



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: APRIL 11, 2017**
FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT
SUBJECT: MISSION INN FESTIVAL OF LIGHTS ICE SKATING RINK

ISSUE:

Select Main Street between 10th and 11th as the relocation site for the Mission Inn Festival of Lights ice skating rink.

RECOMMENDATION:

Select Main Street between 10th and 11th as the relocation site for the Mission Inn Festival of Lights ice skating rink.

BACKGROUND:

The Mission Inn Hotel & Spa created a world class event twenty-four years ago. On September 19, 2006, the City Council approved the supplemental appropriation and funds transfer request for the enhancement of the Mission Inn Festival of Lights. This became a single celebration with The Mission Inn Hotel & Spa in partnership with the City of Riverside. The Mission Inn Festival of Lights is one of Riverside's annual signature events aiming to highlight The Mission Inn and Riverside's pride with a family-friendly holiday celebration and creating a significant economic impact for Riverside.

Up until the 2016 Mission Inn Festival of Lights season, the main attraction was the outdoor ice skating rink (Ice Skating Rink), which was previously located along the Main Street pedestrian mall between University Avenue and Mission Inn Avenue. The City contracted with an outside vendor to construct, maintain, staff and manage the Ice Skating Rink during the event. This contract included a 150 ton chiller package, housed on the Tumbleweed Lot, ice skate rentals, sharpening services, a skate change deck area with rubber flooring, and general labor to setup and tear down the Ice Skating Rink structure.

In late 2006, the former Redevelopment Agency acquired the historic Imperial Hardware Building and the adjacent Tumbleweed Lot for the purpose of redeveloping the site. The Imperial Hardware Building and adjacent Tumbleweed Lot are located directly adjacent to the previous Ice Skating Rink location.

In 2007, as part of the Main Street pedestrian mall renovation project, a fountain was constructed

between University Avenue and Mission Inn Avenue. At that time it was decided that the power and related services equipment required for the Ice Skating Rink would be placed on the Tumbleweed Lot as well. It was further decided that the future developer of the Imperial Hardware Building and Tumbleweed Lot would be responsible for relocating the existing City-owned equipment.

On July 22, 2014, the City Council approved a Purchase and Sale Agreement with Ratkovich Properties, LLC (Ratkovich) for the sale and development of the Imperial Hardware Building and adjacent Tumbleweed Lot. Included in the terms of the Purchase and Sale Agreement is a requirement that Ratkovich accommodate the existing Main Street pedestrian mall fountain equipment (exclusive of the chiller serving the Ice Skating Rink) directly on-site or move the equipment to a mutually agreeable location. Ratkovich has relocated all of the pedestrian mall fountain equipment and the Imperial Hardware Lofts project is currently under construction.

On March 19, 2015, the Development Committee directed staff to collaborate with Ratkovich, the Metropolitan Museum, other City departments and Mission Inn Festival of Lights partners to conduct an analysis of potential alternate locations for the Ice Skating Rink within the downtown area or accommodate the equipment within the Main Street Riverside pedestrian mall.

Shortly thereafter, Ratkovich contracted with Douglas Stewart to analyze potential relocation sites within the downtown area. Douglas Stewart was provided with the general parameters for the Ice Skating Rink and a list of potential locations as previously identified by staff and FOL stakeholders.

The Mission Inn Festival of Lights 2016 season did not include the Ice Skating Rink. Instead a Century Wheel, a carousel and a train ride were incorporated as attractions for the event.

DISCUSSION:

The annual cost for the rental of the Ice Skating Rink, chiller and related equipment to be installed on the ground surface is \$194,000. The analysis from Douglas Stewart, Public Works and General Services Department staff, and the Mission Inn Festival of Lights partners for the relocation sites and additional costs are as follows:

Site 1: Riverside Convention Center – Outdoor Plaza Area (Attachment 1)

Staff's analysis concluded that it is possible to relocate the Ice Skating Rink, equipment and chiller to the outdoor plaza area of the Riverside Convention Center. The estimate as of late 2015 for the one-time cost of relocating the Ice Skating Rink and equipment to Site 1 is as follows:

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| Permanent Installation of 480 volt, 3 Phase Power: | \$180,000 |
| General Relocation Costs: | \$ 98,500 |
| Turf Replacement: | \$ 5,000 |
| Installation of New Lighting: | \$ 35,000 |
| Contingency: | \$ 50,000 |
| Total: | \$368,500 |

Site 2: Central Library – Parking Lot (Attachment 2)

Staff's analysis concluded that it is possible to relocate the Ice Skating Rink, equipment and chiller to the Central Library parking lot, which is located on the north side of the

building along Orange Street. The estimated as of late 2015 for the one-time cost of relocating the Ice Skating Rink and equipment to Site 2 is as follows:

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| Permanent Installation of 480 volt, 3 Phase Power: | \$180,000 |
| General Relocation Costs: | \$ 90,000 |
| Installation of New Lighting: | \$ 35,000 |
| <u>Contingency:</u> | <u>\$ 50,000</u> |
| Total: | \$355,000 |

The parking lot is sloped and a pony wall (cost included above) can be constructed to provide a level skating surface. The addition of the pony wall and other permanent changes to the Central Library grounds would require approval via the Certificate of Appropriateness process because the library is an eligible City Landmark and a California Historical Resource. The relocation of the Ice Skating Rink to the site will result in the temporary loss of approximately thirty three (33) parking stalls.

Site 3: White Park (Attachment 3)

Staff's analysis concluded that there is sufficient room to accommodate the Ice Skating Rink and associated equipment at White Park. Relocating the Ice Skating Rink to White Park would potentially require the removal of approximately three (3) trees. Removal of any trees and any other permanent changes to White Park would require a Certificate of Appropriateness as White Park is designated as City Landmark #57. The Ice Skating Rink and associated equipment will have a negative impact on existing turf, which will have to be replaced annually at the conclusion of the event.

The estimate as of late 2015 is the one-time cost of relocating the Ice Skating Rink and equipment to Site 3 is as follows:

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| Permanent Installation of 480 volt, 3 Phase Power: | \$180,000 |
| General Relocation Costs: | \$ 62,500 |
| Turf Replacement: | \$ 5,000 |
| Installation of New Drainage System: | \$ 10,000 |
| Installation of New Lighting: | \$ 35,000 |
| <u>Contingency:</u> | <u>\$ 50,000</u> |
| Total: | \$342,500 |

Site 4: Main Street – Between 10th and 11th Streets (Attachment 4)

The potential closure of Main Street between 10th and 11th Streets, contemplated as part of the Chow Alley project, to vehicular traffic and the potential relocation of the Ice Skating Rink to Site 4 could create a unique opportunity to expand FOL beyond its typical geographic area of Main Street between University Avenue and 6th Street.

The estimate for the one-time cost of relocating the Ice Skating Rink and equipment to Site 4 is as follows:

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| Permanent Installation of 480 volt, 3 Phase Power: | \$180,000 |
| Main Street Closure: | \$250,000 |
| <u>Contingency:</u> | <u>\$ 50,000</u> |
| Total: | \$480,000 |

The closure of Main Street between 10th and 11th Street to vehicular traffic, even on a

temporary basis, will result in the loss of approximately 45 parking stalls, which are being evaluated and alternative parking identified by staff. Moreover, the Main Street closure cost identified above includes a new drainage system, paving, lighting and bollards.

For planning purposes, staff has reached out to the previous Ice Skating Rink contractor. In order to secure an Ice Skating Rink for the 2017 event, a Request for Proposal for the Ice Skating Rink would need to be out for review and/or submittal by April 14, 2017.

If no decisive decision is made relative to this item, coupled with time constraints of the construction project and securing a potential vendor, the Ice Skating Rink may not be able to return in 2017 but could in 2018 at the selected site.

Staff and the Mission Inn Festival of Lights partners recommend that the City select Site No. 4 as the preferred relocation site for the 2018 Mission Inn Festival of Lights season.

FISCAL IMPACT:

Should the City Council select Site 4, sufficient funds are available in the Chow Alley and Courthouse Piazza account number 2815001-450033.

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| Prepared by: | Rafael Guzman, Community & Economic Development Director |
| Certified as to availability of funds: | Scott G. Miller, PhD, Chief Financial Officer/City Treasurer |
| Approved by: | Al Zelinka, FAICP, Assistant City Manager |
| Approved as to form: | Gary G. Geuss, City Attorney |

Attachments:

1. Site 1 – Site Map
2. Site 2 – Site Map
3. Site 3 – Site Map
4. Site 4 – Site Map
5. Presentation