



MEASURE Z – SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$99,220 FOR PHASE I DESIGN OF THE RIVERSIDE METROPOLITAN MUSEUM RENOVATION

Budget Engagement Commission
April 17, 2019

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MISSION

As a center for learning, the Riverside Metropolitan Museum interacts with the community to collect, preserve, explore, and interpret the cultural and natural history of Riverside and its region.

—Approved by the Metropolitan Museum Board on
December 15, 2015



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RENOVATION AND EXPANSION

The Museum was singled out as a priority when Measure Z was developed and passed.

The initial \$15 million sum allocated was an estimate, not based on a specific renovation and expansion plan.



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MEASURE Z ALLOCATION

1. January 31, 2017 – City Council reviewed a Measure Z spending plan that estimated **\$15 million** for “Museum Expansion and Rehab.”
2. December 19, 2017 – City Council amended the plan to reallocate **\$1.3 million** from the Museum to the Main Library for City Archives.
3. Current estimate: **\$13.7 million**

25	New Police Headquarters	Facility Capital Needs	\$	-	\$	-	\$	-	\$	1,882,000	\$	3,402,000	\$	3,399,954	\$	3,399,954	\$	12,083,908	Estimated \$45 million - Depending on features, liability costs will increase.	Decreased to \$35 million. City Council approved a swap of Main Library and PD HQ funding of \$10 million on October 3, 2017. New debt service estimate is provided.
26	Museum Expansion and Rehab	Facility Capital Needs	\$	-	\$	-	\$	-	\$	-	\$	807,550	\$	1,553,265	\$	1,553,265	\$	3,674,080	Estimated \$15 million cost to construct.	Updated debt service estimate is provided. On December 19, 2017, the City Council approved a reduction in the estimated costs for the project of \$1.3 million to fund the Main Library Archives (Item 25), which leaves a total funding for the expansion and rehab at \$13.7 million. Moving the archives to the new Main Library will allow for additional display square footage at the existing facility.
27	Downtown Parking Garage	Facility Capital Needs	\$	-	\$	-	\$	-	\$	-	\$	807,550	\$	1,553,265	\$	1,553,265	\$	3,674,080	Estimated \$15 million for rehab and expansion.	Updated debt service estimate is provided.



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PATH TO TODAY

Evolving uses of a building not constructed to serve as a museum:

1. Post office
2. Police station
3. Museum



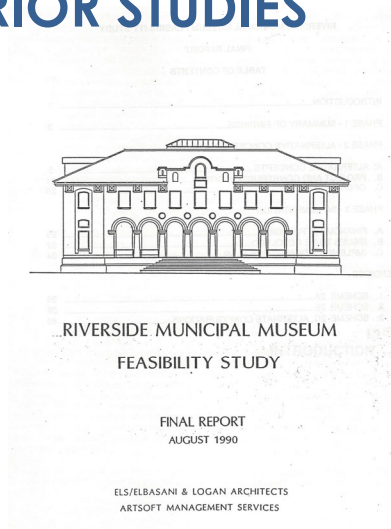
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SELECTED PRIOR STUDIES

A 1990 feasibility study by Elbasani & Logan Architects, estimates costs ranging between \$13.7 and \$17.5 million.

Today's dollars:
\$25.6 to \$33.9 million



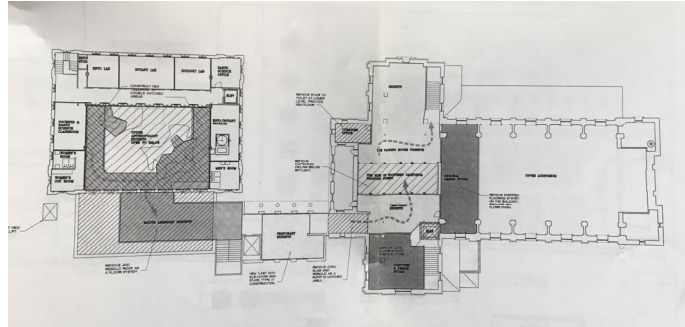
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SELECTED PRIOR STUDIES

A 2000 study by Wayne Donaldson to join the museum with the church next door, with minor modifications to each structure, estimated at \$8.5 million.

Today's dollars:
\$12.6 million



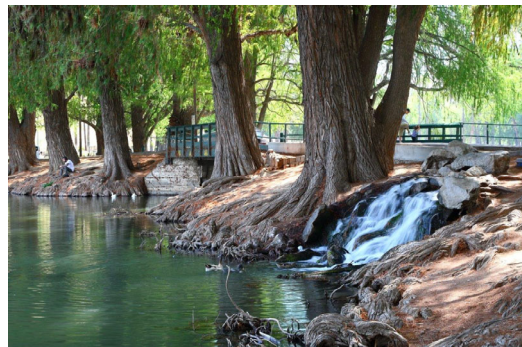
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SELECTED PRIOR STUDIES

A 2003 proposal for new construction, possibly in Fairmount Park, estimated at no less than \$40 million.

Today's dollars:
\$55.7 million minimum



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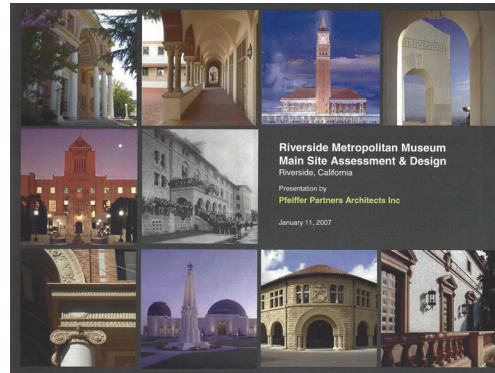
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SELECTED PRIOR STUDIES

A 2007 site assessment by Pfeiffer Partners will streamline their involvement in the upcoming renovation.

They exhibit excellence in:

1. Historic preservation
2. New design and construction



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SINCE 1965

1. No major renovation or expansion
2. Some seismic retrofits
3. Required ADA-related retrofits
4. Maintenance when urgently required



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CONTEMPORARY NEEDS

1. No longer store collections in basement below flood plain
2. Create support spaces that are safe and climate-controlled as required
3. Create work spaces that do not place collections at risk



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CONTEMPORARY NEEDS

1. More flexible and attractive gallery spaces
2. More versatile special program and classroom space
3. An inviting atmosphere, a community gathering space



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GOING FORWARD ...

1. Understand site
2. Proceed with Phase I design services contract, \$99,220
 - A. Contract is on April 23 Council agenda
 - B. Phase I to take us through summer 2019
 - C. Only Measure Z funding is involved
3. Evaluate preliminary cost estimates compared to functional requirements



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TENTATIVE SCHEDULE

1. Spring-summer 2019 = *Phase I design*
2. Fall 2019-spring 2020? = *Phase II design*
3. Summer 2021? = *Begin construction*
4. By fall of 2022? = *Grand reopening*

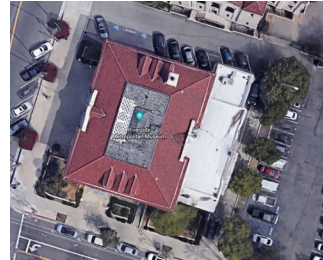
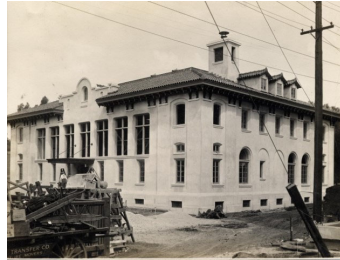


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ESTIMATING COSTS

1. Measure Z costs are project costs, not just construction costs
2. Costs per square foot for both construction and exhibition design and fabrication are escalating rapidly

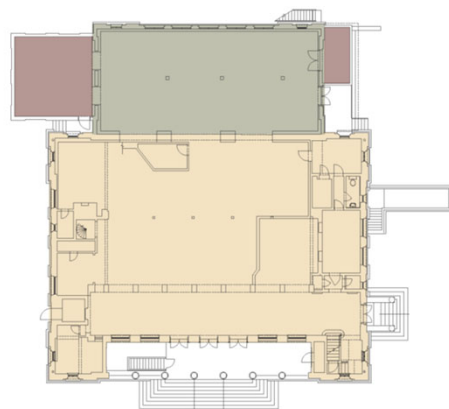


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ESTIMATING COSTS

1. New construction costs-per-square foot differ from renovation costs
2. Contingencies need to be higher for renovations
3. Specialized exhibition design and fabrication are unique to museum construction projects



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THANK YOU

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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.



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