

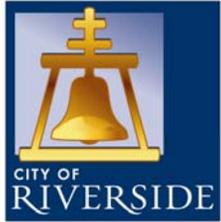
City of Arts & Innovation

Library Department Downtown Library

City Council

February 14, 2012

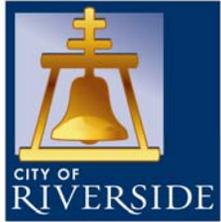
Item # 13



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Report Overview

- Background and review of Blue Ribbon Task Force Recommendations
- Status of EIR
- Library programming needs



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Background

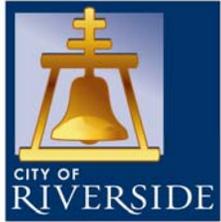
- March 2008 – Blue Ribbon Task Force created and charged by City to examine and recommend the best ways to meet future service and space needs of the Downtown Library and Metropolitan Museum



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Background

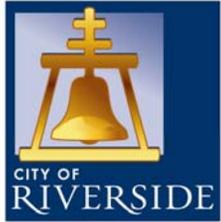
- January 2009 – City Council Workshop to review potential options to enhance the Downtown Library
- February 2009 – Board of Library Trustees votes unanimously to support concepts presented at January 2009 City Council Workshop



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Blue Ribbon Task Force

- With regard to the Library, the Task Force was to consider local needs in public library development
 - Key factors as related to future directions of Riverside as the City has come of age in the 21st Century
 - Role of the Library as a key feature of arts and culture in the City's future



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Blue Ribbon Task Force

- Whether the Downtown Library should be a cornerstone project of the Riverside Renaissance
- To reach a constructive consensus through engagement with the community



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Blue Ribbon Task Force Recommendations

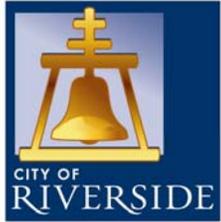
- July 2008 – Task Force recommends the Downtown Library:
 - Remain the main library for the system
 - Be an icon representing life-long learning
 - Expand at its present location as an institution separate from the Museum



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Blue Ribbon Recommendations

- Allocate adequate space and budget for the Library to fulfill its role and service mission
- Maintain and preserve the Chinese Pavilion at its present location
- Provide adequate and convenient parking and public transportation
- Remain an integral part of the City's Renaissance Plan



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Blue Ribbon Recommendations

- The City Council and Library Director cooperate and collaborate with each other and other cultural institutions to further these guiding principles
- The City Council expeditiously act on the adoption of these guiding principles and provide for the physical needs and operating budget of the Library



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Design Contract

- April 2007 – Pfeiffer Partners Architects, Inc. hired to design new joint Library/Museum Expansion project
- Contract amount of \$2,000,000 with a \$200,000 contingency for a total amount of \$2,200,000 to design new joint Library / Museum Expansion project



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Design Contract

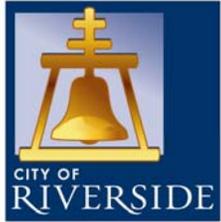
- Library and Museum projects to proceed separately
- Scope of work reduced to \$450,000 pending refined design
- August 2009 – Pfeiffer Partners agreement amended to revise project scope for concept design options for new 100,000 square foot Library



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Design Expenditures

- \$369,451 – Pfeiffer design fee expenditures to date
 - \$228,464 Pfeiffer design fees for joint Library/Museum Expansion project
 - \$140,987 Pfeiffer fees for additional concept design options for new 100,000 square foot Library



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Project Description

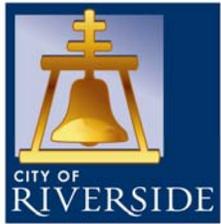
- Project site located within the Mission Inn and Seventh Street Historic Districts
- Proposed project located in the immediate vicinity of some of Riverside's most prominent landmarks



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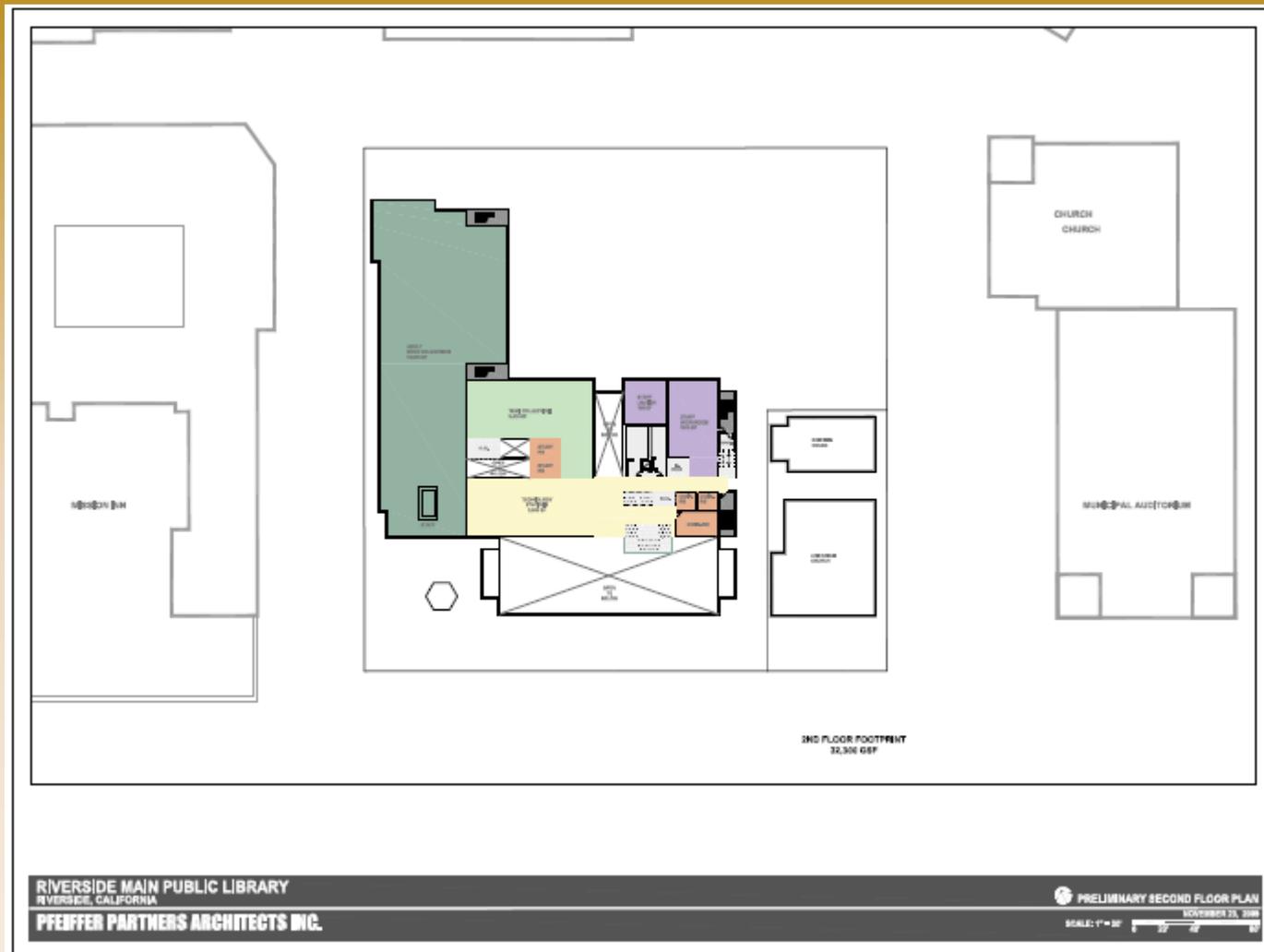
Project Description

- Project involves demolition of existing Library, parking and entry plaza and construction of new Library anticipated at approximately 100,000 square feet
- Planned architectural style will be consistent with development standards and design policies contained in Downtown Specific Plan and will complement Mission Inn and Seventh Street Historic Districts



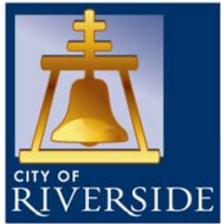
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2nd Floor Plan



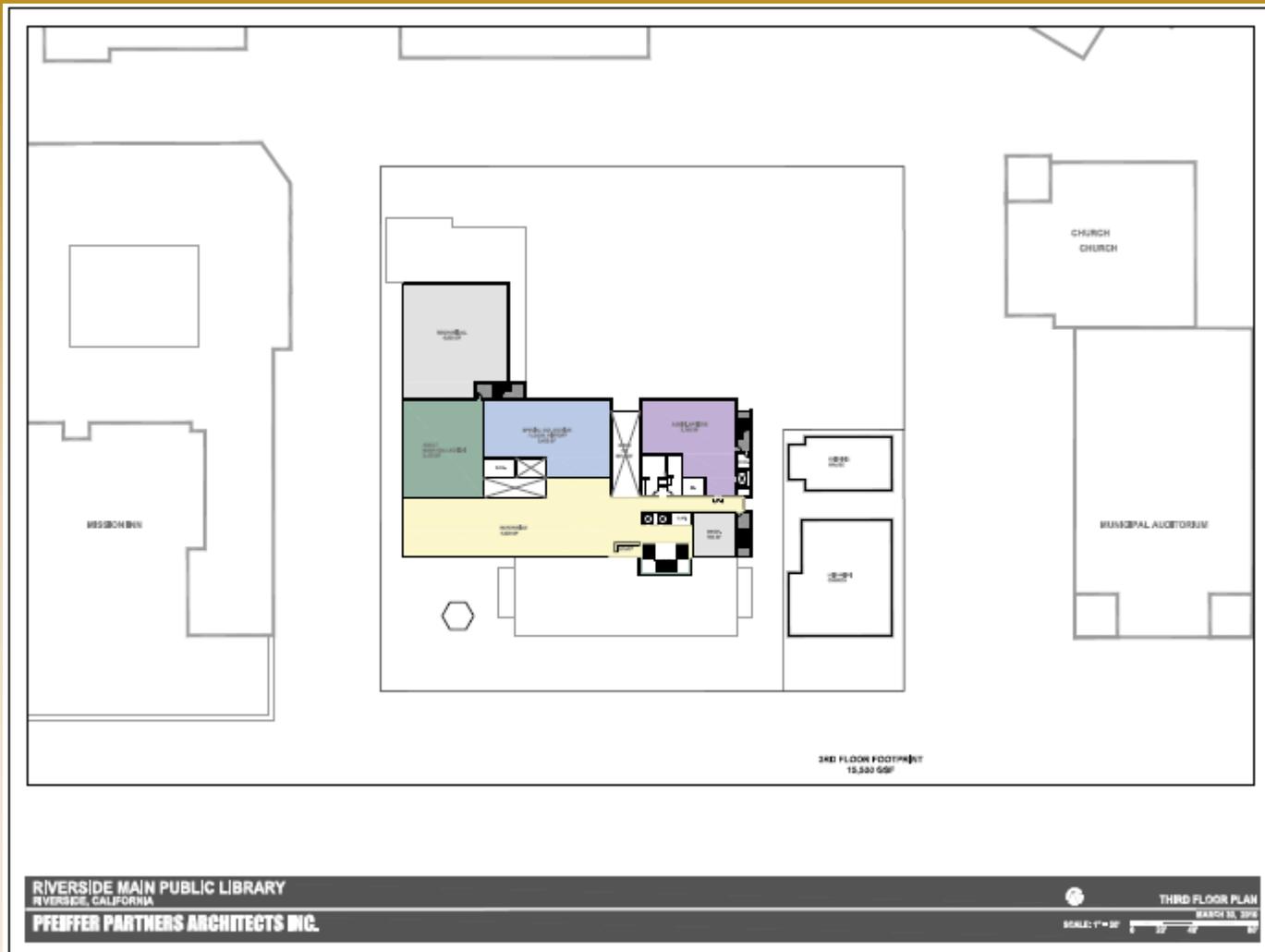
RIVERSIDE MAIN PUBLIC LIBRARY
RIVERSIDE, CALIFORNIA
PFEIFFER PARTNERS ARCHITECTS INC.

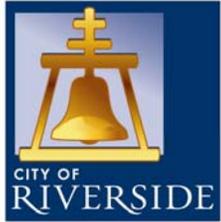
PRELIMINARY SECOND FLOOR PLAN
NOVEMBER 23, 2009
SCALE: 1" = 30'



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3rd Floor Plan





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Project Description

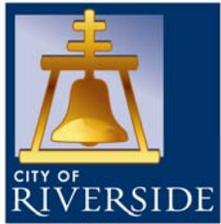
- Building Elevation concepts were explored but not developed pending the outcome of the environmental analysis
- Massing schemes for the building and parking garage were developed to reflect building massing as compared to the surrounding buildings



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Project Massing

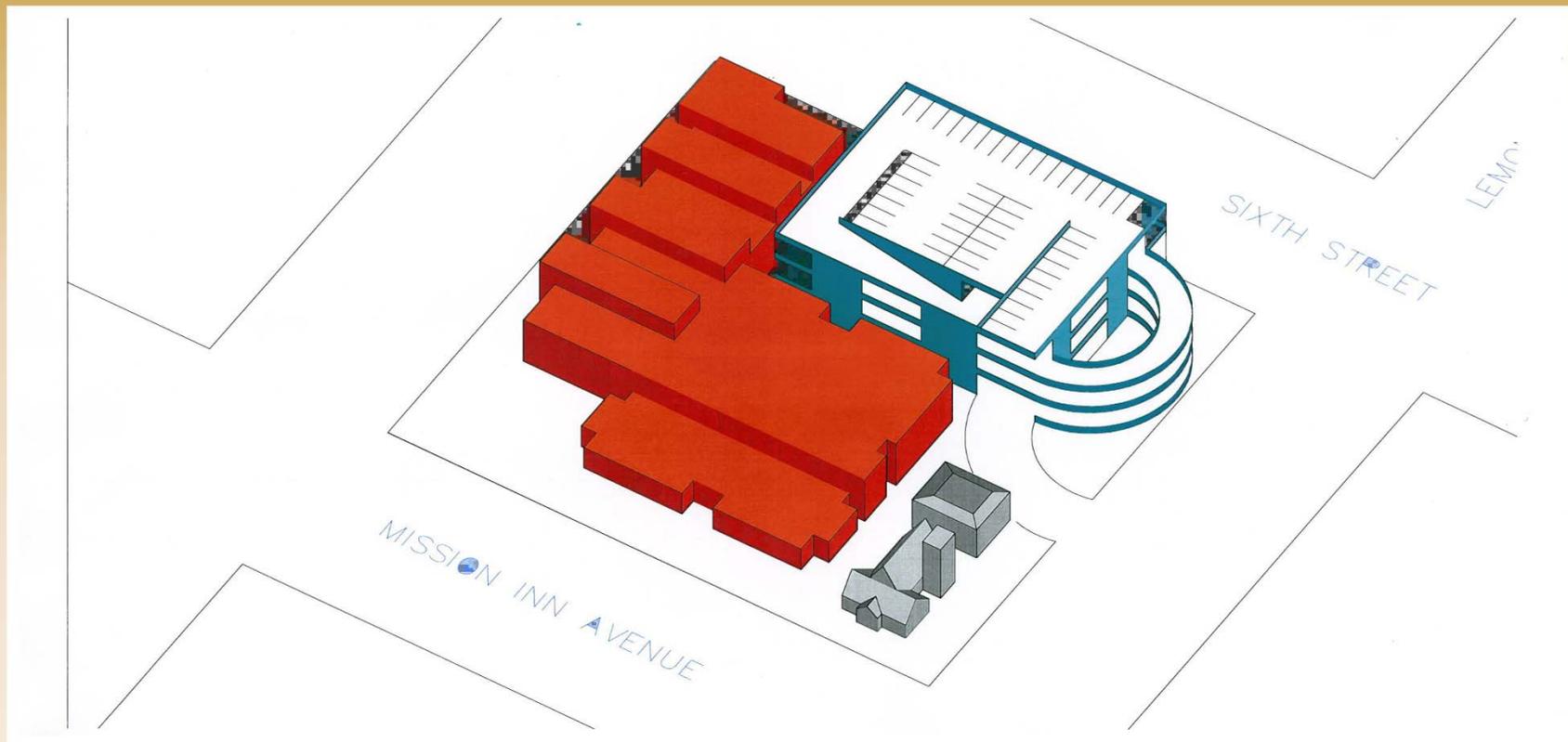


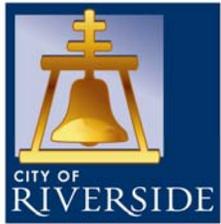


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Project Massing

- Massing intersection of Mission and Lemon

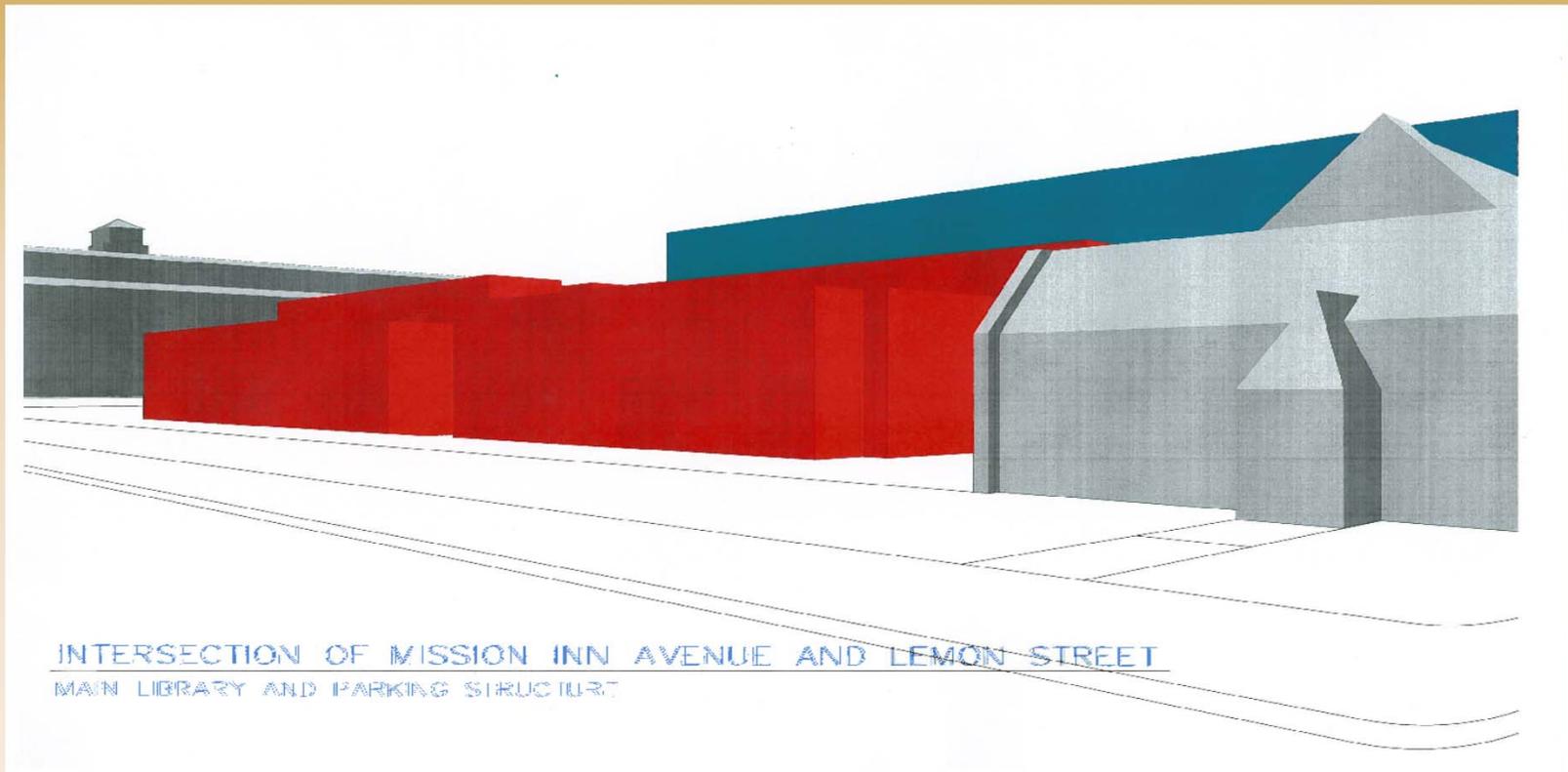


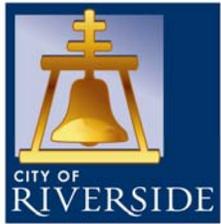


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Project Massing

- Perspective Intersection of Mission and Lemon

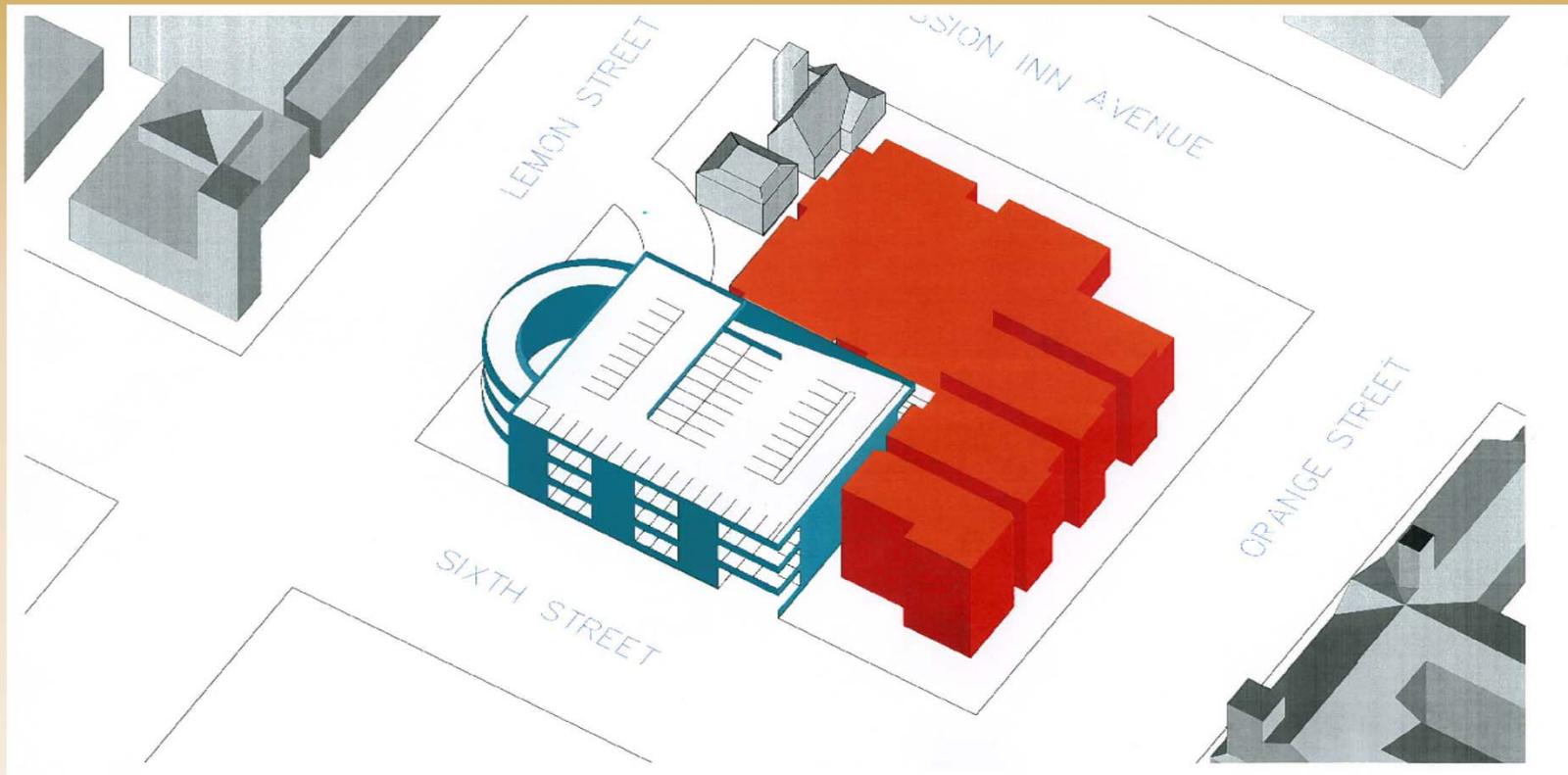


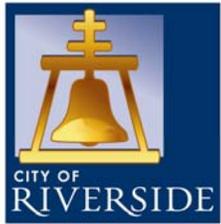


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Massing Designs

- Massing Intersection of Sixth and Orange

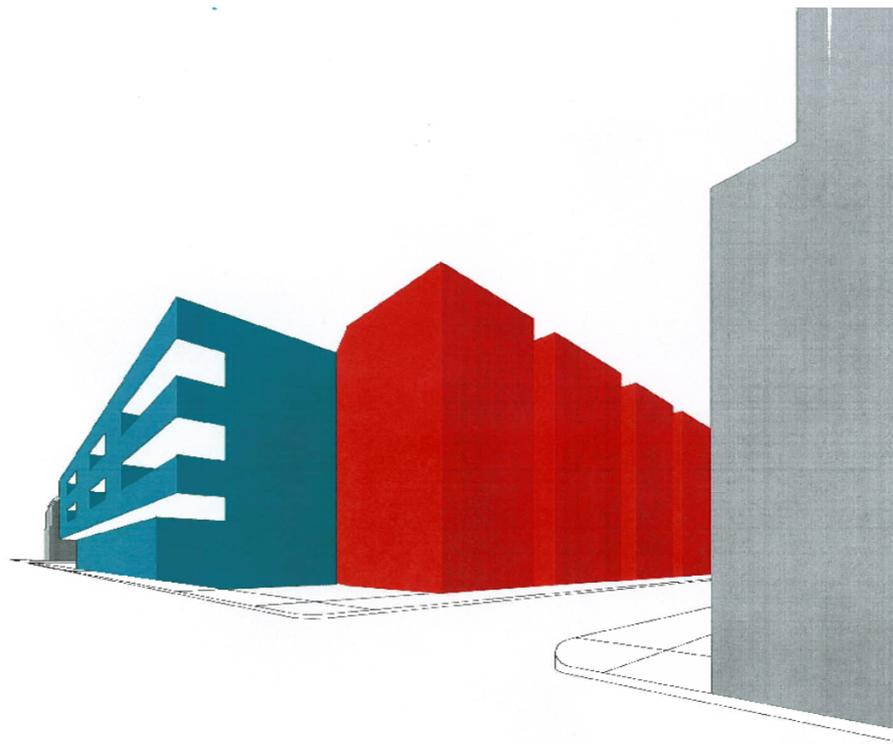




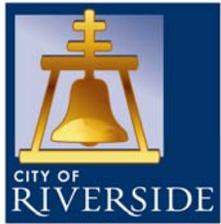
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Massing Designs

- Perspective Intersection of Sixth and Orange



INTERSECTION OF SIXTH STREET AND ORANGE STREET
MAIN LIBRARY AND PARKING STRUCTURE



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Environmental Contract

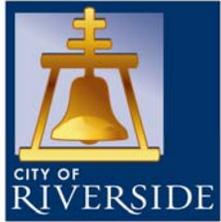
- August 2009 – Albert A. Webb Associates (Webb) hired to prepare an Environmental Impact Report (EIR)
- Cost not-to-exceed \$200,000 for review of replacement of existing 60,000-square-foot library with a new 100,000-square-foot library



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Environmental Contract

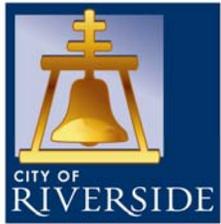
- May 2011 – Contract expanded to include complete demolition of Library with option for subterranean parking
- Potential to allow proposed building footprint to be reconfigured to better maximize library program requirements



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Environmental Contract

- \$387,310 – Webb
- \$24,750 – Legal Services (BB&K)
- \$31,435 – Planning and Fish & Game Fees
- \$15,000 – Miscellaneous, postage, advertising, printing and mailing costs
- \$50,000 – Staff administration to support environmental review
- \$508,495 - Total



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Environmental Impact Report

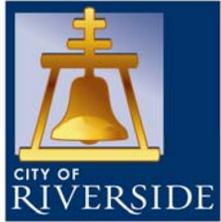
- June 2011 – EIR began with staff/consultant kick-off meeting to discuss project description
- August 2011 – Notice of Preparation (NOP) mailed to adjacent property owners, interested parties and agencies
- EIR is essentially 30% complete



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EIR Expenditures To Date

- \$104,341 – Webb
- \$2,655 – BB&K
- \$28,581 – Planning and Fish & Game Fees
- \$739 – Miscellaneous, postage, advertising, printing and mailing costs
- \$25,000 – Staff administration to support environmental review
- \$161,316 – Total



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Library Statistics

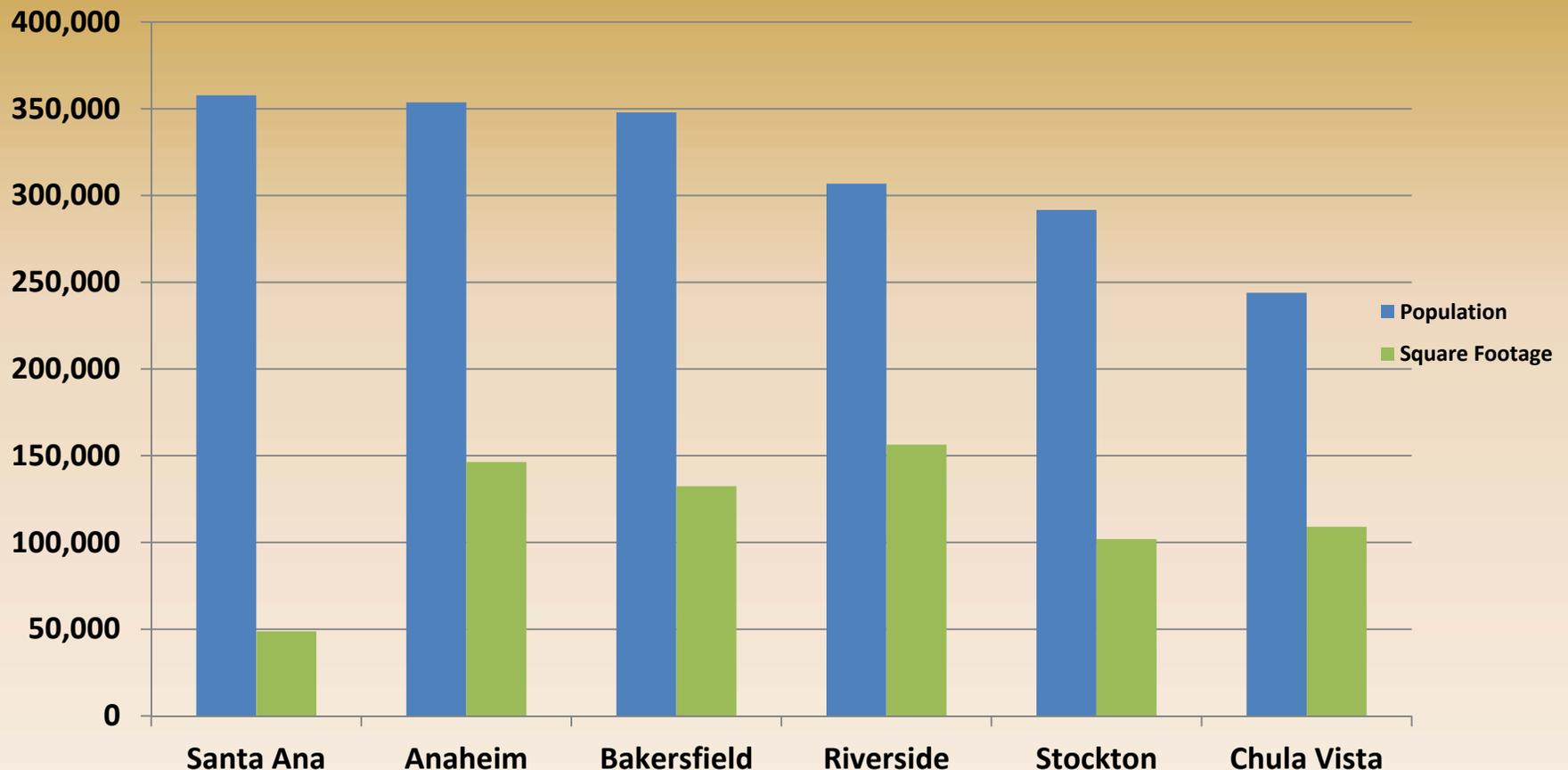
- Riverside Public Library serves a community of 306,779
- Downtown Library Square Footage – 60,000
- Total Library Square Footage – 137,916
- Fall 2012 – Hillcrest Library will increase total square footage to 156,378

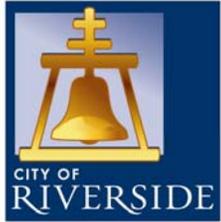


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Library Statistics

- Total library square footage exceeds that of similar size cities

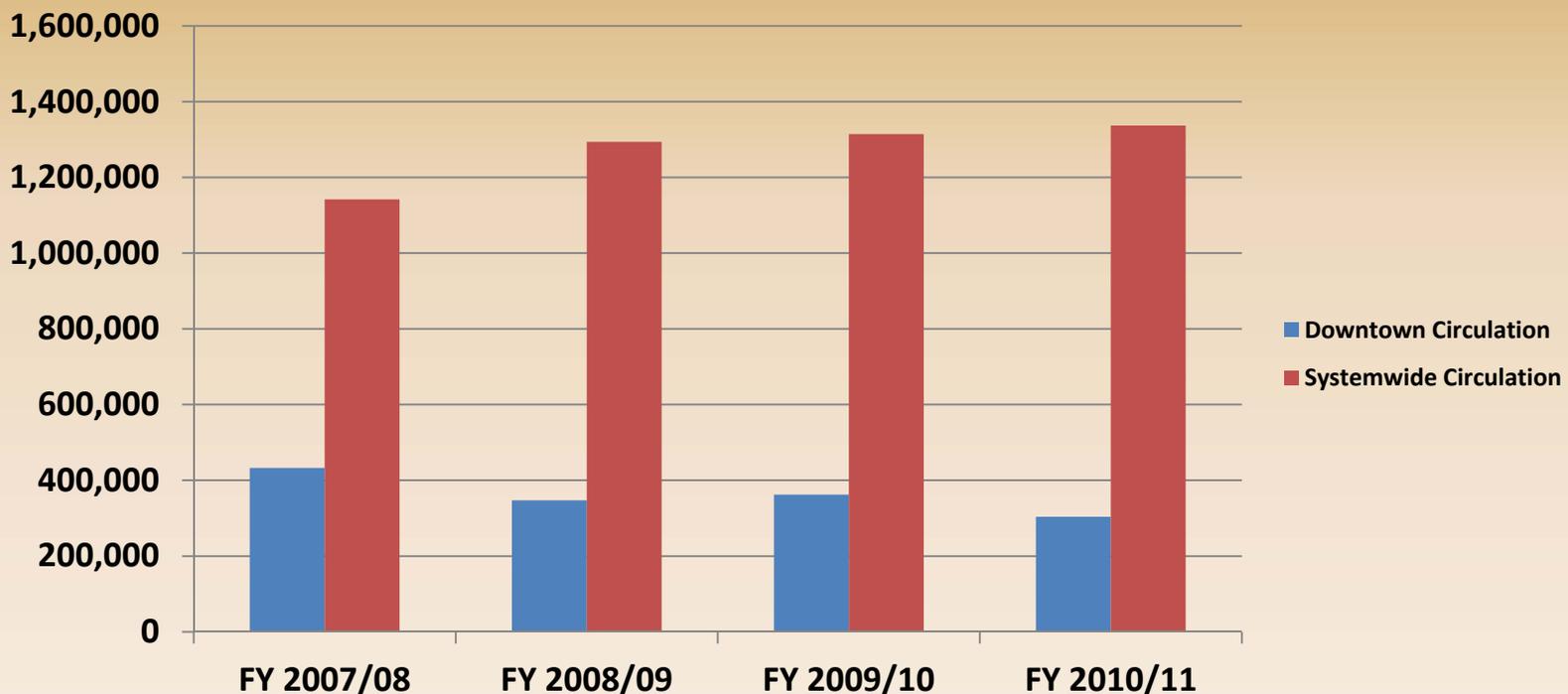


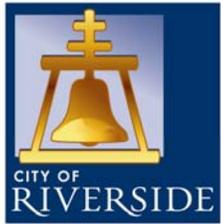


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Library Statistics

- Circulation of materials has decreased at the Downtown Library and increased system wide

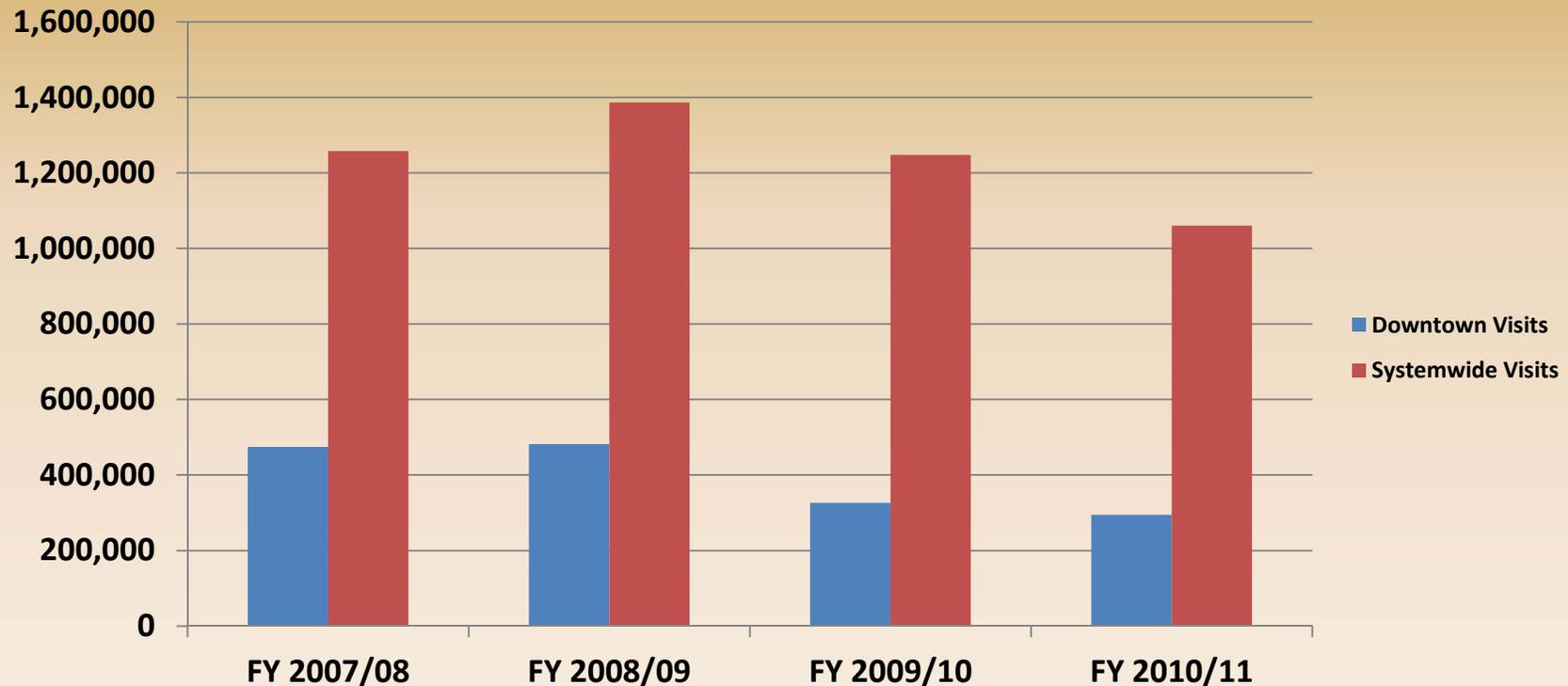


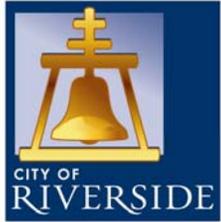


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Library Statistics

- Physical visits to the Downtown Library and system wide have decreased over the past few years





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Library Online Resources

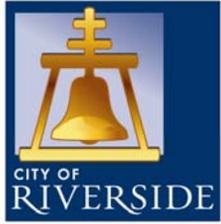
- Internet based services include:
 - Online account access
 - View materials status, reserve items, pay fines
 - Online resources
 - Encyclopedias, research centers, homework help, auto repair, healthcare



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Program Needs

- Ample space to fulfill the integral role as a downtown cultural and learning destination
- Optimal programming of space that incorporates state-of-the-art efficiencies

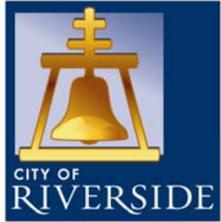


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Fiscal Impact

New Library Construction

Description	Projected Costs	\$ per S.F.
100,000-square-foot building	45,000,000	450.00
Contingency (10%)	4,500,000	45.00
Design Fees (8.5%)	3,825,000	38.25
Library FFE	2,000,000	20.00
Utilities, Inspections, Permits	400,000	4.00
Staff Administration	450,000	4.50
Complete EIR	347,000	3.47
New Construction Concept Budget	56,522,000	565.22
Parking Garage Budget (optional)	8,000,000	20,000 per space
New Library & Parking Garage Concept Budget	64,522,000	645.22



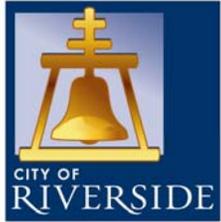
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Fiscal Impact

Rehabilitate Existing Library

Description	Projected Costs	\$ per S.F.
60,000-square-foot building (\$200-225sf)	13,500,000	225.00
Contingency (15%)	2,025,000	33.75
Design Fees (10%)	1,350,000	22.50
Library FFE	1,500,000	25.00
Utilities, Inspections, Permits	325,000	5.42
Staff Administration	450,000	7.50
Rehabilitation Concept Budget	19,150,000	319.17

Note: EIR will not need to be completed resulting in additional savings of \$347,000.



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Summary

- The EIR is 30% completed
- Total library square footage exceeds that of comparable sized cities
- Cost to construct a new library is \$64,522,000
- Cost to rehabilitate the existing library is \$19,150,000