



REVISED

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: February 28, 2012
FROM: LIBRARY DEPARTMENT ITEM NO: 6
WARDS: ALL

SUBJECT: SEIZING OUR DESTINY – DOWNTOWN LIBRARY REHABILITATION

ISSUE:

The issue for City Council consideration is whether to approve the proposed plan for the future rehabilitation of the Downtown Library.

RECOMMENDATIONS:

That the City Council direct the City Manager to:

1. Implement the community outreach plan outlined below for the exterior design of the Downtown Library;
2. Develop a plan to finance the rehabilitation of the Downtown Library;
3. Return to the City Council in July 2012 with two exterior designs from which the Council will select a preferred option, as well as a proposal and timeline for financing the Downtown Library Project;
4. Cancel the Webb & Associates contract for the Environmental Impact Report and obtain all reports and associated work product as of the cancelation date;
5. Reallocate the remaining appropriation of \$44,238 in the project account (Account No. 9800300-463406) from Webb & Associates to Pfeiffer Partners Architects; and
6. Prepare and authorize the City Manager, or his designee, to execute a Second Amendment to the Agreement with Pfeiffer Partners Architects to reflect the revised scope of work.

BACKGROUND:

On February 14, 2012, the City Council conducted a workshop on the Downtown Library to receive presentations on the status of the Downtown Library project including an update on the Environmental Impact Report, cost estimates to construct a new 100,000 square foot library, cost estimates to rehabilitate the existing 60,000 square foot library and related library statistics.

The City Council agreed that the Downtown Library should be rehabilitated at an estimated cost of \$20 million and requested that staff bring back a report to the City Council on next steps to complete a remodel of the Downtown Library, including funding sources, formation of a community stakeholder advisory task force, preparation of the appropriate environmental documents and involvement of the Board of Library Trustees in the process and participation on the task force.

In response to the City Council's direction, the following community outreach plan and timeline is proposed for consideration:

In February 2012, staff will re-engage the selected architect, Pfeiffer Partners. In lieu of a task force, staff is recommending engaging the community on a larger scale similar to the process used in the recruitment of City Manager that will be described below. This process will reduce the appearance of engaging selected organizations and individuals over others.

Staff is recommending that the Library Board of Trustees, a group of citizens representing all wards appointed by the Mayor and City Council, be used as the main advisory body for the Downtown Library project. In addition, staff is recommending the inclusion of key stakeholders to this process. The key stakeholders are representatives from the adjacent historic buildings, the Library Foundation and Friends of the Library. This list includes: the Chair of Riverside Public Library Foundation; Chair of Friends of Riverside Library; Chair of Riverside Metropolitan Museum Board; Chair Riverside Downtown Partnership; and representatives from the Mission Inn, the Universalist Unitarian Church, First Church Christ Scientist and First Congregational Church.

In March 2012, three initial community meetings would be held to provide for community engagement on the exterior library design via the Board of Library Trustees. Meetings would be held throughout the City with one meeting each at the Downtown Library, Arlington Library and Orange Terrace Library. Staff would also provide for community engagement on the exterior library design via the City website for community members unable to attend a public meeting and/or those who prefer to submit comments online. The City's Historic Preservation Officer will be part of the design team and will meet with the City's historic preservation organization(s).

A workshop with key stakeholders and the Board of the Library Trustees would be conducted in April 2012 to review community comment and provide direction to the architect.

During April 2012 through June 2012, the architect would develop three exterior design options.

In June 2012, three follow-up community meetings would be held to obtain community input regarding the exterior design options. Meetings will be held throughout the City with one meeting each at the Downtown Library, Arlington Library and Orange Terrace Library. Staff would also provide for community engagement on the exterior library design via the City website for community members unable to attend a public meeting and/or those who prefer to submit comments online.

In July 2012, a workshop with key stakeholders and the Board of the Library Trustees would be conducted to review community comment with the intent of selecting the top two exterior designs to recommend for City Council consideration. A financing team would also develop

financing options. Financing team membership would include Susan Coffey, Chair of Library Board of Trustees; Donna Doty Michalka, Chair of Riverside Public Library Foundation; Paul Sundeen, Assistant City Manager; Tonya Kennon, Library Director; Belinda Graham, Assistant City Manager; and a representative from the Raincross Group and the Greater Riverside Chamber of Commerce.

The Board of Library Trustees would receive monthly updates throughout this process. A City Council workshop would be conducted in July 2012 to review and select exterior design and financing options.

This plan provides for strong City Council support and sustained community involvement. Both are needed for the vision of the Downtown Library to be realized.

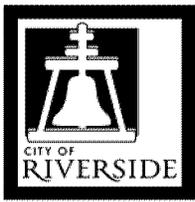
This project meets with Seizing Our Destiny Route 7 “Transforming Spaces Into Places”.

FISCAL IMPACT:

There is no fiscal impact associated with this report. There are sufficient funds in the Main Library Rehabilitation project Account No. 9800300-463406 to cover the revised scope of work.

Financing options for the Downtown Library rehabilitation will be presented to the City Council when staff returns in July 2012.

Prepared by:	Tonya Kennon, Library Director
Certified as to availability of funds:	Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by:	Belinda J. Graham, Assistant City Manager for Scott C. Barber, City Manager
Approved as to form:	Gregory P. Priamos, City Attorney



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