



## UPDATE ON THE CHEECH MARIN CENTER FOR CHICANO ART, CULTURE AND INDUSTRY

### General Services Department

City Council  
October 16, 2018



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## BACKGROUND

1. **May 16, 2017** – City Council approved the first MOU between Richard “Cheech” Marin, the Riverside Art Museum, and the City to complete a feasibility study of the existing Main Library facility and strategize fundraising efforts for the Cheech Art Center.
2. **June 30, 2017** – City staff issued a Request for Qualifications (RFQ) seeking design services from prospective architectural firms to provide Phase 1 design services.



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## BACKGROUND

3. **October 24, 2017** – Council approved a Professional Consultant Services Agreement (PSA) with Page & Turnbull for Phase 1 architectural and art center conceptual design services, which were successfully completed in February 2018.
4. **March 13, 2018** – Council approved conceptual designs and adopted a resolution authorizing the City Manager to submit a State grant application of \$1.0 Million to renovate the Main Library into the future Cheech Art Center.



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## FIRST LEVEL AXON



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## BACKGROUND

5. **June 2018** - City secured a second State grant from the CA Natural Resources Agency in the amount of \$9.7 million, for a total State grant award of \$10.7 million.
6. As of today, the grand total of public and private funds available for the project is \$12,878,000.

DESCRIPTION	FUNDS
Secured Private Funding (RAM)	\$2,178,000
Secured State Grant Funds	\$10,700,000
<b>Subtotal Available Funds</b>	<b>\$12,878,000</b>



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## ORIGINAL SCOPE OF WORK

1. Approved conceptual design includes basic scope of work based on current available funding:
  - a) New heating;
  - b) Ventilation and air conditioning systems;
  - c) Electrical and lighting upgrades;
  - d) Minor plumbing enhancements;
  - e) Modification of walls and room layouts;
  - f) New interior finishes; and
  - g) Exterior signage.



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## ORIGINAL SCOPE OF WORK

SCOPE OF WORK	AMOUNT
Direct construction	\$6,898,460
General conditions	\$600,000
Insurance, taxes, bonds and fees	\$578,488
Construction Contingency	\$767,665
Cost escalation	\$1,352,000
Soft Costs	\$1,202,689
Design Fees	\$1,335,180
Design Contingency	\$143,518
<b>Total Basic Project Costs</b>	<b>\$12,878,000</b>



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## ENHANCED PROJECT OPTIONS

1. Original renovation budget and basic scope of work is based on assumptions that the full project costs would be obtained through private fundraising efforts;
2. The recent \$10.7 million in state grant funding provides additional opportunities to enhance the design of the Cheech Art Center;
3. The Parties agree that it is in our best interest to design the project to its full potential; and



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## ENHANCED PROJECT OPTIONS

4. Enhanced design options beyond the original scope of work include:
- a) Opening the second floor;
  - b) Public exhibit area on main floor and community exhibit area on second floor;
  - c) Gift shop;
  - d) Utility stub outs for a future cafe and kitchen;
  - e) Front facade modifications and replacements;
  - f) Specialty Museum lighting; and
  - g) Multi-media room.



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## SECOND LEVEL AXON



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## CAFÉ AND LOBBY



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## LOBBY & OPEN FLOOR



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## SECOND LEVEL LOBBY



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## ENHANCED PROJECT OPTIONS

DESCRIPTION	AMOUNT
Direct construction	\$10,321,400
General conditions	\$900,000
Insurance, taxes, bonds and fees	\$866,000
Construction Contingency	\$1,149,200
Cost escalation (13.25% per year)	\$2,022,600
<b>Total Construction Costs</b>	<b>\$15,259,200</b>
Soft Costs	\$2,530,000
Design Fees (8.75% of Construction Costs)	\$1,335,180
Design Contingency	\$143,518
<b>Estimated Total Project Costs</b>	<b>\$19,267,898</b>



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## ENHANCED PROJECT OPTIONS

5. RAM is preparing a Fundraising Campaign Plan and timeline to raise an additional **\$6,389,898** for the project.
6. The Parties agree that the designers should include all enhanced project options in the Phase 2 design services.
7. If the new fundraising goal cannot be achieved, the design team will make necessary scope of work reductions to stay within the project budget.
8. Scaling back the project will not cause project delays nor impact design costs.



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## PAGE & TURNBULL AGREEMENT

1. Staff has been very pleased with Page & Turnbull's implementation of Phase 1 design services;
2. Recommend retaining Page & Turnbull and amending the PSA to complete Phase 2 turnkey design services, including pre-design, schematic design, design development and construction administration;
3. Amended design costs estimated at \$1,578,698:
  - a) Includes revised contract amount of \$1,435,180 (8.75% of construction cost estimate plus \$100,000 original contract amount) and additional 10% contingency of \$143,518.



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## PROJECT TIMELINE

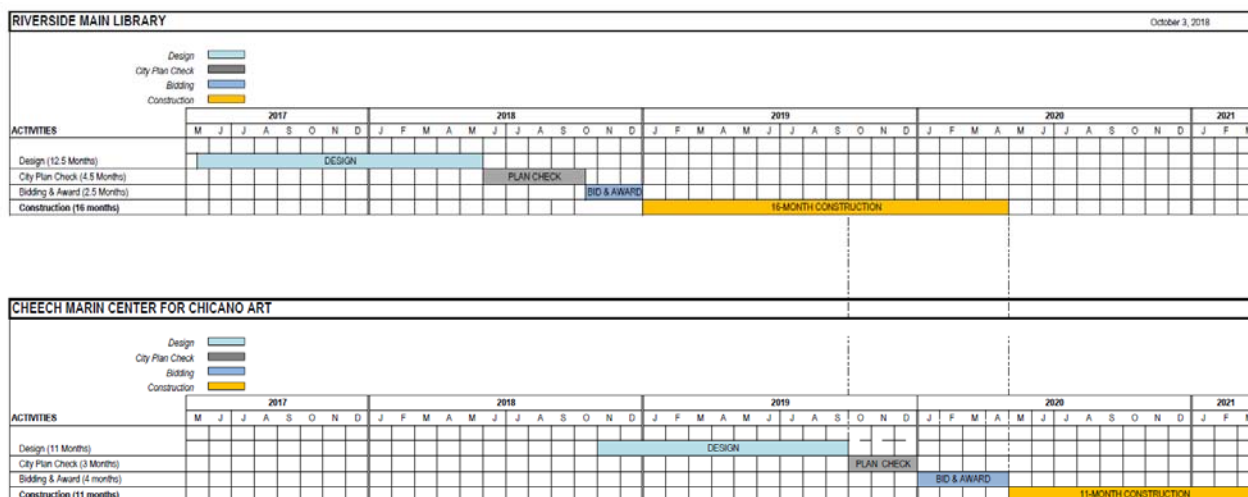
1. Phase 2 design services completed in Summer 2019;
2. Staff will return to Council in late Summer 2019 to provide an update on fundraising efforts and ensure the fundraising goal is met before the project proceeds into bid procurement phase.
3. Plan check, bid procurement and contract award phase will take six (6) months to complete, following Council's approval of the final construction plans;
4. Award construction contract in early 2020; and
5. Project completion anticipated for late March 2021.



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## Main Library & Cheech Art Center Schedules



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## SECOND MOU

1. The Second MOU outlines the next steps and parameters for the continued fundraising efforts by the Parties;
2. A Fundraising Campaign Plan will be prepared by RAM outlining the opportunities and processes for raising the additional \$6,389,898;
3. A forthcoming Renovation Agreement will explain how the raised funds will be made available for the project;
4. The Parties agreed to enter into a Management and Operation Agreement to run the new Cheech Art Center.



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## RECOMMENDATION

That the City Council:

1. Receive a fundraising update on the Cheech Marin Center for Chicano Art, Culture and Industry project;
2. Authorize submittal of a second grant application to the CA Natural Resources Agency in the amount of \$9,700,000 for a total revised grant amount of \$10,700,000 for the renovation of the existing Main Library building into the Cheech Art Center; and designate the City Manager as the authorized agent to conduct negotiations, execute and submit all necessary grant documents;



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## RECOMMENDATION

3. Approve the First Amendment to Agreement with Page & Turnbull for additional design services for the Cheech Art Center in the amount of \$1,335,180 for a revised total contract amount of \$1,435,180, plus a 10% contingency in the amount of \$143,518 for unforeseen design changes, for a not to exceed contract amount of \$1,578,698; and
4. Approve a second MOU between the City of Riverside, the Riverside Art Museum, and Richard "Cheech" Marin for the development and management of the Cheech Art Center.



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