



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

DATE: OCTOBER 22, 2018

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: NEW MAIN LIBRARY PROJECT UPDATE

ISSUE:

Receive and file the update of the new Main Library project.

RECOMMENDATION:

That the Board of Library Trustees receive and file the update of the new Main Library project.

BACKGROUND:

On June 25, 2018, the Board of Library Trustees requested a recurring agenda item of the new Main Library to give Trustees an opportunity to discuss and receive updates, as necessary. Below is a timeline of significant activities that have occurred with the new Main Library project:

- On May 16, 2017, the City Council approved: 1) the new Main Library as a Measure Z funding priority with a resolution for reimbursement of the costs for design of the Main Library project; and 2) a Professional Consultant Services Agreement (PSA) with Johnson Favaro Architects for architectural and engineering design services for a new two-story, approximately 40,000-square-foot project located at 3911 University Avenue.
- On August 14, 2017, a special meeting of the Board of Library Trustees provided an opportunity to view the new Main Library design renderings and provide feedback for City Council consideration. The Board unanimously voted to recommend City Council approve the proposed Main Library design.
- On October 3, 2017, the City Council approved the three-story design of the new Main Library project and authorized the City Manager, or his designee, to proceed with bidding the project for construction. The proposed Main Library includes a City Archive, a 100-seat community meeting room, and a Friends of the Library bookstore. Concept designs in the proposed Main Library project are a reflection and culmination of extensive research, community meetings, and professional experience of staff and the design team.
- On February 20, 2018, the City Council approved retention of financing team for new Main Library project for an amount not-to-exceed \$394,000, respectively - CSG Advisors, Inc.,

as financial advisor (\$37,500), Stifel, Nicolaus & Co. as investment banking firm (\$260,000), Stradling Yocca Carlson & Rauth as bond counsel for Library financing (\$56,500), respectively; and Jones Hall as disclosure counsel for Library financing (\$40,000).

- On February 27, 2018, the City Council approved a First Amendment to the Agreement with Johnson Favaro Architects for an increase of \$342,600 for total contract amount of \$2,067,600 plus a 6.27% contingency of \$129,630 from Measure Z Downtown Library Account for additional design services. A Resolution of the City Council of Riverside, California, was also approved 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 for the project.
- On March 21 and April 18, 2018, the Cultural Heritage Board received a report requesting a Certificate of Appropriateness to construct the new Main library within the Seventh Street Historic District, and demolish existing noncontributing bus terminals, a former police sub-station, and related ancillary structures. Following discussion, the Cultural Heritage Board approved the request for a Certificate of Appropriateness to construct the new Main Library within the Seventh Street Historic District.

DISCUSSION:

Library and General Services staff anticipate the new Main Library project going out to bid on October 9, 2018. The new Main Library project is a traditional Design-Bid-Build delivery procurement in which the lowest responsive bidder will be awarded the contract. The design phase is nearing completion, and Johnson Favaro Architects has prepared construction bid-ready documents. Staff will issue a Request for Qualifications (RFQ) to prequalify building contractors. Subsequently, staff will issue a formal bid to award to the lowest responsive prequalified bidder.

Based on the most current comparative schedules for the Cheech Marin Center of Art, Culture, and Industry project and the new Main Library project, it does not appear that there will be a need for a temporary relocation of the Main Library at this time.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

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