

MEASURE Z – NEW MAIN LIBRARY

Riverside Public Library

Board of Library Trustees
September 13, 2021



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PUBLIC LIBRARY

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BACKGROUND

- On May 16, 2017, Measure Z Five-Year Spending Plan was adopted by the City Council including an estimated \$30 million for the construction of a 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. City Council approved an overall project budget of \$39,692,600.



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BACKGROUND



- On February 27, 2018, the City Council approved a First Amendment to the PSA with Johnson-Favaro for \$342,000 in additional design services (designing a three-story library and adding the City Archive to the new facility), for a revised contract amount of \$2,067,000.
- On December 19, 2017, the City Council amended the Measure Z five-year spending plan authorizing an additional allocation of \$3.3 Million to construct a City Archive within the new Main Library for an overall project budget inclusive of the City Archive at \$43.3 Million.



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BACKGROUND

- 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 with an overall projected project cost of \$43.3 million as summarized.

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



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BACKGROUND



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 in 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.



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DISCUSSION

- 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



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NEW MAIN LIBRARY

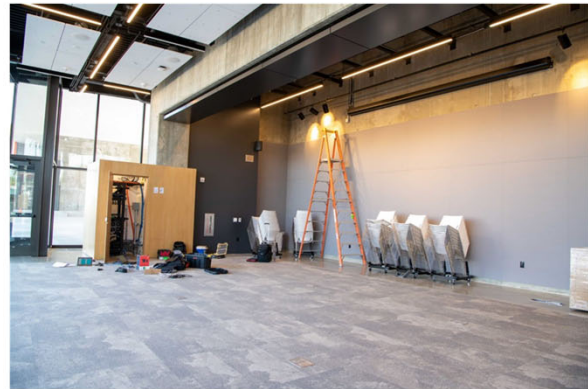


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COMMUNITY ROOM



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READING ROOM OR MULTI-PURPOSE ROOM/TERRACE



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INNOVATION CENTER



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CHILDREN'S AREA

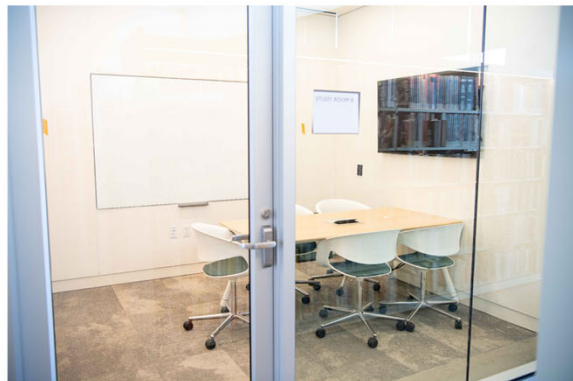


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STUDY ROOM



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CARNEGIE ROOM



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FOURTH FLOOR ADULT AREA



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Friends of the Library Bookstore



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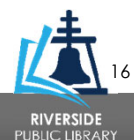


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EXTERIOR: CITY ARCHIVE

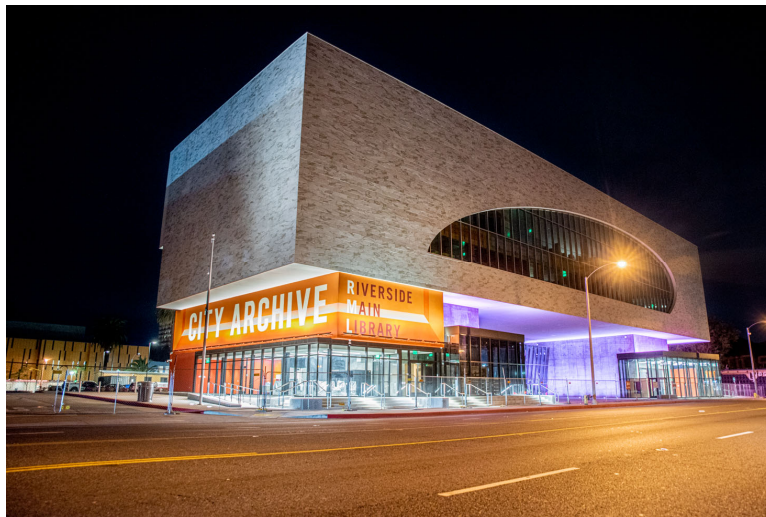


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EXTERIOR: FRIENDS OF THE LIBRARY BOOKSTORE



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PROJECT BUDGET

Procurement of some FF&E was coordinated by Icon West resulting in an increase to the construction contingency with corresponding reduction to the FF&E category all while maintaining the overall projected project budget of \$43.3 million.



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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.



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RECOMMENDATION

That the Board of Library Trustees receive an update on new Main Library funded by Measure Z.



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