



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: MAIN LIBRARY PROJECT UPDATE

DATE: MAY 22, 2017

ISSUES:

That the Board of Library Trustees receive an update on the Main Library Project. The update includes recommendations for the City Council to adopt a Reimbursement Resolution for reimbursement of the costs for the design of the Main Library project; and approve a Professional Services Agreement with Johnson Favaro for architectural design services for the new Main Library.

RECOMMENDATIONS:

That the Board of Library Trustees receive and file the Main Library Project update.

BACKGROUND:

On February 23, 2016, the City Council received an update on the status of the Main Library Project. Following discussion, the City Council voted unanimously to commit the current library building located at 3581 Mission Inn Avenue to a cultural, public reuse; selection of 3911 University Avenue as the location for the new Main Library; and directing the City Manager to determine funding options and begin planning the new Main Library.

On July 20, 2016, a Request for Qualifications No. 1627 (RFQ) was issued for the development of the new Main Library.

The RFQ responses were due on August 5, 2016, with the following twenty-one firms responding:

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 Screening and Selection Committee (Committee) was formed to evaluate and score all responsive Statement of Qualifications based on the evaluation criteria set forth in the RFQ. The Committee included one member from the Board of Library Trustees, three staff persons from the Library Department, three staff persons from the Community and Economic Development Department, one staff person from the General Services Department, and one member of the local business community. The Committee immediately began reviewing and scoring proposals.

On September 15, 2016, the Committee met to review scoring results and agreed to invite the top eight architect teams to submit Requests for Proposals (RFP).

On November 10, 2016, an RFP was issued to the top eight firms including:

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

Proposals were due on November 28, 2016, with seven firms responding. In order to identify the most qualified firm, a Review Panel (Panel) was selected to evaluate all responsive Proposals based on the evaluation criteria defined in the RFP to include firm qualifications and experience, proposal content, project milestone schedule and pricing. The Panel included one member from the Board of Library Trustees, three staff persons from the Library Department, two staff persons from the General Services Department, one staff person from the Community and Economic Development Department, and one member of the local business community. The Panel immediately commenced review and scoring of all proposals received.

On December 14, 2016, the Panel met to review scoring results. After reviewing scores, the Panel agreed to invite the top four architect teams that best met the requirements of the RFP to advance to interviews with the Panel. The four short listed firms included:

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

Staff provided each of the four firms with detailed information for the interview format, including

presentation and a question and answer period. Firms were given several weeks to conduct research, visit the city and proposed site, prepare a presentation and prepare design team members for the interview.

DISCUSSION:

On March 2, 2017, the Panel interviewed the top four architect teams. Following interviews, the Panel determined Johnson Favaro to be the most qualified firm to achieve the objectives as set forth in the RFP.

Established in 1988, Johnson Favaro has successfully completed over \$300 million worth of construction projects and scores of plans and studies for local governments, institutions of higher education and communities in Southern California in the past ten years. The company's services include all areas of planning and design including master planning, feasibility studies, facilities assessment, cost planning and conceptual design, building design, document production, construction administration and post occupancy services. Johnson Favaro's building projects range in size from \$1 million to \$100 million and include a variety of program and construction types.

The team is led by Steve Johnson, AIA, Principal, Project Architect and Jim Favaro, AIA, Principal, Project Manager contracting with renowned library consultant Linda Demmers on all library projects. As a library consultant, Linda Demmers has extensive experience in library facility planning with a professional background as a librarian, planning consultant, and owners' representative on a wide variety of new construction and renovation projects. She specializes in planning process, program documentation, broad-based community and user involvement, and long-term owner client relationships. Linda is Project Manager for Libris DESIGN, library facility planning information system and downloadable database that was developed for California Public Library planners.

Staff subsequently negotiated a Professional Services Agreement (Attachment 1) with Johnson Favaro for a lump sum price of \$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. In addition, the lump sum price includes Architect construction administration services during the duration of the construction phase of the new Main Library project. The proposed Main Library budget also includes \$172,500 for a 10% design contingency and \$100,000 for related project costs such as geotechnical, environmental, site survey and project management services, for a total budget of \$1,997,500.

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. The 2.7 acre site consists of two separate parcels located on both sides of Fairmount Boulevard between Mission Inn Avenue and University Avenue. Vacating Fairmount Boulevard on the site will occur 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.

The proposed project will include the turnkey design and engineering for an approximate 45,000 square foot standalone multi-level main library building designed to meet current and future operational needs to include but not limited to; flexible reprogrammable, low-maintenance, sustainable spaces that can be easily rearranged and evolve as the needs of the library evolve,

interior site line visibility, natural light and views into and out of interior spaces all in an iconic building with an inviting street presence that showcases our new library as a premier cultural, learning and community space. In addition, the new library design will offer areas for the use of diverse library materials and technology, library programs, customer discussions, meetings, and other collaborative activities along with more interactive tools and services to engage the community. A modern, forward thinking, innovative design based on function, operational needs, and the manner in which the community uses the space are drivers that dictate design needs and shall provide optimal service delivery for functional, flexible and blended collaborative spaces, for the current community and the community to come.

The Reimbursement Resolution (Attachment 2) will reimburse the City's Measure Z Fund for the design costs for the Main Library project not to exceed \$30 million and no later than three years after the date on which the earliest original expenditure is paid. It is anticipated that the reimbursement will be from future bond debt.

In May 2017, the City Council will consider the following recommendations:

1. Adopt the Reimbursement Resolution for reimbursement of the costs for the design of the Main Library project;
2. 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;
3. 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;
4. 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
5. 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.

The General Services Director and Purchasing Manager concur with recommended approval of the Professional Services Agreement and the Chief Financial Officer/City Treasurer has confirmed the availability of funds.

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 Geotechnical and Survey Services	\$ 100,000

Total Project Costs	\$1,997,500
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Upon appropriation of funds to an account assigned by the Finance Department, sufficient funds in the amount of \$1,997,500 will be available in the Measure Z Fund. If there is an issuance of debt for the construction of a new Main Library, the Measure Z Fund will be reimbursed for these costs.

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

Attachments:

1. Professional Services Agreement
2. Resolution
3. Presentation