

Department describing the costs and financing options for the two approaches presented at the previous meeting. At this meeting, options 2 and 3 as presented in February were renumbered to become options 1 and 2. Following a presentation on financing options presented by the Finance Department, the BEC voted to support a recommendation to City Council for option 2 (\$25,001,510) renovation of the historic building with a two-story expansion for the project costs to rehabilitate and expand the Museum, solely using Measure Z funds.

DISCUSSION:

The Museum renovation was a priority from the inception of Measure Z. Bringing the structure up to date was recognized as a long-deferred need for Riverside's cultural community and the enhancement of its educational and tourism opportunities. Planning progress occurred in 2018 and 2019, but the Museum renovation project was placed on hold by the pandemic-related suspension of many City activities. As codified in *Envision Riverside 2025*, the City's strategic plan approved by the City Council in October 2020, the Museum renovation has risen in importance, as it is a core goal of the "Arts, Culture and Recreation" strategic priority.

The Museum Department plans to resume architectural planning pursuant to completion of the project by exercising its option to amend the existing professional services agreement with Pfeiffer Partners Architects, Inc., to complete the architectural design process. The concept provided by Pfeiffer Partners Architects, Inc. in 2019 and supported by the Budget Engagement Commission in 2020 strikes a satisfying balance that meets all identified needs without overbuilding a lavish architectural monument. It is a prudent solution that meets Museum's functional requirements on its existing downtown lot in a way that will serve Riverside for many decades.

Architectural services are typically a percentage of estimated construction costs and will result in an amendment to the existing Phase I Conceptual Design Services agreement in the approximate amount of \$2,246,970 (representing \$2,042,700 in estimated fees plus a 10% design contingency). The estimated total is based on updated preliminary construction costs compiled by Pfeiffer Partners in December 2021. Completion of the architectural design process will result in 1) design documents and more fully realized presentation materials that will be introduced at multiple community engagement sessions and 2) biddable construction documents. Completion of the architectural design process is projected at nine to twelve months from execution of the amended agreement for services. A reimbursement resolution for the costs of the design and construction will accompany forthcoming requests for City Council approval.

The General Services Department concurs with this report.

STRATEGIC PLAN ALIGNMENT:

The activities of the Museum of Riverside align with the Strategic Priority No. 1 *Arts, Culture and Recreation* and Action 1.1.3 of the Operational Workplan - Complete the Museum of Riverside renovation and expansion project to enrich the Mission Inn Avenue cultural corridor. In the City's Priority-Based Budgeting process, the Museum renovation is the highest-rated Museum Department program.

Museum programs further support the Strategic Priority No. 2 *Community Well-Being* and Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

1. **Community Trust** – The Museum renovation project was announced to the public in September 2017 as a three-year project. Public support is strong for proceeding with this project and fulfilling its promise.
2. **Equity** – The Museum renovation and expansion project enhances flexibility in the use of this cultural site, represents the community more fully in its programming, and includes diverse stakeholder input at each stage of development.
3. **Fiscal Responsibility** – For decades, the need has been recognized to address the Museum’s downtown facility to provide a museum residents can take pride in. Investment in at least eight prior architectural studies has been made by the City, none of which proceeded. Measure Z funding provides the opportunity for this one-time project that is being designed to serve the Riverside public for generations.
4. **Innovation** – Museums have evolved at a meteoric rate in the past generation, and the renovation and expansion project will permit the Museum of Riverside to take part in the new thinking that our peers are already engaged in and that contemporary audiences expect.
5. **Sustainability & Resiliency** – The renovated and expanded structure will place a high priority on green building technologies and efficient long-term operating and energy costs. Further, the expanded programming possible after reopening will support efforts toward cultural sustainability.

FISCAL IMPACT:

The Museum rehabilitation and expansion project was approved as part of the current Measure Z spending plan. The City anticipates issuing debt for the completion of the renovation and expansion project and will recommend Council adoption of a reimbursement resolution for expenditures incurred prior to the issuance of debt. The architectural services will result in a temporary draw on Measure Z fund reserves in the maximum amount of \$2,246,970 which will be reimbursed following the issuance of debt. Sufficient funding is available in the Measure Z unallocated reserves for the amendment to the agreement with Pfeiffer Partners.

Prepared by: Robyn G. Peterson, Ph.D., Museum Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
Approved by: Lea Deesing, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachment: Presentation