



Budget Engagement Commission

City of Arts & Innovation

TO: HONORABLE COMMISSIONERS **DATE: APRIL 17, 2019**
FROM: MUSEUM DEPARTMENT **WARDS: ALL**
SUBJECT: MEASURE Z – SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$99,220 FOR PHASE I DESIGN OF THE RIVERSIDE METROPOLITAN MUSEUM RENOVATION

ISSUE:

Recommend that the City Council approve an additional appropriation from the unallocated Measure Z fund balance to fund the Phase I Design of the Riverside Metropolitan Museum Renovation in the amount of \$99,220.

RECOMMENDATION:

That the Budget Engagement Commission recommend that the City Council approve the additional appropriation from the unallocated Measure Z fund balance to fund the Phase I Design of the Riverside Metropolitan Museum Renovation in the amount of \$99,220.

BACKGROUND:

On November 16, 2016, City of Riverside voters approved Measure Z, a one-cent transaction and use tax projected to generate approximately \$51 million annually for public safety and infrastructure projects.

On January 31, 2017, at a special meeting, City Council reviewed a proposed Measure Z spending plan that estimated \$15 million for Museum renovation. This sum was confirmed at a May 9, 2017 City Council meeting approving a Measure Z spending plan for the five-year period 2018-2023, which allocates \$3,874,080 to "Museum Expansion and Rehab" of an estimated \$15 million overall to construct. The Measure Z spending plan includes a debt service estimate, in anticipation of the need to finance the project so that construction can be completed by or before 2022.

On December 19, 2017, the City Council amended the Measure Z five-year spending plan, authorizing reallocation of \$1.3 million from the Museum Department renovation budget of \$15 million to the new Main Library budget to construct a City Archive. This decision reduced the allocation for the Museum renovation to its present estimated \$13.7 million.

DISCUSSION:

The Museum, established in 1924, has occupied the 3580 Mission Inn Avenue site since 1948. The building was originally constructed as a U.S. Post Office. When it first began to occupy the building, the Museum shared the space with the Police Department. The Museum has occupied the site exclusively since 1965.

Efforts to renovate, expand, and/or relocate the Riverside Metropolitan Museum have been undertaken upon several occasions in the past. These efforts have included:

1. A site analysis in 1989
2. A feasibility study in 1990
3. An expansion study in 2000
4. A major expansion plan in 2003
5. A relocation study in 2005
6. A site assessment in 2007
7. A library-museum merger study in 2008
8. Another site expansion study in 2008

Since 1965, when the Museum assumed full occupancy of the building, no major renovation or expansion project has been pursued beyond the exploratory stage. Seismic retrofits, Americans with Disabilities Act (ADA)-related renovations, and other maintenance projects have occurred as required.

The construction project currently in the early stages of planning has as its subject the 3580 Mission Inn Avenue site. The lot size is six-tenths of an acre, backed by a city-owned parking lot, Lot 16. Square footage of the building is about 21,375 on two floors plus a basement. The historic building was constructed in 1912 with later additions and interventions in 1928 and 1954. A minor addition in 1967 added 552 square feet off of the back of the building. In early 2018, a needs assessment conducted internally and with reference to peer institutions' space allocations resulted in an estimated 29,555 square feet for the renovated and expanded museum, or an increase in usable functional space of about 38%.

The first Measure Z funding allocation for the renovation is expected to be approved by City Council at the April 23, 2019, meeting with the approval of a Professional Consultant Service Agreement with Pfeiffer Partners Architects, Inc. from RFP No. 1851 for Phase I Conceptual Design Services for the Riverside Metropolitan Museum in the amount of \$99,220. The adopted 5-Year Measure Z Spending Plan called for Museum expenditures to begin in fiscal year 2020/2021; however, there are sufficient funds in Measure Z to issue a purchase order for this contract immediately following the April 23, 2019 Council meeting.

The attached presentation discusses the history and the current status of the Museum renovation project.

FISCAL IMPACT:

The Museum expansion and rehabilitation project was approved as part of the five-year Measure Z Spending Plan beginning in Year 5:

Project	Year 5 FY 2020-21	Year 6 FY 2021-22	Year 7 FY 2022-23	Total
Museum Expansion & Rehab	807,550	1,533,265	1,533,267	3,874,080

Debt will have to be issued for the completion of this project for a total of \$13.7 Million. An additional appropriation in the amount of \$99,220 is necessary to fund the Phase 1 design of the project to determine whether adequate funding has been identified for the completion of the project in the following years. Sufficient funding is available in the Measure Z fund balance. Approval of this supplemental appropriation would leave a minimum threshold of \$5 million in the Measure Z Fund.

Prepared by:	Robyn G. Peterson, Ph.D., Museum Director
Approved as to availability of funds:	Edward Enriquez, Chief Financial Officer/City Treasurer
Approved by:	Carlie Myers, Deputy City Manager

Attachment:	Measure Z Museum Presentation – April 17, 2019
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