



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

DATE: JANUARY 23, 2017

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: UPDATE ON MAIN LIBRARY PROJECT ARCHITECT SELECTION PROCESS

ISSUES:

Receive an update on architect selection process for the Main Library Project.

RECOMMENDATIONS:

That the Board of Library Trustees receive an update on architect selection process for the Main Library Project.

BACKGROUND:

On February 23, 2016, following discussion, the City Council unanimously selected 3911 University Avenue as the location for the new Main Library and directed the City Manager to determine funding options and begin planning the new Main Library.

On July 20, 2016, the City issued a Request for Qualifications No. 1627 (RFQ) to seek a Statement of Qualifications for architectural services for development of the new Main Library (Attachment 1). One of two addendums were subsequently issued:

1. To clarify that vendors submit a Statement of Qualifications, not a Proposal for a specific scope of work and extend the due date by two weeks (Attachment 2) and
2. Issued responses to questions regarding the Request for Proposals (Attachment 3).

The RFQ responses were due on August 5, 2016, and twenty-one firms responded. The twenty-one firms included:

1. Bohlin Cynwinski Jackson, San Francisco, California
2. DLR Group, Riverside, California
3. Ferguson Pape Baldwin Architects, San Diego, California
4. Gensler, Los Angeles, California
5. Group 4, San Francisco, California
6. Holt, Riverside, California
7. IBI Group, Los Angeles, California

8. JKA Architecture, San Diego, California
9. Johnson Favaro, Culver City, California
10. Lorcan O’Herlihy Architects, Los Angeles, California
11. LPA, Irvine, California
12. Miller Hull Partnership, LLP with Olin, Seattle, Washington
13. Noll & Tam Architects, Berkeley, California
14. OMA Partner, New York, New York
15. Paul Murdoch Architects, Los Angeles, California
16. Pfeiffer Partners Architects, Los Angeles, California
17. PJHM Architects, Laguna Hills, California
18. Richard + Bauer, Phoenix, Arizona
19. Rob Wellington Quigley, San Diego, California
20. Ruhnau Ruhnau Clarke, Riverside, California
21. TR Design Group, Riverside, California

In order to identify the most qualified firm, a Project Review Committee (Committee) was selected to evaluate all responsive Statement of Qualifications based on the criteria set in the RFQ. The Committee includes Library Trustee Dwight Tate, Library Director Tonya Kennon, Assistant Library Director Erin Christmas, Library Administrative Services Manager George Guzman, Deputy Director of Community and Economic Development Emilio Ramirez, General Services Project Manager Jorge Villanueva, Community and Economic Development Senior Planner David Murray, Community and Economic Development Project Manager Kaitlyn Nguyen, and local businessman Vincent McCoy. The Committee commenced review and scoring of all the Statements of Qualifications received.

On September 15, 2016, the Committee met to review scoring results. After reviewing scores, the Committee agreed to invite the top eight architect teams to submit Requests for Proposals.

DISCUSSION:

On November 10, 2016, the City issued a Request for Proposals (Attachment 4) to be due on November 28, 2016, to the eight architectural firms selected from the RFQ process. The eight firms included:

1. Group 4, San Francisco, California
2. Johnson Favaro, Culver City, California
3. Lorcan O’Herlihy Architects, Los Angeles, California
4. Miller Hull Partnership, LLP with Olin, Seattle, Washington
5. Noll & Tam Architects, Berkeley, California
6. OMA Partner, New York, New York
7. Pfeiffer Partners Architects, Los Angeles, California
8. Rob Wellington Quigley, San Diego, California

Of the eight firms selected only seven responsive proposals were received. Noll & Tam Architects, Berkeley, California, notified the City of the firm’s decision not to proceed in the process and did not submit a proposal.

On December 14, 2016, the Committee met to review scoring results and to select the top four architect teams to advance to interviews at a date yet to be determined. The four firms selected include:

1. Group 4, San Francisco, California
2. Johnson Favaro, Culver City, California
3. Lorcan O’Herlihy Architects, Los Angeles, California
4. OMA Partner, New York, New York

The top architectural team will be selected from the pending interviews. Staff will negotiate a contract with the selected firm then present the agreement to City Council for approval.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

Prepared by: Tonya Kennon, Library Director
Approved by: Alexander T. Nguyen, Assistant City Manager

Attachments:

1. Request for Qualifications
2. Request for Qualifications Addendum
3. Request for Proposals Addendum
4. Request for Proposals