



Riverside Metropolitan Museum Collections Storage Facility Repairs

Riverside Metropolitan Museum

City Council
November 3, 2015

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BACKGROUND

- The Riverside Metropolitan Museum 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 purchased in 2006.

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BACKGROUND (CONT.)



100,000+ Objects



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BACKGROUND (CONT.)



100,000+ Objects



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BACKGROUND (CONT.)

- The current building is 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.

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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
 - is required in order to apply for many grants or donations
 - other institutions will not loan objects or exhibits to museums that are not AAM accredited.

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ACCREDITATION (CONT.)

- The City is in the re-accreditation process now, for the next ten year period
- 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.



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IMMEDIATE CONCERN

- Since 2006, the facility has experienced water intrusion.



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IMMEDIATE CONCERN (CONT.)



- The area lacks storm drains causing rain water to rise above the curbs and enter the structure through the staff entrances and roll-up doors.

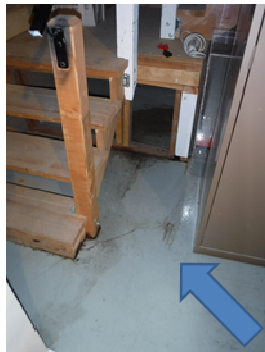


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IMMEDIATE CONCERN (CONT.)

- Rain water also seeps into the building through the roof and exterior windows.



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IMMEDIATE CONCERN (CONT.)

- The 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 Collection.



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IMMEDIATE CONCERN (CONT.)

- 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 refortify the current building



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ALTERNATIVE LOCATIONS INVESTIGATED

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



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ALTERNATIVE LOCATIONS INVESTIGATED (CONT.)

Options	Location	Outcome
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 total needed
11	Rental of commercial warehouse space	Very costly rent and upgrades
12	Refortify current facility	Least Expensive and Most Expeditious



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BEST OPTION – REPAIRS TO CURRENT FACILITY



- 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.

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REFORTIFICATION

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

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REFORTIFICATION (CONT.)

4. Additional electrical conduit and wiring
5. Climate control system
6. High efficiency dehumidifiers



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CONSTRUCTION & EQUIPMENT

7. Moving Collection items off of the floor onto museum standard racking system that includes seismic protection
 - McMurray Stern is finalizing the scope of the project and producing the bid documentation
 - estimated cost is \$105,000 or less



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TOTAL COST

Necessary Repairs	Cost
Construction	\$245,000
<u>Racking System</u>	<u>\$105,000</u>
Total Cost	\$350,000



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LONG TERM NEEDS

- A comparison of the current storage facility to the needed long term storage facility is as follows:

	Storage Needs – Federal Standards	Current Facility	Long Term 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



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LONG TERM PLAN

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

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RECOMMENDATIONS

That the City Council:

1. Authorize a supplemental appropriation in the amount of \$350,000 to make the necessary repairs to adequately protect the stored Museum collections.
2. Adopt a Resolution, waiving the formal competitive bidding requirements and declaring the procurement of a museum standard storage racking system to be an urgent necessity.
3. Award a contract for the museum standard storage racking system to McMurray Stern Inc., in an amount not to exceed \$105,000.

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