



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 23, 2016
FROM: OFFICE OF THE CITY MANAGER WARDS: ALL

SUBJECT: ITEM 42B - EXCLUSIVE NEGOTIATION AGREEMENT FOR UP TO 12 MONTHS WITH DISCOVERY SCIENCE CENTER FOR THE EXCLUSIVE RIGHT TO CONDUCT INVESTIGATORY ANALYSES OF THE EXISTING CITY OF RIVERSIDE MAIN LIBRARY BUILDING LOCATED AT 3581 MISSION INN AVENUE FOR THE PURPOSE OF DETERMINING THE FEASIBILITY, COST, FUNDING SOURCES, DEVELOPMENT, ETC. OF A CHILDREN'S SCIENCE AND TECHNOLOGY EDUCATIONAL INSTITUTE

ISSUE:

The issue for City Council consideration is to enter into an Exclusive Negotiation Agreement for up to 12 months with the Discovery Science Foundation to establish a period during which Foundation shall have the exclusive right to conduct investigatory analyses of the existing City of Riverside Main Library located at 3581 Mission Inn Avenue, for the purpose of determining the feasibility, cost, funding sources, development, etc. of a children's science and technology educational institute (Attachment 1).

RECOMMENDATION:

That the City Council:

1. Approve an Exclusive Negotiation Agreement (ENA) with Discovery Science Foundation to establish a period during which Foundation shall have the exclusive right to conduct investigatory analyses of the existing City of Riverside Main Library located at 3581 Mission Inn Avenue, for the purpose of determining the feasibility, cost, funding sources, development, etc. of a children's science and technology educational institute; and
2. Authorize the City Manager, or his designee, to execute the Exclusive Negotiation Agreement and make minor non-substantive changes.

BACKGROUND:

The Riverside 2.0 Strategic Plan calls for establishing a "science, technology, engineering and nature center [in] downtown". To this end, the Discovery Science Foundation, the parent organization of the DiscoveryCube Orange County and DiscoveryCube Los Angeles centers, is interested in working with the Riverside community to establish a DiscoveryCube Riverside in the existing Main Library building located at 3581 Mission Inn Avenue (Attachment 1).

The mission of the Discovery Science Foundation is inspire and educate young minds through engaging science-based programs and exhibits to create a meaningful impact on the communities it serves. For over 35 years, Discovery Science Foundation has been a non-profit organization impacting the lives of children through hands-on science education. From early childhood education to STEM proficiency, healthy living to environmental stewardship, these initiatives go to the heart of the Foundation's mission as an entity of inspiration, education, and transformation. The Foundation currently has two campuses, DiscoveryCube Orange County and DiscoveryCube Los Angeles, which provide exhibits, field trips and assembly programs that allow kids to think and learn using their hands. Further, the Foundation's science education programs align with the Next Generation Science Standards and its professional development for educators provide cutting-edge methods for instruction, high quality lesson plans, and hands-on activities to integrate in the classroom. Refer to Attachment 2 and www.discoverycube.org for more information.

Over the course of the past several months, Discovery Science Foundation staff and board members have visited Riverside, met with City staff, and toured the existing Main Library building. Based on this early due diligence, the Foundation has developed a concrete interest in advancing its exploration with City staff of establishing a DiscoveryCube Riverside.

Based on early dialogue, both Foundation staff and City staff concur on the following:

1. The existing Main Library building will remain a City-owned asset.
2. The mid-century modern existing Main Library building will be respected.
3. Commitment to developing a Board of Directors from Riverside and the region who will provide the leadership requisite to ensure long-term financial sustainability.
4. A DiscoveryCube Riverside will serve as an integrated and active member of the Riverside community as well as the Inland Empire region.

Based on the Discover Science Foundation's recent experience establishing the DiscoveryCube Los Angeles, as well as decades of experience in exhibit and facility design, the Foundation estimates preliminarily overall capital costs of approximately \$26-30 million to establish a DiscoveryCube Riverside. Key funding sources for capital costs may include New Market Tax Credits, partnership funding concepts the Foundation has utilized previously, state and federal grants related to STEM (Science, Technology, Engineering, and Math), philanthropic community contributions and others. The City Manager's Office believes that a local contribution of up to \$10 million for capital costs may be warranted and is actively working with Representative Mark Takano to pursue federal funding for STEM museums.

Staff recommends City Council approval of an ENA (Attachment 3) with Discovery Science Foundation to establish a period during which Foundation shall have the exclusive right to conduct investigatory analyses of the existing City of Riverside Main Library located at 3581 Mission Inn Avenue, for the purpose of determining the feasibility, cost, funding sources, development, etc. of a children's science and technology educational institute. The term of the ENA shall be six months with one six-month option to extend.

Bringing a STEM museum/center to Downtown Riverside, consistent with the City Council's Riverside 2.0 priority, takes a committed partnership between the public, private, academic and non-profit sectors. City staff is fully committed to working in partnership with the Discovery

Science Foundation to advance the idea of realizing a STEM museum/center in Downtown that will benefit Riverside for generations.

In conclusion, the Discovery Science Foundation is a regional, state, and national leader in providing science-based programs and exhibits that have positive impacts in the communities it serves. Clearly, advancing this item is dependent upon the City Council's decision pertaining to the relocating the Main Library to another site. Should a new Main Library location be selected, City staff believes the Discovery Science Foundation is well-positioned to advance the Riverside 2.0 strategy of establishing a "science, technology, engineering and nature center [in] downtown" by using the current Main Library building.

FISCAL IMPACT:

There is no fiscal impact with the approval of the Exclusive Negotiation Agreement with Discovery Science Foundation.

Prepared by: Al Zelinka, FAICP, Assistant City Manager
Certified as to
availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Aerial Site Map
2. DiscoveryCube Information
3. Exclusive Negotiating Agreement
4. Presentation