



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES **DATE: JANUARY 11, 2021**

FROM: RIVERSIDE PUBLIC LIBRARY

SUBJECT: SPC JESUS S. DURAN EASTSIDE LIBRARY SITE SELECTION UPDATE

ISSUE:

Receive an update on the selection of a proposed new site and Request for Proposal 1934 for Architectural Design Services for the new City of Riverside SPC Jesus S. Duran Eastside Library.

RECOMMENDATION:

That the Board of Library Trustees receive an update on the selection of a proposed new site and Request for Proposal 1934 for Architectural Design Services for the New City of Riverside SPC Jesus S. Duran Eastside Library.

BACKGROUND:

On March 27, 2018, the Board of Library Trustees received an update on the proposed new site of the Bobby Bonds Park located at 2060 University Avenue for the new SPC Jesus S. Duran Eastside Library (Eastside Library), and voted unanimously to consider this site for the new Eastside Library location.

On May 21, 2018, the proposed new site for the Eastside Library was discussed at the Parks and Recreation Commission meeting. At this meeting, Parks and Recreation Commissioners commented on the importance of hosting bilingual community meetings to discuss this site, the need for a thriving library on the Eastside, and that a new Eastside Library does not block the Cesar Chavez Community Center.

On June 7, 2018, at 5:30 p.m., a presentation regarding the new Eastside Library was conducted for the Eastside Neighborhood Forum at the Cesar Chavez Community Center.

On July 12, 2018, at 5 p.m. a walking tour of the Cesar Chavez Community Center, Bobby Bonds Park and Ottawa and University sites were held for the community. Present for the tour was Erin Christmas, Library Director, Adolfo Cruz, Parks, Recreation, and Community Services Director, Carl Carey, General Services Director, Miguel Lujano, Legislative Field Representative

for Ward 2, George Guzman, Administrative Services Manager, Trustees Tate and Yonezawa, and 21 members of the community.

An informal poll was taken from the community members of what site they preferred and 15 were in favor of the Bobby Bonds Park site and six (6) were in favor of the Ottawa/University site. Additionally, signatures were received from 150 community members in favor of keeping a library in the Eastside neighborhood.

On October 22, 2018, the Board of Library Trustees received an update from Library Director Erin Christmas. The update included a report of the walking tour of Bobby Bonds Park site which included Councilmember Melendrez, General Services Director Carey, and Parks, Recreation and Community Services Director Cruz. Director's Christmas and Cruz provided a joint presentation to the Park and Recreation Commission and the Board of Library Trustees in January 2019.

On January 30, 2019, the Park and Recreation Commission received an update on community outreach feedback for selecting a new site for the proposed Eastside Library, and unanimously, with five (5) members present, recommended the Bobby Bonds Park at 2060 University Avenue as the location for the proposed new Eastside Library to the City Council for their consideration.

On February 25, 2019, the Board of Library Trustees received an update on community outreach feedback for selecting a new site for the proposed new Eastside Library, and unanimously, with eight (8) members present, recommended the Bobby Bonds Park at 2060 University Avenue as the location for the proposed new Eastside Library to the City Council for their consideration.

On April 9, 2019, the City Council approved the location of Bobby Bonds Park at 2060 University Avenue for the proposed new Eastside Library; approved \$100,000 of unexpended Measure Z Funds previously approved for the Eastside Library Site Selection to be reallocated to the Eastside Library architectural services; approved an interfund transfer of \$100,000 from Measure Z Operating (Fund 110, Account 0000110-990420) to Measure Z Capital (Fund 420, Account 0000420-985110), a reduction of the same amount in Professional Services account (Fund 110, 2240009-421000), and a supplemental appropriation of the same amount in Eastside Library Project account (Fund 420, Account 9907409-462050) to fund the capital expenditure of previously approved Measure Z Spending Item #24 – SPC Jesus S. Duran Eastside Library Site Selection; and authorized staff to issue a Request for Proposal for an architectural firm to provide Phase I Design Services in an amount not to exceed \$100,000.

On May 2, 2019, Library Director Christmas provided a presentation to update the community at the Eastside Neighborhood Forum.

On May 21, 2019, the City Council provided input on the proposed mid-cycle budget to Fiscal Year 2019/20. Following discussion, the City Council recommended that staff take a funding request of \$2 million from Measure Z funds to the Budget Engagement Commission. Staff plans to bring this request to the Budget Engagement Commission *after* the selected architectural firm provides Phase I Design Services with building cost estimates.

On October 28, 2019, the Board of Library Trustees selected Trustee Teresa Seipel to participate in the selection of the architectural firm for the Phase I Design Services.

On October 30, 2019, the City received nine (9) responses to Request for Proposal (RFP) 1934

for Architectural Design Services for the New City of Riverside SPC Jesus S. Duran Eastside Library.

The selection review committee is formed by Board of Library Trustee Teresa Seipel, Library Director Erin Christmas, General Services Director Carl Carey, Administrative Services Manager George Guzman and Project Manager Jorge Villanueva.

The selection review committee conducted interviews on July 7 through July 10. Based on the interviews, the selected top architectural firm. The following five (5) architectural firms that scored the highest on their written responses to Request For Proposal (RFP) 1934 were interviewed by the selection review committee.

1. CannonDesign, Irvine, CA
2. Johnson Favaro, Culver City, CA
3. Roesling Nakamura Terada, Irvine, CA
4. SVA Architects, Santa Ana, CA
5. TR Design Group, Riverside, CA

Staff will subsequently request City Council approval to contract with the top architectural firm to perform phase one design services for a new SPC Jesus S. Duran Eastside Library.

DISCUSSION:

The selection review committee determined CannonDesign to be the most qualified firm as set forth in the RFP requirements. Staff worked with CannonDesign in clarifying design services and completed contract negotiations. City staff recommended CannonDesign for consideration and approval to the City Manager's Office.

CannonDesign is a multi-disciplinary architectural and engineering firm with 130 employees locally and 1,100 firm-wide employees with more than 30 years of experience successfully completing library projects in Southern California and throughout the nation. CannonDesign recently completed the new City of Coachella Library and several similar public facilities in Riverside County and Southern California. CannonDesign's corporate office is in Buffalo, New York, with a local office in Riverside. CannonDesign services typically include, but are not limited to, site investigation, master planning, feasibility studies, facilities assessment, conceptual development and programming, cost analysis, building design, construction documentation, construction administration and post occupancy services.

Staff negotiated the scope of services for the Professional Consultant Services Agreement (Agreement) with CannonDesign for an amount of \$94,500 for Phase 1 architectural design services for the Eastside Library to include, but not be limited to, site and parking analysis, project programming, spatial requirements, conceptual and schematic design, public presentations, and development of preliminary cost estimates for a Phase 2 fully functional library. Contingent upon CannonDesign's performance and staff satisfaction of Phase 1 design services, the City may at its sole discretion retain CannonDesign to complete Phase 2 design services to include full construction drawings and documents and construction administration to build the new Eastside Library. The Phase 1 conceptual design process will serve to meet the programmatic library needs of the City, demonstrate how the facility will look in general terms

through sketches and models, and obtain feedback from the community and stakeholders

On December 8, 2020, the City Council approved a Professional Consultant Services Agreement with Cannon/Parkin, Inc., dba CannonDesign from Irvine, California for architectural design services for the new SPC Jesus S. Duran Eastside Library – Phase 1 for a term through December 31, 2022 in the amount not to exceed \$94,500.

After completion of Phase 1 conceptual drawings and the establishment of an overall project budget, City staff will return to City Council to provide a project update, seek budget approval and provide a recommendation for proceeding with Phase 2 design services.

FISCAL IMPACT:

Costs associated with Phase 1 Design Services will be paid with Measure Z funds as approved by City Council on April 19, 2019. Sufficient funds in the amount of \$100,000 are available in the Eastside Library Project account 9907409-462050 Measure Z Fund 420.

Prepared by: Erin Christmas, Library Director

Certified as to

Availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer

Approved by: Moises Lopez, Deputy City Manager

Attachment: Agreement