



City of Arts & Innovation

Board of Library Trustees

TO: BOARD OF LIBRARY TRUSTEES **DATE: SEPTEMBER 13, 2021**

FROM: RIVERSIDE PUBLIC LIBRARY **WARDS: WARD 1**

SUBJECT: INFORMATIONAL REPORT REGARDING MEASURE Z FUNDING AND EXPENDITURES FOR MAIN LIBRARY CONSTRUCTION PROJECT

ISSUE:

Receive an informational report on Measure Z funding and expenditures for the Main Library construction project at 3900 Mission Inn Avenue.

RECOMMENDATIONS:

That the Board of Library Trustees receive an informational report regarding Measure Z funding and expenditures for the Main Library construction project.

BACKGROUND:

In October 2006, the City Council included the Main Library as an expansion project in the Riverside Renaissance Plan. In April 2007, the City hired Pfeiffer Architects from Los Angeles to design a 45,000 square foot shared expansion for the Main Library which included a museum exhibit hall. Between 2008 and 2012, the City pursued various avenues to renovate and expand the existing library, relying on the expertise of design consultants and participation from the local community.

On July 20, 2016, City staff issued a Request for Qualifications (RFQ) for the development of a new Main Library design. Twenty-one firms responded to the RFQ. After scoring the proposals, an Architect Selection Committee (Committee) comprised of City staff, a Library Trustee and a local business member selected the top eight (8) firms to submit responses to a Request for Proposals (RFP).

On November 10, 2016, City staff issued the RFP to the top eight (8) firms, with seven (7) companies responding. The Committee reviewed and scored the proposals and agreed to invite the top four (4) firms to participate in the interview phase of the selection process. The Committee held Interviews on March 2, 2017 and subsequently determined that Johnson-Favaro Architects (Johnson-Favaro) was the most qualified firm to perform the design services pursuant to the conditions of the RFP.

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.

The Measure Z Five-Year Spending Plan was adopted by the City Council on May 16, 2017. Included in that spending plan was an estimated \$30 million for the construction of the New Main Library.

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 design as originally planned. At that time, 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 an additional allocation of \$3.3 Million to construct a City Archive within the new Main Library. At that time, the approved overall project budget inclusive of the City Archive was \$43.3 million for the new Main Library.

On February 20, 2018, the City Council approved a financing team to secure new traditional bond financing for the Main Library project with fees related to the financing to be paid from the proceeds of the financing.

On February 27, 2018, the City Council approved a First Amendment to the PSA with Johnson-Favaro for \$342,000 in additional design services, for a revised contract amount of \$2,067,000, including \$129,630 contingency, for a total not to exceed contract of \$2,197,230. The additional design services included changing the library design from a two-story Library, as originally planned, to a three-story library and adding the City Archive to the new facility.

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. Before City staff submitted a request for bids for the construction of the Main Library, Johnson-Favaro's construction cost estimator provided a revised Engineer's cost estimate of \$35,760,000 to build the new Main Library project. This cost estimate included \$3.3 million to construct a City Archive in the new Main Library as approved by the City Council, and a construction escalation cost of \$160,000. The \$3.3 million City Archive component of the Main Library was included in the Measure Z five-year spending and was not included in debt financing.

On January 15, 2019, the City Council awarded Bid No. 7624 to Icon West Inc. from Los Angeles for \$34,266,308 to construct the New Main Library located at 3900 Mission Inn Avenue. The City Council also authorized a 10% construction contingency of \$3,426,630 for unforeseen conditions, owner requested changes and design enhancements.

On February 5, 2019, the City Council approved financing options for construction costs related to the New Main Library Project. At these hearings, the City Council approved an overall projected project cost of \$43.3 million as summarized below:

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

On May 5, 2020, the City Council approved individual purchases of Furniture, Fixtures and Equipment (FF&E) with Yamada Enterprises, Pacific Office Interiors, Pivot and Tangram for \$1,587,559 plus a 10% contingency of \$158,756 for a total of \$1,746,315.

On June 8, 2021, the City Council approved a transfer of Measure Z funds from the New Main Library Office Furniture and Equipment Account to the construction contingency to increase change order authority from 10 percent in the amount of \$3,426,630 to 11.7 percent in the amount of \$4,001,630 for construction contingency for the New Main Library Project located at 3900 Mission Inn Avenue.

On August 12, 2021, the Budget Engagement Commission received an informational report regarding Measure Z funding and expenditures for the Main Library construction project at 3900 Mission Inn Avenue.

DISCUSSION:

On June 26, 2021, the Riverside Main Library held its grand opening ceremony which was well attended by the community. Based on information gathered, 1,882 customers came into the Library, 834 books were checked out, and 459 new library cards were issued.

There are over 60,000 materials in the circulating collection, 250 special collections, 4,400 reels of microfilm in the Archive, 8,600 new books purchased, 60 laptops for public use anywhere in the library, 30 iPads for 2-week checkout, and many more items to support literacy. The new Main Library is approximately 42,000 square feet and consists of the following.

Ground Floor:

The Archive Reading Room, the Friends of the Riverside Public Library Bookstore, time capsule, book return, public elevators to the third-floor library entrance, a 100-seat Community Room, and outdoor arcade space. Parking will be a mix of free and metered parking accessible from University Ave. and Fairmount.

Second Floor:

Archive storage housing local history collections, books, maps, photographs, and artwork.

Third Floor:

Library entrance leads to the Marketplace with two self-checkout machines, a 30-laptop kiosk, print release station, copy machine/printer with credit card reader, new books section, quick reads collection, indoor book return, items on hold for pick-up, adult audio books, a 1936 Steinway piano, and public restrooms.

The children's room welcomes families with bright colors, playful artwork, and a 30-foot-high skylight. The collection contains over 25,000 children's books and an early learning section with toys to encourage imaginative play, and six Awe tablets for interactive learning. There is seating for both parents and children, with power outlets in the tables and plenty of space work on homework or projects.

The reading room and shaded outdoor terrace has views of Mt. Rubidoux and the San Gabriel Mountains for community members to enjoy the view, read a book, or work on a laptop.

Fourth Floor:

The fourth floor includes the adult print collection, three (3) study rooms and two (2) conference rooms (free to use), 30-laptop kiosks, print release station/copier, study carrels, Carnegie Reading Room, administrative offices, and public restrooms.

The new Main Library and City Archive was constructed at the overall projected cost of \$43.3 million. In an effort to facilitate the construction schedule and minimize project impacts, procurement of some FF&E was coordinated by the Construction General Contractor, resulting in an increase to the construction contingency with a reduction to the FF&E category, all while maintaining the overall projected project budget of \$43.3 million. This change was approved by City Council on June 8, 2021.

STRATEGIC PLAN ALIGNMENT:

This item contributes to Strategic Priority No. 1 - *Arts, Culture & Recreation* and Goal 1.1 - Strengthen Riverside's portfolio of arts, culture, recreation, senior and lifelong learning programs and amenities through expanded community partnerships, shared use opportunities and fund development

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The Library held several community meetings for input and involved the Board of Library Trustees, Cultural Heritage Board, City Council and the Budget Engagement Commission in determining a site and funding for the new Main Library.
2. **Equity** – The new Main Library provides members of the community equal access.
3. **Fiscal Responsibility** – The overall project costs were within the project budget of \$43.3 million.
4. **Innovation** – The new Main Library has flexible space for programs to meet the community needs.
5. **Sustainability & Resiliency** – The new Main Library is a cultural and educational asset for lifelong learning.

FISCAL IMPACT:

There is no fiscal impact associated with this report as Measure Z funds in the amount of \$43.3 million have been previously allocated for the overall new Main Library Project.

Prepared by:	Erin Christmas, Library Director
Certified as to	
availability of funds:	Edward Enriquez, Chief Financial Officer/Treasurer
Approved by:	Kris Martinez, Interim Assistant City Manager

Attachments: Presentation