reimburse the City a not to exceed amount of \$2,600,000, with the exception RAM may exercise its option to purchase Furniture, Fixtures and Equipment separately, as follows:

Items	RAM Reimbursement	Project Budget
Architecture Fees	\$329,215	\$1,306,885
Deputy Inspection Services, Utility Fees and Permits	\$181,408	\$200,000
Construction Costs	\$25,673	\$9,729,411
Furniture, Fixtures & Equipment	Up to \$1,090,763	\$1,090,763
Contingency Fees – 10%	Up to \$972,941	\$972,941
RAM Contribution	\$2,600,000	

Prepared by: Carl Carey, General Services Director
 Certified as to
 availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
 Approved by: Kris Martinez, Interim Assistant City Manager
 Approved as to form: Phaedra Norton, Interim City Attorney

Attachment: Presentation