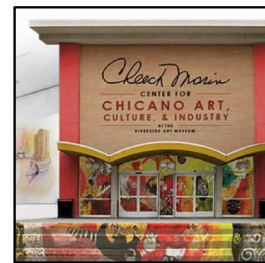
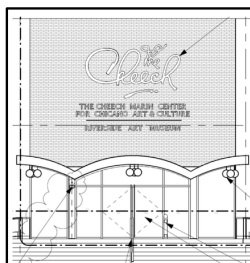




THE CHEECH MARIN CENTER FOR CHICANO ART & CULTURE CONSTRUCTION UPDATE

General Services Department

City Council
December 14, 2021



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BACKGROUND

1. **March 13, 2018** – Council adopted a resolution authorizing the City Manager to submit a State grant application of \$1.0 Million to renovate the former Main Library into the Cheech Art Center.
2. **October 16, 2018** – Council received an update on Riverside Art Museum's (RAM) fundraising and adopted a second resolution authorizing the City Manager to submit a second State grant application of \$9.7 Million for a total grant of \$10.7 Million for the renovation project.



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BACKGROUND

3. **June 15, 2020** – The City received fourteen (14) bids for Bid No. 7764. Hamel Contracting Inc (Contractor) from Murrieta CA was the lowest bidder at \$9,729,411.
4. **January 19, 2021** – Council approved the Management Agreement for the Cheech Art Center with RAM and awarded Bid No. 7764 to Hamel Contracting (Contractor) for \$9,729,411 with a 10% Contingency of \$972,941 for a not to exceed contract amount of \$10,702,352 to renovate the former Main Library.



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BACKGROUND

5. **April 27, 2021** – Council approved the Renovation Contribution Construction Agreement between the City and RAM allowing RAM to participate in the construction management process and specifying RAM's funding contributions.
6. **December 7, 2021** – Council approved acceptance of \$2.6 Million from RAM to offset renovation costs for the Cheech Marin Center for Chicano Art and Culture.



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CONSTRUCTION PHASE

1. City staff issued a Construction Notice to Proceed to the Contractor effective March 2021, to complete the renovation project by the end of January 2022.
2. The Contractor has completed 90% of the work with an anticipated completion date in early February 2022. RAM anticipates the center to open to the public in May 2022.
3. Of the available \$972,941 contingency, 85% has been expended to pay for unforeseen conditions, RAM directed changes and design issues leaving a balance of approximately \$146,000 at the time of this report.



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CONSTRUCTION PHASE

4. The renovation project includes a new roof, heating, ventilation and air conditioning, electrical, plumbing, new walls and restrooms, galleries, storage spaces, gift shop infrastructure, new finishes and flooring, and a new front concrete podium with stairs and ADA access.
5. The center will also have new security systems, surveillance cameras, fire suppression, alarms, and communication systems. A new façade sign will be installed containing Richard "Cheech" Marin's signature.



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FRONT PODIUM & SECOND LEVEL PERSPECTIVE



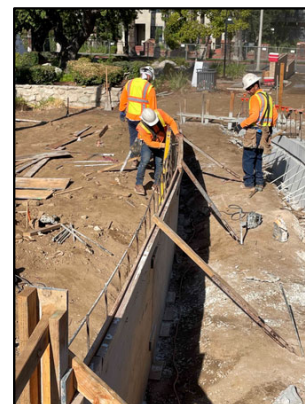
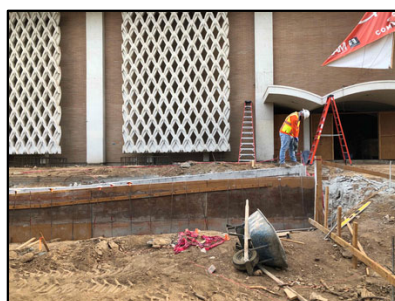
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CONSTRUCTION PHOTOS

Front Podium and Facade



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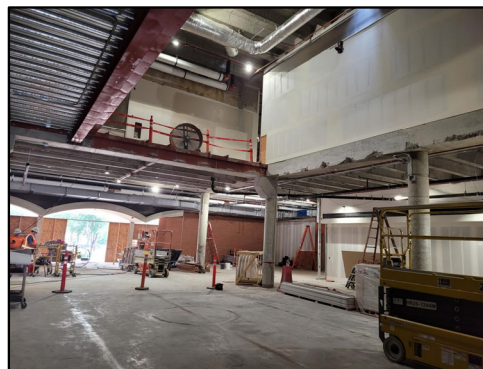


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CONSTRUCTION PHOTOS

New opening at second level



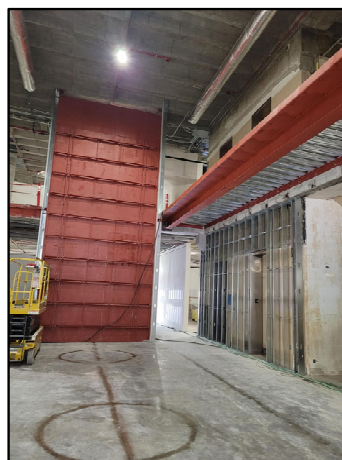
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CONSTRUCTION PHOTOS

Lobby and second floor opening



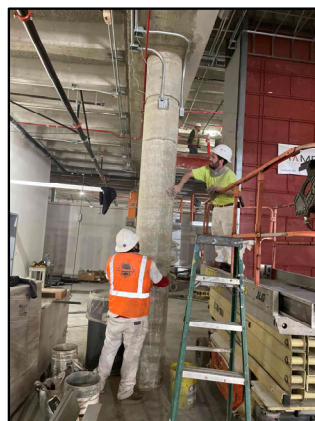
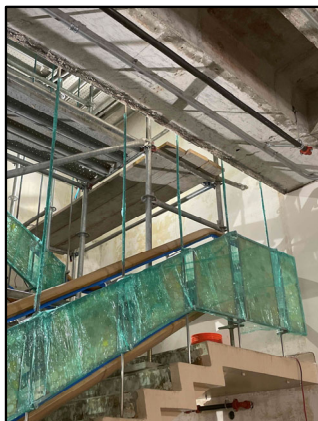
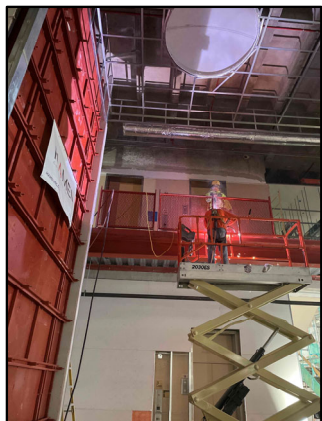
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CONSTRUCTION PHOTOS

Interior Improvements



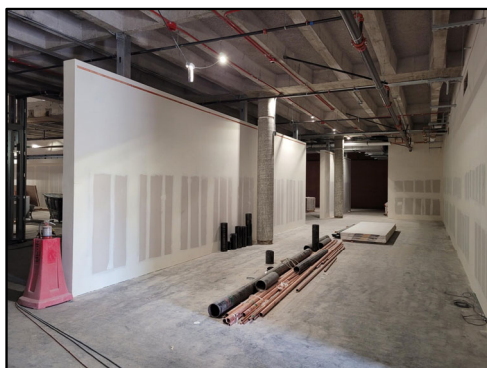
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CONSTRUCTION PHOTOS

Interior Improvements – Gallery walls



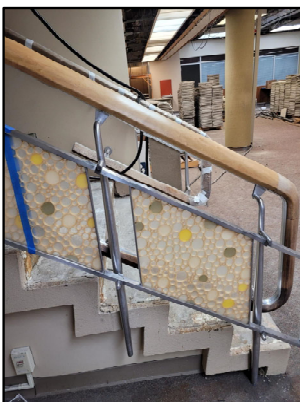
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CONSTRUCTION PHOTOS

Interior Improvements – Stairway restoration



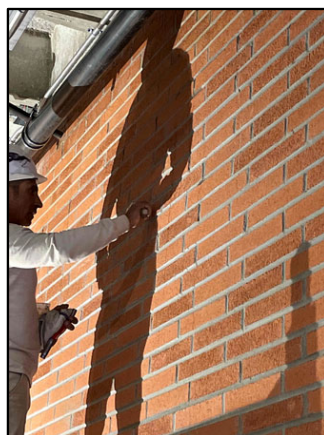
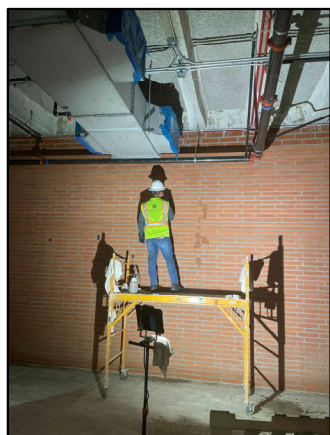
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CONSTRUCTION PHOTOS

Interior Improvements – Brick wall restoration



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UNIQUE FEATURES

1. The 61,420-square foot Cheech Art Center will feature the following:
 - a) Hundreds of paintings, drawings, photographs and sculptures by several artists;
 - b) A significant portion of the art collection will be exhibited and available for group tours;
 - c) The lobby will welcome visitors with an amazing 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.



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FISCAL IMPACT

- There is no impact associated with this construction update. The City shall continue upfront City funds and be reimbursed for a not to exceed amount of \$10.7 million in State grant revenues.
- RAM will also reimburse the City a not to exceed amount of \$2.6 million.



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RECOMMENDATION

That the City Council:

Accept a Construction update on the Cheech Marin Center for Chicano Art and Culture Project.



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