



Update: Cheech Marin Center for Chicano Art, Culture, and Industry

General Services Department

City Council
March 13, 2018

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ISSUES

1. Receive a report on the Cheech Marin Center for Chicano Art, Culture and Industry, to be located at the Main Library building at 3581 Mission Inn Avenue;
2. Approve project Conceptual Designs; and
3. Adopt a resolution authorizing the City Manager to submit a State grant application for \$1,000,000 to renovate the existing Main Library building to become the Cheech Marin Center.



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BACKGROUND

1. May 16, 2017 - City Council approved a Memorandum of Understanding (MOU) between the City, Cheech Marin, and the Riverside Art Museum (RAM); the MOU requires the City to retain the services of consultants and work with the RAM and Cheech Marin to:
 - a) Create a facility assessment;
 - b) Determine art center programming;
 - c) Complete conceptual plans; and
 - d) Develop conceptual cost estimates for the future renovation of the Main Library building to the Cheech Center.



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BACKGROUND

2. June 30, 2017 – Request for Qualifications (RFQ) issued for Phase 1 design services;
3. July 26, 2017 – Total of 11 firms responded;
4. July 31, 2017 – Screening and Selection Committee met to discuss the evaluation process;
5. August 17, 2017 – Committee met to discuss scoring results and selected Page & Turnbull as the most qualified firm;
6. October 24, 2017 – City Council approved the new Main Library project;



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BACKGROUND

7. Page and Turnbull, City staff and RAM have completed:
 - a) Phase 1 facility analysis;
 - b) Art center programming;
 - c) Conceptual designs; and
 - d) Preliminary cost estimates for the Cheech Center.
8. Page and Turnbull held 3 community/visioning workshops:
 - a) Presented preliminary conceptual plans to RAM board members;
 - b) Conceptual designs received majority approval; and
 - c) Public feedback has been integrated into final conceptual ideas.



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MEMORANDUM OF UNDERSTANDING (MOU)

1. Describes process to assist the City, RAM and Cheech Marin in their fundraising efforts to convert the existing Main Library building into the new Cheech Center;
2. Initial fundraising goal set at \$3 million;
3. 90% (\$2.7 million) of the initial \$3 million goal has been achieved;
4. \$1 million grant funds available from CA Natural Resources Agency; and
5. Initial 12 month term until February 2018, plus a 3 month extension through May 2018.



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FACILITY ASSESSMENT OVERVIEW

1. Main Library building functional systems are 54 years old and need substantial repairs or complete replacements;
2. Main Library building renovation will deliver a renovated, state-of-the-art facility into the new Cheech Center;
3. Design consultant determined Main Library building renovation estimate to be approximately \$10 million;
4. Approximately \$2 – 3 million represents the expense for roof, HVAC and elevator rehabilitation costs.



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FISCAL IMPACT

1. The total fiscal impact of this action is \$1,000,000 in grant revenues;
2. Grant revenues will be used for design costs estimated at \$250,000, and for partial renovation cost of the Main Library facility estimated at \$750,000; and
3. All remaining revenue for the Cheech Center project will be obtained through RAM private funding, donations and grants.



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PAGE AND TURNBULL Update to the Riverside City Council



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AGENDA

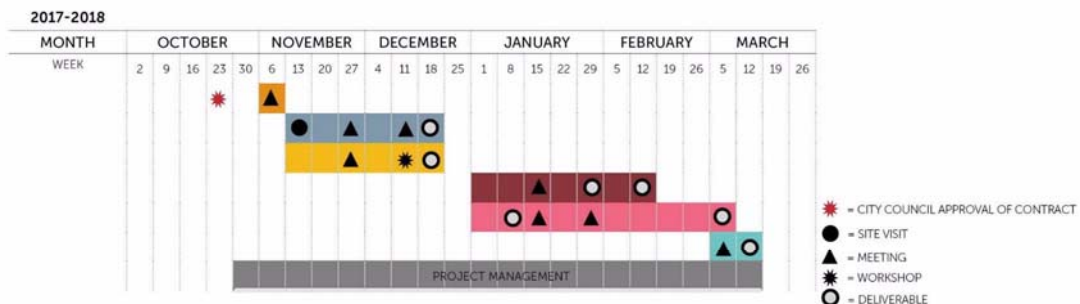
1. Introductions
2. Phase 1 Schedule
3. Building Assessment
4. Programming
5. Conceptual Designs



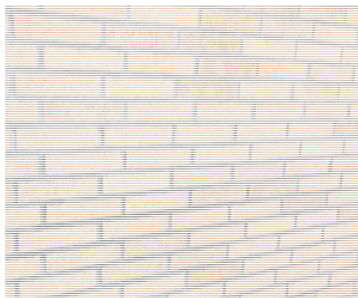
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PHASE ONE SCHEDULE



BUILDING ASSESSMENT



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PROGRAM

PROGRAM SPACE	TOTAL	SQUARE FOOTAGE	NOTES
Galleries	9	20,000 sf	(6) Current Collection Galleries (1) Public Exhibit Gallery (1) Community Exhibit Gallery (1) Student Gallery (1) Video Exhibit Gallery (1) Multi-Media Room
Event Space	1	3,410 sf	At Ground Floor
Café & Kitchen	1	Café: 1,080 sf Kitchen: 775 sf	Includes storage and office space. Core and shell only.
Gift Shop	1	580 SF	Additional 55 sf for storage.
Office	17	5,600 sf	Offices at all three floors with conference space available at the lower and second floors.
Classroom & Study	5	3,200 sf	(4) Classrooms (1) Academic Lab Additional 280 sf for storage.
Artist in Residence Workspace	1	2,000 sf	At Second Floor Includes storage and a wet work room.
Exhibition & Art Prep	1	5,600 sf	At Lower Level Includes indoor and outdoor woodshops and storage.
Restrooms	11	2,580 sf	Available at all floors.
Circulation	5	2,600 sf	(1) Central Staircase (2) Emergency Staircases (1) Passenger Elevator (1) Freight Elevator



Lower Level



Ground Level

Upper Level
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GROUND LEVEL PLAN

- Lobby
- Public Amenities
- Galleries
- Storage
- B.O.H
- Administration
- Artist in Residence
- Education
- Circulation
- Restroom
- Building Support



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AXON – GROUND FLOOR



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CONCEPTUAL DESIGNS – SECOND LEVEL

- Lobby
- Public Amenities
- Galleries
- Storage
- B.O.H
- Administration
- Artist in Residence
- Education
- Circulation
- Restroom
- Building Support



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AXON – SECOND LEVEL



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CONCEPTUAL DESIGNS – BASEMENT LEVEL



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AXON – BASEMENT LEVEL



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CONCEPTUAL DESIGNS – AT ENTRY



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CONCEPTUAL DESIGNS – FIRST FLOOR ART CAFE



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CONCEPTUAL ZOCCALO DESIGNS – GARDEN OF MANY COLORS



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RECOMMENDATIONS

That the City Council:

1. Receive a report on the Cheech Marin Center for Chicano Art, Culture and Industry project to be located at the City of Riverside Main Library building, 3581 Mission Inn Avenue;
2. Approve project conceptual designs presented by Page & Turnbull;



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RECOMMENDATIONS

3. Adopt a Resolution designating the City Manager, or his designee, as authorized agent to conduct all negotiations, execute and submit all necessary grant documents between the City of Riverside and the CA Natural Resources Agency for the Cheech Center Project; and
4. Upon grant award, authorize an increase in estimated revenues in the amount of \$1,000,000 to project account 9408800-334300 and appropriate expenditures in the same amount to project account 940880-440220.



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