



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES
FROM: RIVERSIDE PUBLIC LIBRARY
SUBJECT: NEW MAIN LIBRARY PROJECT UPDATE

DATE: JANUARY 28, 2019

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 a financing team for the 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 a 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, 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.
- On October 22, 2018, the Board of Library Trustees received the following update: The Main Library project went out for bid on October 9, 2018. The project is a traditional design-bid-build delivery procurement in which the lowest responsive bidder will be awarded the contract. The bids were originally due on November 13, 2018 and extended to December 4, 2018. A pre-bid meeting was scheduled for October 23, 2018. The timeline for the Cheech project and the Main Library project are such that there is no longer a need for the Main Library to relocate temporarily if there are no changes to the Main Library construction. Relocation funds were not identified for the Main Library Project.

DISCUSSION:

On December 4, 2018, five (5) bids were received for construction of the new Main Library. The total construction budget for this project was estimated at \$35,760,000. Purchasing staff determined that the lowest bidder, Icon West Inc., was responsive and qualified to the contract.

The bids were as follows:

1. Icon West Inc., Los Angeles, CA	\$34,266,308	4.2 % under budget
2. S.J. Amoroso, Costa Mesa, CA	\$35,397,000	1.1 % under budget
3. AMG, Santa Clarita, CA	\$36,180,452	1.2 % over budget
4. Pinner, Anaheim, CA	\$36,244,225	1.4 % over budget
5. ProWest PCM, Wildomar, CA	\$36,803,310	2.9 % over budget

General Services and Library staff will take a recommendation to the City Council on January 15, 2019, for the contract to be awarded to Icon West Inc. Following award of the contract, staff will move quickly to begin construction. Completion of the new Main Library is anticipated for the 2nd Quarter of 2020.

In order to meet Sunshine Ordinance No. 7301 deadlines, this report is being submitted for publication prior to the January 15, 2019, City Council meeting. Accordingly, decisions made and feedback given at the Council meeting will be shared by staff at the Board of Library Trustees meeting on January 28, 2019, at 5 p.m.

The General Services Director and Purchasing Manager concur with the content in this report.

FISCAL IMPACT:

There is no fiscal impact associated with this update.

Prepared by: Erin Christmas, Library Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by: Lea Deesing, Assistant City Manager