



**Main Library Project**  
Reimbursement Resolution for Design of the  
Project, Architectural Design Services and Project  
Budget of \$1,997,500

**Library Department**

City Council  
May 9, 2017

RiversideCA.gov

## **BACKGROUND**

February 23, 2016:

1. City Council received a project status update.
2. Following discussion, the City Council voted unanimously to commit the current library building located at 3581 Mission Inn Avenue to a cultural, public reuse;
3. Selected 3911 University Avenue as the location for the New Main Library;
4. And directed the City Manager to determine funding options and begin planning the New Main Library.



2

RiversideCA.gov

## BACKGROUND

Request for Qualifications issued July 20, 2016, for development of the New Main Library with responses due August 5, 2016.

Twenty-one firms responded:

1. Bohlin Cynwinski Jackson, San Francisco, CA
2. DLR Group, Riverside, CA
3. Ferguson Pape Baldwin Architects, San Diego, CA
4. Gensler, Los Angeles, CA
5. Group 4, San Francisco, CA
6. Holt, Riverside, CA
7. IBI Group, Los Angeles, CA
8. JKA Architecture, San Diego, CA
9. Johnson Favaro, Culver City, CA
10. Lorcan O'Herlihy Architects, Los Angeles, CA



3

RiversideCA.gov

## BACKGROUND

11. LPA, Irvine, CA
12. Miller Hull Partnership, LLP with Olin, Seattle, WA
13. Noll & Tam Architects, Berkeley, CA
14. OMA Partners, New York, NY
15. Paul Murdoch Architects, Los Angeles, CA
16. Pfeiffer Partners Architects, Los Angeles, CA
17. PJHM Architects, Laguna Hills, CA
18. Richard + Bauer, Phoenix, AZ
19. Rob Wellington Quigley, San Diego, CA
20. Ruhnau Ruhnau Clarke, Riverside, CA
21. TR Design Group, Riverside, CA



4

RiversideCA.gov

## BACKGROUND

The Screening and Selection Committee evaluated all responses and invited the top eight firms to submit Request for Proposals issued on November 10, 2016. Responses were due November 28, 2016.

Seven firms responded:

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. OMA Partner, New York, New York
6. Pfeiffer Partners Architects, Los Angeles, California
7. Rob Wellington Quigley, San Diego, California



5

RiversideCA.gov

## BACKGROUND

The Review Panel evaluated all responses and invited the top four firms to interview on March 4, 2017.

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



6

RiversideCA.gov

## DISCUSSION

Johnson Favaro selected as the most qualified firm to achieve the objectives as set forth in the Request for Proposals.



7

RiversideCA.gov

## DISCUSSION

The proposed building will be situated on the approximate 2.7 acre site front facing Mission Inn Avenue with the opportunity for a future development project on the remainder of the site adjacent to University Avenue.

Propose vacating Fairmount Boulevard to optimize site development for the new Main Library and the future development project.

The Professional Services Agreement with Johnson Favaro will serve as the beginning point for the design phase.



8

RiversideCA.gov

## DISCUSSION

\$1,725,000 for turnkey architectural design services for the new Main Library to include library needs assessment and programming, conceptual and schematic design, design development and development of construction documents ready for public competitive bidding.

The proposed budget also includes \$172,500 for a 10% design contingency and \$100,000 for related project costs such as geotechnical and environmental and project management services, for a total budget of \$1,997,500.



9

RiversideCA.gov

## WEST HOLLYWOOD PUBLIC LIBRARY



10



RiversideCA.gov

## WEST HOLLYWOOD PUBLIC LIBRARY



11

RiversideCA.gov

## MANHATTAN BEACH PUBLIC LIBRARY



12

RiversideCA.gov

## MANHATTAN BEACH PUBLIC LIBRARY



13

RiversideCA.gov

## FISCAL IMPACT

There is no impact to the General Fund. The total project cost is estimated at \$1,997,500, based upon the following project budget summary:

Professional Services Agreement	\$1,725,000
10% Design Contingency	\$ 172,500
Project Management and <u>Geotechnical Services</u>	<u>\$ 100,000</u>
Total Project Costs	\$1,997,500



14

RiversideCA.gov

## RECOMMENDATIONS

That the City Council:

1. Approve the Professional Services Agreement with Johnson Favaro of Culver City, California in the amount of \$1,725,000 for architectural design services for the new Main Library project located at 3911 University Avenue;
2. Authorize the City Manager, or his designee, to issue change orders in an amount not to exceed 10% (\$172,500) of the Professional Services Agreement for design changes including, but not limited to, owner requested changes and design improvements;



15

RiversideCA.gov

## RECOMMENDATIONS

That the City Council:

3. Approve a total project budget of \$1,997,500 including design, contingency, project management, geotechnical and environmental services to be appropriated to an account to be established by the Finance Department in the Measure Z Fund; and
4. Authorize the City Manager, or his designee, to execute the Professional Services Agreement including making any minor, non-substantive changes and sign all documents necessary to implement the new Main Library project.



16

RiversideCA.gov