



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 3, 2015

FROM: RIVERSIDE METROPOLITAN MUSEUM WARDS: ALL

SUBJECT: THE RIVERSIDE METROPOLITAN MUSEUM'S COLLECTION STORAGE FACILITY REPAIRS - SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$350,000; RESOLUTION DECLARING A MUSEUM STANDARD STORAGE RACKING SYSTEM AN URGENT NECESSITY FOR PRESERVATION OF LIFE, HEALTH AND PROPERTY; AUTHORIZATION FOR NECESSARY WORK TO BE PERFORMED BY MCMURRAY STERN INC. AND CITY MANAGER TO EXECUTE NECESSARY CONTRACT DOCUMENTS

ISSUE:

The issues for City Council consideration are; 1) authorize a supplemental appropriation to fund the necessary repairs to the Museum Collections Storage facility, 2) approve a resolution declaring the purchase, moving and installation costs of a museum standard storage racking system, with seismic protection, to be an urgent necessity for the preservation of life, health and property and waiver of the formal Public Works bidding requirements in accordance with section 1109 of the City Charter, and 3) award a contract to McMurray Stern Inc. for the museum standard storage racking system in an amount not to exceed \$105,000.

RECOMMENDATIONS:

That the City Council:

1. Authorize a supplemental appropriation in the amount of \$350,000 to an account to be established by the Finance Department to make the necessary repairs and purchase required equipment to adequately protect the Museum's Collection at the storage facility;
2. Adopt a Resolution, by at least five affirmative votes, waiving the formal competitive bidding requirements and declaring the procurement of a museum standard storage racking system to be an urgent necessity for the preservation of life, health and property in accordance with the City Charter Section 1109; and
3. Award a contract for the museum standard storage racking system to McMurray Stern Inc. located in Santa Fe Springs, California, in an amount not to exceed \$105,000 and authorize the City Manager, or his designee, to prepare and execute the necessary contract documents.

BACKGROUND:

The Riverside Metropolitan Museum (RMM) is the steward of the region's history, and preserves this history through items that include, but are not limited to, objects that represent the City's citrus heritage, Native American baskets, textiles, fine furnishings, archives, and the National Historic Landmark Harada House Collection. In all, the Museum's Collection has 100,000 items, most of which is housed in the Museum Collections Facility.

In 2006, the City of Riverside (City) purchased a building for Collection storage for the RMM. The building was a vast improvement over the previous storage facility as it includes a dry fire suppression system and additional space. While the building has provided more appropriate storage than the previous location, it experiences water intrusion even during minor rains. Heavier rains can cause flooding, mold and mildew. Any of these can permanently destroy items in the collection.

Accreditation:

The American Alliance of Museums (AAM) is the national organization that certifies museums for conducting operations in accordance with industry best practices, and federal collections management standards. AAM accreditation is valid for ten years, and being accredited is required in order to apply for many grants or donations. Also, other institutions will not loan objects or exhibits to museums that are not AAM accredited.

The City is in the re-accreditation process now, for the next ten year period. The process includes a self-study and a peer-based validation of its operations. AAM will also be sending a committee to conduct a site visit, and this will include an evaluation of museum management, policies and procedures, and collection stewardship practices. Therefore, short term measures to make improvements to the current collections facility, as well as planning for appropriate long term storage, are necessary to gain re-accreditation. City Staff are evaluating longer term options and will return to City Council within a year to provide recommendations.

The Immediate Concern:

Since 2006, the collections facility has experienced intermittent water intrusion. The area lacks storm drains which causes rain water to rise above the curbs and enter the structure through the staff entrances and roll-up doors. Rain water also seeps into the building through the roof and windows.

In May 2015, the City of Riverside conducted Ready Riverside 2015, a week-long full-scale flood emergency exercise. At that time, City staff learned through GIS modeling that the collections facility is in a 500 year flood plain that is downstream from a 100 year flood plain. The predicted El Niño rains for this winter require immediate preventative measures to mitigate the immediate risks of damage to the museum Collections. Subsequently, City staff have been working within the Department's budget, exploring different options to safeguard the collection and actively working to update the RMM's emergency plan. An investigation into alternative solutions to protect the Collection was conducted which included:

1. Moving into an existing City facility
2. Renting commercial warehouse space
3. Borrowing space from another museum
4. Renting climate controlled portable storage vehicles
5. Making repairs to reformat the current building

Options	Location	Outcome
1	Library Basement (City –owned)	Not move-in ready, costly upgrades needed
2	Airport Structure (City-owned)	Demolition already begun, costly to correct
3	Yorba & Slaughter Families Adobe	Closed for construction
4	Museum of History & Art, Ontario	No space available
5	Chaffey Community Museum of Art	No space available
6	Agua Mansa Pioneer and Cemetery Museum	No space available
7	Robert and Frances Fullerton Museum of Art	No space available
8	Historical Society & Museum for the California Department of Forestry & Fire Prevention	No space available
9	March Air Field Museum	No space available
10	Rental of climate controlled trucks	Very costly and may lack the number of vehicles needed for the Collection
11	Rental of commercial warehouse space	Very costly rent and upgrades
12	Refortify current facility	Least Expensive and Most Expeditious

In the analysis balancing between time and costs, it was determined that the best option now is to refortify the current building to protect the Museum's Collection from the impending rains.

Refortification of the Existing Building:

The necessary construction repairs and equipment purchases for the Museum's Collections facility will cost \$350,000. The work includes:

1. Replacing roll-up doors with doors that provide less opportunity for water intrusion
2. Weather stripping of all exterior doors and windows
3. Roof assessment, repairs, and reinforcement
4. Additional electrical conduit and wiring
5. Purchase & install climate control system
6. Purchase & install high efficiency dehumidifiers
7. Moving of Collections items off the floor onto a museum standard storage racking system that includes seismic protection

City staff has been working with McMurray Stern, a specialty contractor that provides storage solutions throughout Southern California, to develop a plan that includes design and installation of specialized shelving to get items off the floor and also provide seismic protection for the Collection. McMurray Stern is finalizing the scope of the project and producing the bid documentation. The estimated cost is \$105,000 or less. The approval of the attached Resolution is required to waive the formal competitive bidding requirements and declaring the procurement of a museum standard storage racking system to be an urgent necessity.

The Purchasing Services Manager and the Interim General Services Director have reviewed this report and concur with the above.

Long Term:

The City must provide an appropriate storage facility to maintain the Museum's Collection in compliance with federal management standards and continue to be AAM accredited. A comparison of the current storage facility to the needed long term storage facility is as follows:

	Storage Needs – Federal Standards	Current Storage Facility	Long Term Storage Facility
1	Room for Growth	No	Yes
2	Temperature and Humidity Control	No	Yes
3	Security Measures	Alarm	Alarm & Cameras
4	Dry Fire Suppression System	Partial	Yes
5	Adequate space for storage	No	Yes
6	Museum quality open shelving	No	Yes
7	Flammable liquids and materials, audiovisual equipment and other materials and curatorial forms are stored outside collection area.	No	Yes
8	Space is appropriately insulated	No	Yes

A continued commitment is required to adequately and responsibly address the long-term needs for collection storage which will require additional financial investment, property acquisition and/or tenant improvements. City Staff anticipate returning to City Council with a long term solution within one year.

FISCAL IMPACT:

The \$350,000 from General Fund Reserves will be a supplemental appropriation to an account to be determined by the Finance Department.

Prepared by: Sarah S. Mundy, Museum & Cultural Affairs Director
 Certified as to
 availability of funds: Brent A. Mason, Finance Director/Treasurer
 Approved by: Alexander T. Nguyen, Assistant City Manager
 Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Presentation