

Main Library Project Timeline

October 3, 2006:	City Council includes a Main Library expansion in the Riverside Renaissance Plan.
April 2007:	City Council hires Pfeiffer Architects to prepare a 29,000 to 40,000 expansion for the Main Library that includes an exhibit hall.
September 2007:	A plan for a joint Main Library/Museum expansion is presented.
January 2008:	City Council receives community comment in support of two separate projects for the future needs of the Museum and Main Library.
March 2008:	City convenes a Blue Ribbon Task Force to review the issue.
June 2008:	Arlington Library Renovation and Expansion (4,000 sq. ft. to 13,000 sq. ft.)
August 2008:	City Council accepts Task Force recommendations for a major expansion of the Main Library on the current site based on a size recommended by the Board of Trustees.
October 2008:	Orange Terrace Library Opening (13,640 sq. ft.) (City Council approved November 7, 2006, Item No. 36B)
March 2009:	City Council approves a 100,000 square foot new Main Library as part of a plan for Arts and Culture Facilities Enhancement.
November 2010:	Arlanza Library Opening (10,000 sq. ft.) (Council approved September 19, 2006, Item No. 8)
May 2011:	Marcy Library Relocation and Expansion (4,000 sq. ft. to 9,000 sq. ft.) (City Council approved June 1, 2010, Item No. 15)
February 2012:	City Council workshop on the Downtown Library to receive EIR update, project cost estimates for a new 100,000 sq. ft. library, a rehabilitated 60,000 sq. ft. library, and related library statistics.
February 2012:	City Council cancels Environmental Impact Report receives report on Downtown Library community outreach plan for exterior design development, the creation of a key stakeholders group, the creation of a financing team, and a revised scope of work for Pfeiffer Partners Architects.
March 2012:	Community meetings and community engagement via City website.
March 2012:	City Historic Preservation Officer meets with Historic preservation groups.
April 2012:	Workshop with Pfeiffer, Trustees, and Stakeholders to review community comment and provide direction to Pfeiffer for design development.

June 2012:	Community meetings and community engagement via City website to receive feedback on four design options. Transcript of comments received provided to Pfeiffer, Trustees and stakeholders for their review and consideration.
June 2012:	City Historic Preservation Officer meets with Historic preservation groups to receive feedback on four design options. Transcript of comments received provided to Pfeiffer, Trustees and stakeholders for their review and consideration.
August 2012:	Trustees and key stakeholders recommend options 1 and 5, with a preference for option 5, to City Council. The two main areas of consensus were to preserve the exterior to the extent possible while adding natural light and focusing the majority of the funding on the interior.
September 2012:	City Council unanimously agrees to proceed with option 5 and directs staff to bring back an alternative to include (a) maintaining current location of elevator and stairway; (b) reducing or eliminating the number of windows; (c) use of skylights; (d) analysis of public use for front of Library; (e) access to roof for public use; and (f) evaluating impact of elevator access on roof line relative to adjacent buildings.
June 2013:	City Council receives a workshop on the Main Library and following discussion, 1) received the report on the environmental review, exterior design, cost estimate, and proposed financing options; (2) approved the concept design, a) removing the skylights and roof development, (b) requesting that windows be bid as an optional add- on, (c) including a significant redesign of the front plaza area, (d) reusing existing interior materials to the extent possible, and (e) including up to \$100,000 for exterior elevations and interior design drawings in next year' s budget to include exterior renderings with and without windows.
December 2014:	City Council receives an update on the Main Library and following discussion, 1) received the update on the exterior, interior and plaza designs, cost estimate, and proposed financing options for the Main Library Rehabilitation located at 3581 Mission Inn Avenue; (2) approved the Main Library concept designs; and (3) directed the City Manager to include discussion of Library funding during the mid-year budget review and hold a workshop to discuss overall funding at a future meeting.
June 2015:	City Council requests additional funding be allocated to the Main Library project in order to continue moving forward the design process, including the study of alternative locations.
September 2015:	Community meetings held to receive feedback on prospective alternative locations.

- December 2015: Board of Library Trustees votes unanimously to recommend the current building be committed to a public, cultural reuse, the Main Library be relocated, and staff provide additional information on alternative locations.
- January 2016: Board of Library Trustees votes 5 Ayes/3 Noes/1 absent to recommend 3911 University Avenue as the location for the new Main Library.
- February 23, 2016: City Council unanimously selected 3911 University Avenue as the location for the new Main Library and directed the City Manager to determine funding options and begin planning the new Main Library.
- July 20, 2016: Request for Qualifications was issued for the development of the new Main Library. Twenty-one firms responded. In order to identify the most qualified firm, a Project Review Committee (Committee) was selected to evaluate all responsive Statement of Qualifications based on the criteria set in the RFQ. The Committee includes Library Trustee Dwight Tate, Library Director Tonya Kennon, Assistant Library Director Erin Christmas, Library Administrative Services Manager George Guzman, Deputy Director of Community and Economic Development Emilio Ramirez, General Services Project Manager Jorge Villanueva, Community and Economic Development Senior Planner David Murray, Community and Economic Development Project Manager Kaitlyn Nguyen, and local businessman Vincent McCoy. The Committee immediately began reviewing and scoring proposals.
- September 15, 2016: Main Library Project Review Committee met to review scoring results. After reviewing scores, the Committee agreed to invite the top eight architect teams to submit Requests for Proposals.
- November 10, 2016: Request for Proposals (RFP) was issued to the top eight firms. Proposals were due on November 28, 2016, with seven firms responding. The Committee immediately began reviewing and scoring proposals.
- In order to identify the most qualified firm, a Selection Committee (Committee) was selected to evaluate all responsive Request for Proposals based on the criteria set in the RFP. The Committee includes Library Trustee Dwight Tate, Library Director Tonya Kennon, General Services Director Carl Carey, Deputy Director of Community and Economic Development Emilio Ramirez, Assistant Library Director Erin Christmas, Library Administrative Services Manager George Guzman, General Services Project Manager Jorge Villanueva, and local businessman Vincent McCoy. The Committee commenced review and scoring of all Request for Proposals received.
- December 14, 2016: Architect Selection Committee met to review scoring results. After reviewing scores, the Committee agreed to invite the top four architect teams to advance to interviews. The four 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 on the interview format, including presentation and a question and answer period. Firms were given several weeks to conduct research, visit the city, prepare a presentation and prepare team members for the interview.

March 2, 2017: Architect interviews

March 28, 2017: Board of Library Trustees received an update on the Architect Selection Committee interviewed the top four architect teams. Following interviews, Committee scores revealed Johnson Favaro as the top firm. Staff submitted this recommendation to the City Manager for his consideration approval.

The next step is for staff to negotiate an agreement with Johnson Favaro followed by submission to the City Council for approval to contract for architectural services for the new Main Library.

May 9, 2017: Item 27: AGREEMENT - DESIGN SERVICES FOR MAIN LIBRARY PROJECT - 3911 UNIVERSITY - SUPPLEMENTAL APPROPRIATION – Continued (1) a resolution for reimbursement of the costs for the design of the Main Library project; (2) a Professional Consultant Services Agreement with Johnson Favaro, Culver City, in the amount of \$1,725,000 for architectural and engineering design services for the new Main Library project located at 3911 University Avenue; (3) issuance of change orders in an amount not-to-exceed 10 percent (\$172,500) for the Professional Consultant Services Agreement with Johnson Favaro for design changes including, but not limited to, owner requested changes and design improvements; and (4) 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 to May 16, 2017.

May 16, 2017: Item 31: A Resolution of the City Council of Riverside, California, declaring its official intent to reimburse certain capital expenditures of approximately \$1,997,500 from Measure Z Fund relating to the design of the Main Library from proceeds of debt to be issued pursuant to Section 1.150-2 of Title 26 of the U.S. Code of Federal Regulations - Waive further reading - Agreement with Johnson Favaro for \$1,725,000 for architectural design services for Main Library project – 3911 University Avenue - Supplemental appropriation

June 15, 2017 Community Meeting #1: New Main Library: City seeking community feedback.

July 21, 2017 Community Meeting #2: New Main Library: City seeking community feedback.

August 14, 2017	Special Board of Library Trustees Meeting held. Following presentation provided by Director Kennon, Consultant Linda Demmers and Architect Jim Favaro the Board of Library Trustees unanimously recommended the City Council approve the proposed 3-story design and community archive.
August 22, 2017	New Main Library Project Update to the City Council on the results of Community Meeting #1 and #2 held on June 15 and July 21. Continued to September 5, 2017.
September 5, 2017	Continued- New Main Library Project Update to the City Council on the results of Community Meeting #1 and #2 held on June 15 and July 21. City Council vote did not support the motion to approve the proposed 3-story design for the Main Library Project.
October 3, 2017	<p>The City Council approved (5 ayes, 1 no and 1 abstain) the Main Library Project on October 3, 2017 with recommendation to:</p> <ol style="list-style-type: none"> 1. Receive a report on the Main Library Project; 2. Approve the proposed 3-story design of the Main Library Project; 3. Amend the Measure Z 5-year spending plan, by allocating \$9,692,600 from the Police Headquarters project to the Downtown Main Library Project; and 4. Authorize the City Manager, or his designee, to proceed with bidding the project for construction of the new Main Library located at 3911 University Avenue. 5. Staff to return in three months to discuss creating a centralized, 4,000-square-foot city archive within the Main Library arcade area at a cost of \$3.6 million. Staff found that building the archive alone and apart from the library would cost about \$7 million.
December 19, 2017	<p>The City Council amended the Measure Z 5-year spending plan by authorizing the allocation of Measure Z contingency funds of \$2,000,000 and \$1,300,000 of Measure Z allocation for the Riverside Metropolitan Museum, for a total of \$3,300,000, to construct a City Archive in the new Main Library.</p> <p>The total cost of the Archives is approximately \$3.3 million. Building the Archives in conjunction with the Main Library will be more cost effective than building the Archives at a later date. Staff recommends funding for the Archives come from Measure Z Contingency (\$2 million) and the existing Measure Z capital project funding (\$1.3 million – Museum). In order to further save costs, this portion of the Main Library project will be funded with cash and will not be part of the Main Library financing.</p>
February 13, 2018	City Council approved the First Amendment to Professional Consultant Services Agreement with Johnson Favaro Architects in the amount of \$342,000 for a total contract amount of \$2,067,000, plus a \$129,630 contingency for a total not to exceed amount of \$2,197,230; adopt amended reimbursement resolution for revised design services. Continued to February 27

February 27, 2018	General Services: First Amendment to Agreement with Johnson Favaro Architects for increase of \$342,600 for total contract amount of \$2,067,600 and 6.27 percent contingency of \$129,630 from Measure Z Downtown Library Account for additional design services - A Resolution of the City Council of Riverside, California, amending Resolution No. 23178 declaring its official intent to reimburse certain capital expenditures for total of \$2,197,230 relating to the design of the Main Library from proceeds of debt to be issued pursuant to Section 1.150-2 of Title 26 of the U.S. Code of Federal Regulations - Waive further reading - Appropriate \$199,730 from Measure Z fund balance to Measure Z Downtown Library Account – 3911 University Avenue (Ward 1)
March 8, 2018	On March 8, 2018, the Planning Commission recommended that the City Council: 1) Determine that the vacation of Fairmont Boulevard is exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and 2) Approve Planning Case P17-0667 (Street Vacation) based on the findings outlined in the staff report.
March 21, 2018	Cultural Heritage Board failed to determine that the new Main Library project is exempt from the California Environmental Quality Act (CEQA) per Sections 15331 (Historical Resource Restoration/Rehabilitation) and 15332 (In-Fill Development Projects) to the CEQA Guidelines and Approve the project based on the findings summarized in the staff report, and subject to the attached conditions, thereby issuing a Certificate of Appropriateness for the project. This item was continued to the April 18, 2018, Cultural Heritage Board meeting.
April 23, 2018	Board of Library Trustees received an update.
May 22, 2018	The City Council approved a City-initiated proposal to vacate a segment of Fairmount Boulevard, a fully improved public street, between Mission Inn and University Avenues to facilitate the future construction of the New Main Library.