



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 24, 2017**

FROM: GENERAL SERVICES DEPARTMENT **WARD: 1**

SUBJECT: APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH PAGE AND TURNBULL FOR ARCHITECTURAL DESIGN SERVICES IN THE AMOUNT OF \$100,000 – REQUEST FOR QUALIFICATIONS NO. 1278 - FOR THE CHEECH MARIN CENTER FOR CHICANO ART LOCATED AT 3581 MISSION INN AVENUE

ISSUE:

Approve a Professional Services Agreement with Page and Turnbull for architectural design services for the Cheech Marin Center for Chicano Art located at 3581 Mission Inn Avenue in the amount of \$100,000.

RECOMMENDATIONS:

That the City Council:

1. Approve the Professional Services Agreement with Page and Turnbull of Los Angeles, California in the amount of \$100,000 for architectural design services for the Cheech Marin Center for Chicano Art project located at 3581 Mission Inn Avenue; and
2. 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 Phase 1 Conceptual Design of the project.

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. On May 16, 2017, the City Council approved a Memorandum of Understanding (MOU) between Richard "Cheech" Marin (Cheech Marin), Riverside Art Museum (RAM) and the City of Riverside to determine the feasibility of a public center for Chicano Art, Culture and Industry at the current library facility located at 3581 Mission Inn Avenue. The City is obligated under the MOU to hire consultants and work with RAM and Cheech Marin in the development of a facility assessment, art center programming, conceptual plans, and rough cost estimates for the subsequent rehabilitation of the existing Main Library building into an art center.

On June 30, 2017, the Purchasing Division of the Finance Department issued a Request for Qualifications No. 1728 (RFQ) seeking professional architectural design services from experienced firms for the development of Phase 1 conceptual plans and drawings for the Cheech Marin Center for Chicano Art. The RFQ also allows the City to exercise its option to amend the Professional Service Agreement (PSA) to either retain the Phase 1 design firm or issue another RFQ to hire a new team of designers to develop Phase 2 construction documents for a complete rehabilitation of the existing library building. Phase 2 of the project will entail a clear, detailed and coordinated design including, but not limited to interior demolition and abatement of hazardous materials, interior architectural design features, mechanical, electrical, plumbing, fire protection, sound attenuation, communications systems, visitor flow circulation, lighting and sound systems, signage and wayfinding, furniture, fixtures and equipment (FFE), Americans with Disabilities Act improvements and building accessibility, minor landscaping and hardscape and other design requirements for a completely functional art center. Phase 2 will also include a visitor's museum plan and exhibits design.

The RFQ responses were due on July 26, 2017 with the following 11 firms responding:

1. Belzberg Architects, Santa Monica, California
2. DLR Group, Riverside, California
3. Escher GuneWardena Architecture, Los Angeles, California
4. Frederick Fisher and Partners, Los Angeles, California
5. IBI Group, Los Angeles, California
6. JFAK Architects, Los Angeles, California
7. Lorcan O'Herlihy Architects, Los Angeles, California
8. obr Arch, Los Angeles, California
9. Page and Turnbull, Los Angeles, California
10. Studio Pali Fekete Architects, Culver City, California
11. SVA Architects, Santa Ana, California

In order to identify the most qualified firm, a Screening and Selection Committee (Committee) was formed to evaluate and score all responsive Statements of Qualifications based on the evaluation criteria set forth in the RFQ. The Committee included one member from the Riverside Art Museum, one member from the Board of the Riverside Art Museum, one staff person from the Library Department, two staff persons from the General Services Department, and one member of the local business community.

On July 31, 2017, the Committee met to review the RFQ evaluation process and on August 17, 2017 the Committee met to discuss the scoring results. After reviewing scores, the Committee agreed to invite the top five architect teams that best met the requirements of the RFQ to participate in presentation and interview sessions with the Committee. The five short listed firms included:

1. Belzberg Architects, Santa Monica, California
2. DLR Group, Riverside, California
3. Frederick Fisher and Partners, Los Angeles, California
4. JFAK Architects, Los Angeles, California
5. Page and Turnbull, Los Angeles, California

Staff provided each of the five firms with detailed information of the interview format, including the presentation and a question and answer period. Firms were allowed sufficient time to conduct research, site investigations, prepare a presentation and organize design team members for the interview.

DISCUSSION:

On August 25, 2017, the Committee interviewed the top five architectural teams. Following interviews, the Committee determined Page and Turnbull (Page) to be the most qualified firm as set forth in the RFQ. Staff worked with Page in clarifying design costs and completed contract negotiations. City staff recommended Page to the City Manager for consideration and approval.

Page is a multi-disciplinary firm with more than 40 years of experience successfully completing numerous museum art projects, plans and studies for governmental agencies and art institutions in Southern and Northern California. Page's corporate office is located in San Francisco, with a local office in Los Angeles. Page'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.

The team is led by John Lesak, AIA, Principal-in-Charge, manager of the Los Angeles area office. Mr. Lesak has specialized in the preservation, rehabilitation, repair, and reuse of historic structures since 1993. Page has teamed up with wHY, a museum and art exhibit consultant that has earned an international reputation for creating cultural and art institutions. Both firms have worked together on the completion of several art centers in southern and northern California. Page and wHY recently completed the Marciano Art Foundation, the Institute for Contemporary Art in Los Angeles, the Mexican Museum in San Francisco, and are currently collaborating on the redesign of the exhibit spaces at the Asian Art Museum in San Francisco.

Staff negotiated the scope of services for the PSA with Page for a lump sum price of \$100,000 for Phase 1 architectural design services for the Cheech Marin Center for Chicano Art to include a needs and facility assessment, project programming, conceptual and schematic design, public presentations, and preparation of preliminary cost estimates for a Phase 2 turnkey art center facility. Contingent upon the firm's performance and end-users satisfaction of Phase 1, and raising of private fund donations to establish an overall project budget, the City may at its sole discretion retain Page to complete Phase 2 design services to include full construction drawings and documents to completely rehabilitate the existing library into an art center. The Phase 1 conceptual designs will serve as a marketing tool to raise funds for the project and will lead Cheech Marin, RAM and City representatives into the subsequent Phase 2 design.

After completion of conceptual drawings and the establishment of an overall project budget, City staff shall return to City Council to provide a project update, seek budget approval and bring forth a recommendation for proceeding with Phase 2. Contingent upon private fundraising efforts, staff anticipates the total project cost for Phase 2 to include design, construction and soft costs (i.e. project management, administrative costs, and testing and inspection) to amount to approximately \$7 - \$10 million.

The Purchasing Services Manager concurs that the recommendations are in compliance with the City's Purchasing Resolution 22576 and the Chief Financial Officer/City Treasurer has confirmed the availability of funds.

FISCAL IMPACT:

Sufficient funds in the amount of \$100,000 for Phase 1 design services are available as outlined in the table below:

Department	Source	Amount
City Manager	Professional Services Account Number 1100000-421000 using savings from fiscal year ending June 30, 2017	\$50,000
Library	Professional Services Account Number 5130000-421000 using savings from fiscal year ending June 30, 2017	\$50,000
TOTAL		\$100,000

Prepared by: Carl Carey, General Services Director
Certified as to
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Alexander T. Nguyen, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Site Plan
2. Professional Services Agreement
3. Presentation