



NEW MAIN LIBRARY

General Services Department

City Council
January 15, 2019



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INITIAL RENOVATION EFFORTS

1. October 2006 - Council included the Main Library as an expansion project in the Riverside Renaissance Plan.
2. April 2007 – City hired Pfeiffer Architects to design a 45,000 sq ft library shared expansion with an exhibit hall for the museum.
3. From 2008 thru 2012 – City pursued various options to renovate and expand the existing library with community participation.



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SHAPING THE NEW MAIN LIBRARY

1. June 2013 – Council held a workshop to discuss an Environmental Impact Report, design options, cost estimates and financing options.
2. December 2014 – Council received an update on design options, cost estimates and financing options.
3. June 2015 – Council approved additional funding to the project for design services and directed staff to research prospective locations.



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NEW MAIN LIBRARY LOCATION

1. September 2015 – Community meetings were held to receive feedback on prospective locations.
2. February 2016 – Council approved 3911 University Avenue as the location for the new Main Library and directed staff to determine funding options and complete conceptual planning.



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NEW LIBRARY LOCATION



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SELECTING A DESIGNER

1. November 2016 – Staff issued an RFP to the top 8 firms, with 7 firms responding. A consultant selection committee reviewed the RFP responses and top 4 firms were interviewed.
2. March 2017 – Consultant selection committee determined Johnson-Favaro Architects of Los Angeles as the most qualified firm to design the new Main Library.
3. May 2017 – Council approved a Professional Consultant Services Agreement (PSA) with Johnson-Favaro for \$1,725,000 to design the new Main Library.

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NEW LIBRARY FACADE



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NEW LIBRARY PERSPECTIVE VIEW



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OVERALL PROJECT BUDGET

1. October 2017 – Council amended the Measure Z spending plan and allocated an additional \$9,692,600 and approved a 3-story library instead of a 2-story scheme for an overall project budget of \$39,692,600.
2. December 2017 – Council amended the Measure Z spending plan for a second time allocating \$3.3 Million to construct a City archive in the new Main Library for an overall project budget of \$43.3 Million.
3. February 2018 – Council approved a first amendment to the PSA with Johnson-Favaro for \$342,000 for additional design services for a revised contract of \$2,067,000, plus a design contingency of \$129,630 for a not to exceed contract of \$2,197,230.



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BIDDING EFFORTS

1. In September 2018, Johnson-Favaro's cost estimator revised the cost estimate to \$35,760,000 for constructing the new Main Library; including \$3.3 Million to construct the City archive in the new library and construction escalation costs of \$160,000.
2. On October 5, 2018, staff posted Bid No. 7624 seeking bids from contractors to construct the new Main Library.



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BID RESULTS

On December 4, 2018, the City received 5 bids:

COMPANY	LOCATION	BID	\$35,760,000 COST ESTIMATE VARIANCE +/-
Icon West Inc.	Los Angeles	\$34,266,308	(4.2%)
S.J. Amoroso	Costa Mesa	\$35,397,000	(1.1%)
AMG	Santa Clarita	\$36,180,452	+1.2%
Pinner Construction	Anaheim	\$36,244,225	+1.4%
Pro West PCM	Wildomar	\$36,803,310	+2.9%



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ANALYSIS OF BIDS

1. City Purchasing Division determined all bids to be responsive and recommended to award Bid No. 7624 to lowest bidder Icon West of Los Angeles (Contractor).
2. Issuance of a Construction Notice to Proceed in January 2019 would require the Contractor to complete the new Main Library within 16 months, or by May 2020.



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DISCUSSION

CHEECH MARIN CENTER FOR CHICANO ART, CULTURE AND INDUSTRY

1. October 2018 – City Council approved the Cheech Marin Center for Chicano Art, Culture and Industry (Cheech Marin Center) funding update and authorized the renovation of the existing library into the Cheech Marin Center.
2. The Cheech Marin Center is currently in the design phase.
3. The project renovations are expected to take about 12 months to complete starting in May 2020.



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TIMELINE

1. New Main Library project is to be completed in May 2020, and the renovation of the existing library into the Cheech Marin Center will start in May 2020.
2. Staff anticipates the new Main Library and Cheech Marin Center project schedules will allow library staff to relocate into the new library without the need for a temporary interim library facility.



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OVERALL PROJECT FISCAL BREAKDOWN

Description	Costs
Construction Agreement (Icon West Inc.)	\$34,266,308
10% Contingency	\$3,426,630
Total Construction Cost	\$37,692,938
Design Fees	\$2,197,230
Project Management, Utility Fees and Permits	\$500,000
Furniture, Fixtures & Equipment (FF&E)	\$2,609,832
Main Library Overall Projected Costs	\$43,300,000



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RECOMMENDATIONS

That the City Council:

1. Award Bid No. 7624 to Icon West Inc. from Los Angeles, California for \$34,266,308 to construct the new Main Library;
2. Approve a Construction Agreement with Icon West Inc. from Los Angeles, California in the amount of \$34,266,308 to construct the new Main Library;
3. Authorize a 10% contingency of \$3,426,630 for unforeseen site conditions, owner requested changes and design enhancements, for a not to exceed contract amount of \$37,692,938;



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RECOMMENDATIONS (CONT.)

4. Adopt a Reimbursement Resolution for Main Library construction services in an amount not to exceed \$44,000,000; and
5. Authorize the City Manager, or his designee, to execute the Construction Agreement with Icon West Inc. of Los Angeles, including making minor and non-substantive changes.

