



MUSEUM REHABILITATION AND EXPANSION

Museum of Riverside

City Council
April 8, 2025

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ATTRACTIVE DOWNTOWN PRESENCE



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HISTORY OF THE PROJECT

Date	Action
1980s to 2017	Eight previous, unsuccessful attempts were made to redesign, expand, or relocate the Museum to address facility deficiencies.
September 2017	The downtown site was closed to the public to relocate the collections and begin planning a renovation and expansion of 3580 Mission Inn Avenue.
August – December 2018	Request for Proposals (RFP) No. 1851 was issued for Phase I architectural design services, followed by interviews with eight short-listed firms.
April 23, 2019	City Council approved an agreement for Phase I conceptual design services with Pfeiffer Partners, Los Angeles
March 2020 – September 2022	The project was placed on pause due to the pandemic and City financial challenges.
September 2022	City Council approved an agreement with Pfeiffer, a Perkins Eastman Studio, to complete architectural design for the main Museum. A reimbursement resolution for \$35 million was approved at this time.
June 2024	A pre-qualification process occurred for a general contractor, resulting in a panel of three firms.
December 2024	Bid No. 8144 for Museum of Riverside Rehabilitation and Expansion was released.
February 11, 2025	Bids were received on Bid No. 8144.



BID RESULTS

On February 11, 2025, the City received bids from three pre-qualified contractors.

A protest received resulted in the low bidder being deemed nonresponsive.

Construction company	Location	Bid
BNBuilders	Irvine, California	\$28,552,072
Clark Construction Group-California,LP*	Costa Mesa, California	\$27,899,909
Swinerton Builders	Santa Ana, California	\$31,297,532

*Vendor disqualified due to direct communication with City staff outside of the designated procurement channels



ANALYSIS OF BIDS

1. The City of Riverside Purchasing Division determined that all bids were responsive and recommended to award Bid No. 8144 to low bidder Clark Construction Group-California, LP.

2. A protest received on February 21, 2025, was analyzed and determined to be valid. As a result, the City of Riverside Purchasing Division determined to recommend award Bid No. 8144 to BNBuilders, of Irvine, California.

3. Upon issuance of the Notice to Proceed, the contractor will have two years (730 calendar days) to complete construction.



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OVERALL PROJECT BUDGET

Description	Bond-eligible	Non-bond eligible
Construction agreement	28,552,072	
15% construction contingency	4,282,811	
Total construction cost	\$32,834,883	
Architectural design fees	2,546,544	
Exhibitory, reopening exhibition design and fabrication	3,040,250	
Furniture, fixtures, and equipment (FF&E)	1,815,000	
Permits, testing, surveys, inspections, investigative demolition, site work, signage	1,401,000	
Temporary facilities for staff, collections, movers		480,282
Research, documentation, reopening operational expenses, translation services, public engagement, owner's allowance		1,499,309
City administrative		250,000
Variance: project budget compared to \$45M City Council-approved allocation		1,132,732
Sub-totals	\$41,637,677	\$3,362,323
Total project cost	\$45,000,000	



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STRATEGIC PLAN ALIGNMENT

Strategic Priority: Arts, Culture, and Recreation

Goals 1.1.3, 1.2 (all actions), 1.4.2, 1.5.2, 1.5.4: Complete the Museum of Riverside renovation; offer diverse programming throughout the City; train staff; collaborate.

Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &
Resiliency



Equity



Innovation



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RECOMMENDATIONS

That the City Council:

1. Award Bid No. 8144 for Museum of Riverside rehabilitation and expansion to BNBuilders, of Irvine, California, for a construction contract in the amount of \$28,552,072; and
2. Approve 15% change order authority for Bid No. 8144 for Museum of Riverside rehabilitation and expansion to BNBuilders in the amount of \$4,282,811 for a total contract amount of \$32,834,883; and
3. Reject bid from Clark Construction Group - California, LP; and
4. Authorize the City Manager, or designee, to execute the construction contract with BNBuilders, including making minor and non-substantive changes.



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