



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

DATE: JULY 24, 2017

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: JESUS S. DURAN EASTSIDE LIBRARY PROJECT COMMUNITY OUTREACH

ISSUE:

Receive an update on potential locations and the community outreach process for a new Jesus S. Duran Eastside Library.

RECOMMENDATION:

That the Board of Library Trustees receive the update and approve the community outreach process.

BACKGROUND:

On October 1, 2004 the City entered into a fifteen year lease agreement (Attachment 1) for office space located in a shopping center at 4033 Chicago Avenue Unit C Riverside, CA consisting of 10,816 square feet. The agreed monthly rent cost was \$12,500. This lease payment is subject to adjust annually by an amount equal to a percentage difference in the Consumer Price Index between the prior year and the current year. Historically, this results in an annual increase of between 1.5% to 3.5%. The annual lease costs are included in Attachment 2.

The City is also required to pay for Common Area Maintenance (CAM) cost. These are costs paid directly by the property owner and passed on to the lessee.

Examples of these costs are:

1. Parking lot maintenance
2. Roofing repair
3. Exterior plumbing
4. Landscape maintenance
5. Fire sprinkler maintenance, etc.

CAM costs amount to 6.4% of the total annual amount, which equates to an additional \$3,500 to \$4,000 added to the monthly lease payment.

In addition to monthly lease payments, the City also pays for utilities, part-time security guard

services and custodial services. These annual costs are also included in the Duran Eastside Costs spreadsheet. The City has also invested in various building projects to improve the interior appeal and overall comfort of the library for the benefit of the public. Examples of improvements completed over the years are new public computers, carpet, paint and added air conditioning units. A list of these projects are also included in the Duran Eastside Costs sheet (Attachment 2).

The current lease agreement is due to expire on October 1, 2019. The Duran Eastside Library is the only library location that is not a city owned property. The City will need to decide where to locate a future library location for the residents of this community. The Duran Eastside Library is an important community gathering space. It draws nearly 200,000 annual visitors, and has an annual circulation of almost 80,000 items. It is the third busiest location in the Riverside Public Library System, with programs for children, teens and adults. However, the layout of the 10,816 square feet of building space presents many limitations such as safety and security, public seating, and staff workspace which limit our ability to maximize our programs and services.

DISCUSSION:

On May 16, 2017, the City Council approved \$100,000 in Measure Z funding to support a community outreach project to find a replacement site for the Duran Eastside Library. The first step in this process is to identify available sites a minimum of one acre in size to accommodate the proposed 15,000 sq. ft. library.

The following locations have been identified as available and suitable for the proposed project:

1. Central Avenue & Sycamore Canyon Boulevard; 9.77 Acres; Lee & Associates; \$5,500,000
2. 2040 Mt Baldy Drive (E. Alessandro Blvd. near Sycamore Canyon Blvd.); 2.5 Acres; Lee & Associates; \$980,100
3. 1329 University Avenue (*Cask and Cleaver & Tremors*); 2.26 Acres; AIP Commercial Brokerage; \$3,000,000
4. 1910 University Avenue; 20,908/sf; City of Riverside Successor Agency; \$315,000 **and** 3870 Ottawa Avenue; 16,552/sf; ≈\$250,000
5. 2731-2871 University Avenue (*NE corner of University & Park avenues*); 1.96 Acres; City of Riverside; \$1,276,000

The proposed project outreach schedule is as follows:

August 15 – September 8 - A minimum of two community meetings held in the Eastside community to share information on the proposed Duran Eastside Library project, including locations available for the project. Meeting dates, times and locations will be posted in City facilities in the Eastside community, informational flyers will be available in all libraries, posted on all library social media accounts, and shared by the city's marketing team.

September 25, 2017 – The Board of Library Trustees receives an update to include community

feedback. The Board may vote to recommend a project location to the City Council for their consideration.

October 2017 – The City Council receives an update to include community feedback and the Board recommendation.

FISCAL IMPACT:

There is no general fund impact.

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

Attachments:

1. Lease Agreement
2. Cost Summary
3. Marketing Flyer 3870 Ottawa Avenue
4. Marketing Flyer 1910 University Avenue
5. Marketing Flyer 2833 University Avenue