



ARCHITECTURAL DESIGN OF MUSEUM RENOVATION AND EXPANSION

Museum of Riverside

City Council
October 4, 2022

RiversideCA.gov

1

BACKGROUND

January 31, 2017

City Council reviewed a Measure Z spending plan designating **\$15 million** for "Museum Expansion and Rehab."



2

RiversideCA.gov

2

BACKGROUND

December 19, 2017

City Council amended the Measure Z plan to reallocate **\$1.3 million** from the Museum to the Main Library for the City Archives, leaving **\$13.7 million**.



3



RiversideCA.gov

3

BACKGROUND

February 13, 2020

The Budget Engagement Commission endorsed the option to renovate the downtown museum site with a two-story expansion. Project cost estimation *at that time* was **\$24,468,000**.



4



RiversideCA.gov

4

BACKGROUND

March 10, 2022

The Budget Engagement Commission received an update including new estimated costs of **\$31,523,640** and reaffirmed their prior recommendation to proceed.



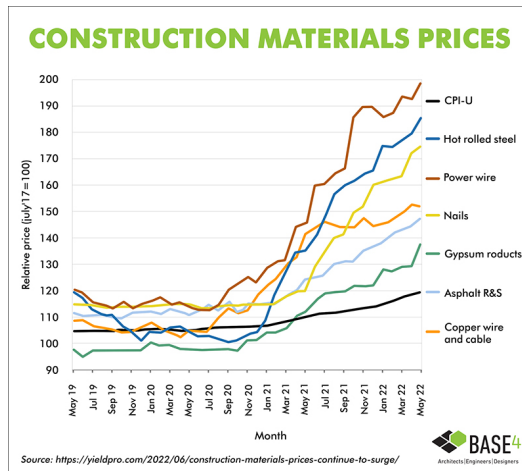
5

RiversideCA.gov

5

COST ESCALATION

Construction costs were among those most adversely affected by the pandemic and subsequent global supply-chain issues.



6

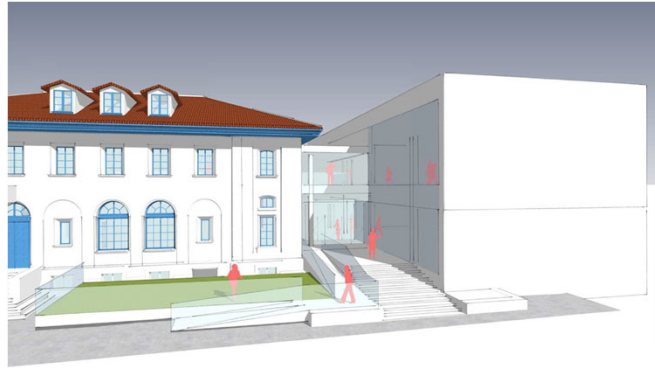
RiversideCA.gov

6

THE NEED

In September 2017, the downtown museum site closed to address many facility and operational challenges identified through peer-review processes.

The pandemic extended the path to reopening by more than two years.



7

RiversideCA.gov

7

DISCUSSION

The proposed project preserves an important historic building and provides for the first time **a purpose-built museum structure**.

The project **meets all functional needs** identified by Museum staff while substantially staying within the existing downtown footprint.



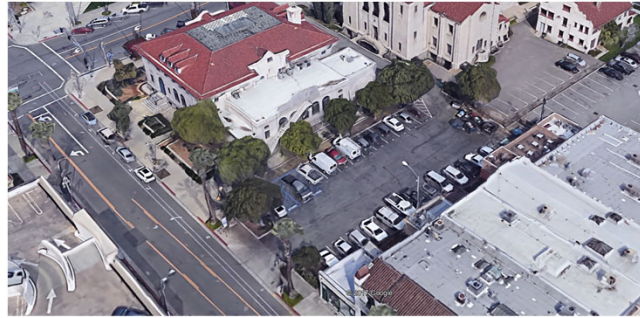
8

RiversideCA.gov

8

DISCUSSION

The concept maximizes a small site and strikes a **workable balance** between building a palace and simply band-aiding the situation, deferring it to the next generation.



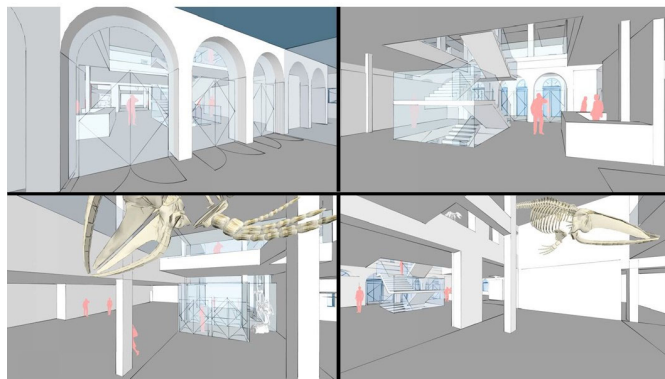
9

RiversideCA.gov

9

VITAL STATISTICS

1. Finished facility estimated at 29,500 square feet.
2. An approximately 50% increase in size.
3. Flexible rather than fixed-use public spaces.
4. Environmental controls to industry standard.



10

RiversideCA.gov

10

SUSTAINABILITY

The Museum is committed to including **sustainable features**, emphasizing those that reduce operating costs.

Preservation projects are integral to cultural sustainability.



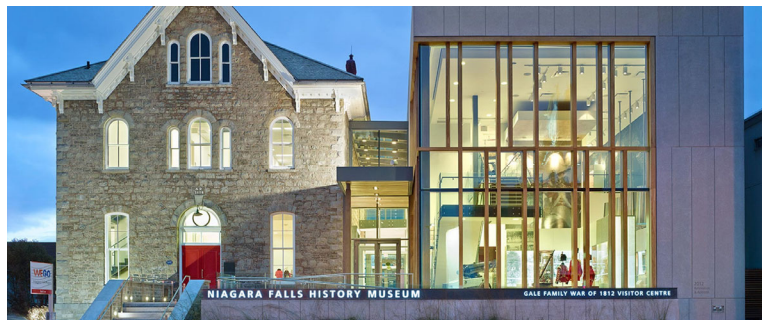
11

RiversideCA.gov

11

OLD AND NEW

Many successful, recent museum expansions have melded historic with contemporary buildings.



Niagara Falls History Museum, Niagara Falls, New York



12

RiversideCA.gov

12

OLD AND NEW



Nelson-Atkins Museum of Art, Kansas City, Missouri



13

RiversideCA.gov

13

OLD AND NEW



Peabody Essex Museum, Salem, Massachusetts



14

RiversideCA.gov

14

BENEFITS

1. Ability to host wider range of exhibitions
2. Larger Nature Lab
3. Dedicated classroom space
4. Exhibition support spaces
5. Roof terrace



15



RiversideCA.gov

15

EXPANDED FUNDING

1. Naming opportunities
2. Exhibition partnerships
3. Exhibition and program grants and sponsorships
4. Annual donor circles
5. Earned revenue



16



RiversideCA.gov

16

COMMUNITY ENGAGEMENT

The project has and will benefit from:

1. Community engagement sessions
2. Peer review
3. Board and commission support



17

RiversideCA.gov

17

PATH FORWARD

The schedule is to be determined.

Anticipated reopening in 2025 or soon after.



18

RiversideCA.gov

18

STRATEGIC PLAN ALIGNMENT

Strategic Priority: Arts, Culture, and Recreation

Action 1.1.3: Complete the Museum of Riverside renovation and expansion project to enrich the Mission Inn Avenue cultural corridor.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



19

RiversideCA.gov

19

RECOMMENDATIONS

That the City Council:

1. Approve a First Amendment to the Professional Consultant Services Agreement with Perkins Eastman Architects, D.P.C., in the amount of \$2,315,040 for Phase II architectural design services for the Museum of Riverside located at 3580 Mission Inn Avenue;
2. Authorize a 10% contingency of \$231,504 for unforeseen project changes including, but not limited to, owner-requested changes and design improvements for a not-to-exceed total amount of \$2,546,544;



20

RiversideCA.gov

20

RECOMMENDATIONS

3. With at least five affirmative votes, authorize the Chief Financial Officer to record a supplemental appropriation from Measure Z unallocated reserves in the amount of \$2,546,544 to the Measure Z Museum Renovation project;
4. Authorize the City Manager, or designee, to execute the First Amendment to the Professional Consultant Services Agreement with Perkins Eastman Architects, D.P.C. including making any minor, non-substantive changes, and sign all documents necessary for the completion of architectural design for the renovation and expansion concept for the Museum of Riverside facility;



21

RiversideCA.gov

21

RECOMMENDATIONS

5. With at least five affirmative votes, program an annual allocation of \$3.6 million in the Measure Z Spending Plan through Fiscal Year 2035-2036 for the Museum Renovation Project for potential debt financing of a preliminary estimated project cost of \$35,000,000; and
6. Adopt a Reimbursement Resolution to provide the option of using future bond proceeds to reimburse Museum Renovation project costs in an amount not to exceed \$35,000,000.



22

RiversideCA.gov

22