



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES

DATE: MARCH 23, 2020

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: NEW MAIN LIBRARY UPDATE

ISSUE:

Receive and file this update on the new Main Library.

RECOMMENDATION:

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

BACKGROUND:

On February 23, 2016, the City Council approved 3911 University Avenue as the location for the new Main Library and directed staff to determine funding options and concept planning.

On May 9, 2017, the City Council approved a Professional Consultant Services Agreement (PSA) with Johnson-Favaro for \$1,725,000 for architectural and engineering design services for the new Main Library project.

On October 3, 2017, the City Council amended the Measure Z five-year spending plan by allocating an additional \$9,692,600 to the new Main Library project and approved a revised Main Library design to deliver a three-story library, instead of a two-story scheme as originally planned. The City Council approved an overall project budget of \$39,692,600.

On December 19, 2017, the City Council amended the Measure Z five-year spending plan for a second time, authorizing the allocation of \$3.3 Million to construct a City Archive in the new Main Library. At that time, the approved overall project cost was \$43.3 Million for the new Main Library.

On February 27, 2018, the City 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 \$129,630 contingency, for a total not to exceed contract of \$2,197,230. The additional design services included changing the library scheme from a two-story design as originally planned to a three-story library and adding the City Archive to the new building.

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.

On October 5, 2018, the City Finance/Purchasing Division posted Bid No. 7624 seeking bids from potential bidders for constructing the new Main Library, with a bid due date of December 4, 2018. The City Finance/ Purchasing Division recommended to award the construction project to Icon West Inc. of Los Angeles (Contractor) as the lowest responsive bidder.

On February 5, 2019, following discussion, the City Council voted, 5 in favor of, 1 against and 1 abstaining, to proceed with the actions recommended by the General Services Department. The City Council:

1. Awarded Bid No. 7624 to Icon West Inc. from Los Angeles, California for \$34,266,308 to construct the new Main Library located at 3911 University Avenue;
2. Approved 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. Authorized 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;
4. Adopted a Reimbursement Resolution for Main Library construction services in an amount not to exceed \$44,000,000; and
5. Authorized 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.

On February 5, 2019, following discussion, the City Council unanimously voted, with all members present, to proceed with the actions recommended by the Finance Department. The City Council:

1. Received and filed the financing options as outlined in the written staff report for construction costs related to the Main Library project; and
2. Directed staff to move forward with the traditional bond financing option with collateral as recommended by the Chief Financial Officer.

On March 18, 2019, a Groundbreaking ceremony was held for the new Main Library.

On March 25, 2019, a notice to proceed was issued to Icon West, Inc. to begin construction of the new Main Library.

DISCUSSION:

Construction is approximately 60% complete and currently on track to for substantial completion in the late third quarter of 2020 with an opening to be scheduled in the fourth quarter. The Request for Proposal to hire a company to move the current Main Library collections to the new facility will be posted online in March 2020.

Library staff recently toured the new Main Library construction site. Below are some recent

pictures from that tour.



2nd Floor main entrance and stairs



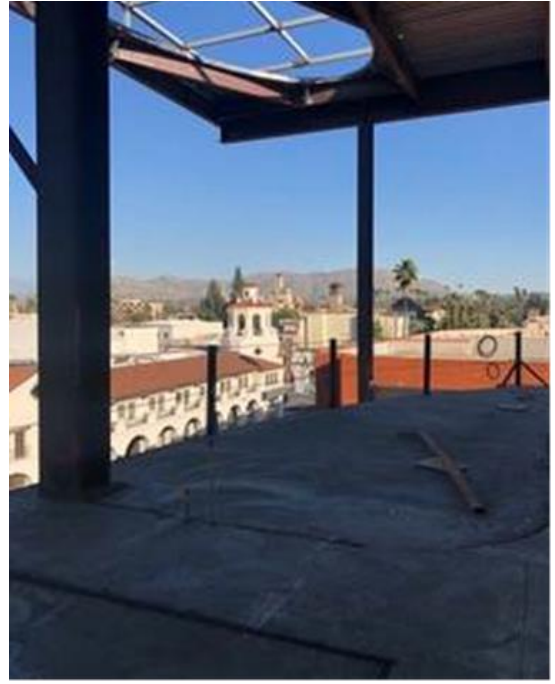
3rd Floor overlooking 2nd floor



2nd Floor facing Mission Inn Ave.



3rd Floor overlooking 2nd floor



3rd floor adult collection



Ground floor public elevators

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