



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 1, 2023

FROM: LIBRARY DEPARTMENT WARD: 2

SUBJECT: MEASURE Z - FIRST AMENDMENT TO PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR PHASE II ARCHITECTURAL DESIGN SERVICES FOR THE SPC JESUS S. DURAN EASTSIDE LIBRARY WITH CANNON/PARKIN INC. DOING BUSINESS AS CANNONDESIGN TO EXTEND THE TERM BY FIVE YEARS TO JULY 1, 2028 AND INCREASE COMPENSATION IN THE AMOUNT OF \$1,600,000 FOR A REVISED TOTAL CONTRACT AMOUNT OF \$1,694,500; AUTHORIZE 10% CONTINGENCY IN THE AMOUNT OF \$160,000

ISSUE:

Approve a First Amendment to the Professional Consultant Services Agreement for Architectural Design Services for the New City of Riverside SPC Jesus S. Duran Eastside Library – Phase II – Schematic Design with Cannon/Parkin, Inc., doing business as CannonDesign, to extend the term by five years to July 1, 2028 and increase compensation in the amount of \$1,600,000 for a revised total contract amount of \$1,694,500; and authorize 10% contingency in the amount of \$160,000.

RECOMMENDATIONS:

That the City Council:

1. Provide feedback on Phase I Preliminary Design Studies for the new City of Riverside SPC Jesus S. Duran Eastside Library located at Bobby Bonds Park, 2060 University Avenue;
2. Approve a First Amendment to the Professional Consultant Services Agreement for Architectural Design Services for the New City of Riverside SPC Jesus S. Duran Eastside Library - Phase II - Schematic Design with Cannon/Parkin, Inc., doing business as CannonDesign to extend the term by five years to July 1, 2028, and increase compensation in the amount of \$1,600,000 for a revised total contract amount of \$1,694,500;
3. Authorize the City Manager, or designee, to execute the First Amendment to the Professional Consultant Services Agreement including making minor, non-substantive changes and sign all documents necessary for completion of architectural design services for the new SPC Jesus S. Duran Eastside Library; and
4. Authorize 10% contingency in the amount of \$160,000 for unforeseen design changes.

BACKGROUND:

On April 9, 2019, City Council approved 2060 University Avenue as the proposed site for the new SPC Jesus S. Duran Eastside Library (Eastside Library) and the appropriation of \$100,000 from the Measure Z Fund for architectural design services. At the same hearing, the City Council authorized staff to issue a Request for Proposals (RFP) for an architectural firm to provide Phase I architectural design services for the Eastside Library project (Project).

On October 30, 2019, the City received nine responses to RFP 1934 for Architectural Design Services for the new Eastside Library.

On December 8, 2020, the City Council approved a Professional Consultant Services Agreement with Cannon/Parkin, Inc., dba CannonDesign of Irvine, California, for architectural design services for the new Eastside Library – Phase I for a term through December 31, 2022, in the amount of \$94,500. Phase I architectural design services for the Project included, but were not limited to, site and parking analysis, project programming, spatial requirements, conceptual and schematic design, public presentations, and development of preliminary cost estimates for a Phase II fully functional library.

The agreement was contingent upon CannonDesign's performance and staff satisfaction of Phase I design services. The City may at its sole discretion retain CannonDesign to complete Phase II design services to include turnkey design services to include schematic design development, construction drawings and documents, construction bidding and construction administration to construct the new Eastside Library.

Phase I Design Services for an approximate 15,000 square foot library design were completed at the end of 2021. Library parking is provided from existing parking at Bobby Bonds Park (shared parking). The project will include a new approximately 15,000 square foot shaded multipurpose meeting area. A lighted pedestrian pathway from parking areas to the new library will be created. Total Project costs are anticipated to be approximately \$20,000,000.

DISCUSSION:

CannonDesign is a multi-disciplinary architectural and engineering firm with 130 employees locally and 1,100 firm-wide employees with more than 30 years of experience successfully completing library projects in Southern California and throughout the nation. CannonDesign recently completed the new City of Coachella Library and several similar public facilities in Riverside County and Southern California. CannonDesign's corporate office is in Buffalo, New York, with a local office in Riverside. CannonDesign services typically include, but are not limited to, site investigation, master planning, feasibility studies, facilities assessment, conceptual development, programming, cost analysis, building design, construction documentation, construction administration and post occupancy services.

Design

As part of Phase I Design, Cannon Design, Library, and General Services staff worked together on three initial concepts for a new Eastside Library in the location of the Children's Health, Education, Enrichment and Resource (C.H.E.E.R.) building, facing University Avenue and adjacent to the Cesar Chavez Community Center and soccer field at Bobby Bonds Park (located at 2060 University Avenue). All concepts include a 15,000 square foot library, shaded canopy area to be used by both the Library and Parks, Recreation and Community Services Departments, flexible indoor/outdoor space, and separate children's, teen and adult sections of the Library. The concepts also include a multipurpose room with a separate entrance that is accessible after hours and includes makerspace, arts components and study rooms.

Community Engagement

On December 13, 2021, CannonDesign architects and City staff shared three design options with the Board of Library Trustees. The Trustees favored Concept 3. Following the meeting, on February 9, 2022, staff engaged the Park and Recreation Commission on the three concepts presented by Cannon Design with Commissioners supporting Concept 3. A Ward 2 community meeting was held on April 6, 2022, where Library staff shared the three design concepts with the community and attendees showed support for Concept 3. Concept 3 has been the favored design during the community engagement process.

Concept 3

Concept 3 has several unique elements including a coiled façade related to baseball field geometry to create space between the Library and Cesar Chavez Community Center, a new central courtyard and activity space, an overhead door connected to a south shading structure to engage makerspace activities outdoors, and an additional neighborhood pocket park to the southeast of the library.

Staff recommends Concept 3.

Phase II

On March 2, 2023, CannonDesign presented staff with a proposal for Phase II Architectural Design Services for schematic design through construction administration of Concept 3, estimated at \$1,600,000. Funding in the amount of \$1,600,000 is available in the allocated Measure Z Capital Projects spending item #24 approved by the City Council on June 27, 2023.

The proposed scope of service for Phase II Architectural Design Services will consist of the schematic design, design development, construction documents, construction bidding and final building acceptance and construction administration. Phase II design for the new Project will be completed in approximately one year.

A 10% design contingency is requested to address any unforeseen project design changes and design components not part of CannonDesign proposal, such as geotechnical site services, building surveys, hazardous material abatement surveys independent design and constructability reviews, etc. Development of shovel-ready construction documents will enable staff to better pursue construction funding in an extremely competitive grant environment.

On July 18, 2023 the City received notification from the State that an additional amount of \$4,500,000 was approved by the Legislature for the Eastside Library project in the City of Riverside.

Purchasing Resolution 23914, Section 702 (n) states that, "Competitive Procurement through the Informal Procurement and Formal Procurement process shall not be required in any of the following circumstances: ... (n) When the Awarding Entity waives bidding requirements under and according to the circumstances set forth in Section 1109 of the City Charter, or when it is determined by the Manager to be in the best interests of the City to do so".

The Purchasing Manager concurs that this project follows Purchasing Resolution 23914, Section 702 (n).

The General Services Director concurs with this report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 1 - Arts, Culture & Recreation** and **Goal 1.1 - Strengthen Riverside’s portfolio of arts, culture, recreation, senior and lifelong learning programs and amenities through expanded community partnerships, shared use opportunities and fund development.**

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – This report outlines the transparent business practices and inclusive community engagement efforts as it relates to the development of library resources in the Eastside Neighborhood.
2. **Equity** – This report facilitates equitable access to arts, culture, and recreational service offerings to ensure every member of the community has equal access to share the benefits of the new SPC Jesus S. Duran Eastside Library.
3. **Fiscal Responsibility** – The fiscal impact is the expenditure of \$1,600,000 of Measure Z Capital Project plus a 10% design contingency if recommendation for a total amount of \$1,760,000 is approved by the City Council.
4. **Innovation** – The new SPC Jesus S. Duran Eastside Library site at 2060 University is inventive and timely in meeting the community’s changing needs and prepares for the future through collaborative partnerships and adaptive processes.
5. **Sustainability & Resiliency** – The SPC Jesus S. Duran Eastside Library lease agreement is set to expire on September 30, 2024, at 4033 Chicago Avenue. Staff began identifying new site and funding options to ensure the needs of the community presently are not compromised with their needs of the future.

FISCAL IMPACT:

The total fiscal impact of the action is \$1,760,000. Upon City Council approval, funds in this amount are available in Measure Z Capital Fund, Eastside Library Project account number 9907409-462050.

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| Prepared by: | Erin Christmas, Library Director |
| Certified as to availability of funds: | Edward Enriquez, Assistant City Manager/Chief Financial Officer |
| Approved by: | Kris Martinez, Assistant City Manager |
| Approved as to form: | Phaedra A. Norton, City Attorney |

Attachments:

1. First Amendment to a Professional Consultant Services Agreement CannonDesign
2. Concept 3
3. Presentation