TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: LIBRARY DEPARTMENT  
DATE: February 14, 2012  
ITEM NO: 13  
WARDS: ALL  
SUBJECT: DOWNTOWN LIBRARY WORKSHOP  

ISSUE:

The issue for City Council is to receive an update on the Downtown Library project.  

RECOMMENDATION:

That the City Council receive an update on the Downtown Library and direct staff to provide the Board of Library Trustees with quarterly updates of the project.  

BACKGROUND:

The Mayor requested a workshop on the Downtown Library on December 16, 2011 to include the status of the Environmental Impact Report (EIR) and a review of the Blue Ribbon Task Force design.  

The project involves the demolition of the existing Library, parking and the construction of a new Library anticipated at approximately 100,000 square feet. The planned architectural style is to be consistent with development standards and design policies contained in the Downtown Specific Plan and complement the Mission Inn and Seventh Street Historic Districts.  

In April 24, 2007, the City Council approved a Professional Services Agreement with Pfeifer Partners Architects in the amount of $2,000,000 with a $200,000 contingency for a total Agreement amount of $2,200,000. However, the original project scope was for design of the joint Library/Museum Expansion project. When it was determined that Library and Museum projects should proceed separately, rather than as a joint project, the scope of work was reduced to $450,000 until such time as the design was further refined. The expenditures to date have been for initial project design for the joint Library/Museum Expansion project and evolving conceptual design as guided by the Blue Ribbon Task Force.  

In August 2009, the City Council approved a Professional Services Agreement with Albert A. Webb Associates to prepare an EIR for a cost of $200,000. The EIR was to cover the review of the environmental impacts of replacing the existing 60,000 square foot library with the new 100,000 square foot library.
In May 2011, Webb’s contract was amended to include the complete demolition of the existing facility, an option for subterranean parking and subsequently, additional studies such as cultural, noise, traffic and air quality to accommodate these additions to the scope of work. The new budget as approved by the City Council is $508,495, including consulting services, contingencies, permit fees and administration and staff costs. Funding for this contract is available through the previously funded $200,000 of Certificate of Participation proceeds (COPs) and $308,495 from the Redevelopment Agency.

The current amount budgeted for the Downtown Library project is $959,757; this includes the Pfeifer contract, Webb contract, contingencies, permit fees, administration and staff costs. Currently, the remaining balance is $185,861, which includes the unspent balance of the Pfeifer contract ($80,549). The remainder of the original $2,200,000 City Council appropriation ($1,548,738) was returned to the unallocated balance of the (COPs) and subsequently allocated to other capital projects approved by the City Council.

Work on the EIR began on June 2, 2011. On August 30, 2011, the Notice of Preparation (NOP) was mailed out to adjacent property owners, interested parties and agencies. To date, the EIR is approximately 30% completed.

Staff anticipates that the EIR will be completed in the second quarter of 2013. Once the EIR is completed, approved and no legal challenge of the EIR is received, staff will commence the design process. The design process will add an additional eight months to the project timeline. The decision to commence the design process after the EIR is complete will potentially save the City thousands of dollars if a redesign is necessary due to an EIR challenge. The funding saved by this process is key in seeing this project through to fruition with an estimated cost for the new 100,000 square foot facility at $56,522,000.

In light of the slow economic recovery, staff was asked to provide a cost to rehabilitate the existing 60,000 square foot facility in a similar fashion as the Marcy Library. Staff estimates the cost to rehabilitate the facility at $19,150,000.

It is important to note that although the project is in the City’s Capital Improvement Program, currently, there is no identified funding for the construction of this project.

**FISCAL IMPACT:**

There is no fiscal impact associated with this update.

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
February 14, 2012

To: Riverside Mayor and City Council
From: The Raincross Group
Subject: Recommendations for the Downtown Library

On Friday, February 10, 2012, the Raincross Group unanimously adopted the following recommendations to the Mayor and City Council concerning the Downtown Library:

1. That the Mayor and City Council proceed with a major renovation of the existing facility.

2. That the Mayor and City Council make this a high priority project and take a strong and active leadership role to make it happen.

3. That the Mayor and City Council direct staff to have architectural plans and cost estimates for renovation prepared as soon as possible.

4. That the Mayor and City Council direct staff to prepare a funding study with options and alternate approaches of financing for review by the City Council and the community as soon as possible.

Please involve the community. We are prepared to help, should you call on us.

Respectfully submitted,

THE RAINCROSS GROUP

Douglas Shackelton, Chair
Downtown Library Committee
shackconsult@gmail.com
951-315-1520
Good Morning Mike,

Ms. Jorgensen called this morning and wishes to make her opinion known, her qualifications are:

1) Downtown resident
2) Professional Librarian for 34 years
3) Former member and Chair of the Library Board

She favors renovating the Downtown Library, she opposes building a new monumental library, and she feels that since the construction of the new branches that the city has taken library services to the residents rather than requiring the residents to come to the Downtown Library and she would wonder how you would adequately staff a 100,000 square foot building and you have a homeless population there that is a deterrent to using that library, she thinks the renovation of the Marcy Library has shown us what can be done, so she favors a renovation similar to what was done at the Marcy Library.

One more point, she feels it is important to keep the constellation of library, museums, auditorium and churches as it is with the Mission Inn as the crown jewel and not to mention the Fox Theater, she agrees with the Mission Inn that it would be detrimental to have a large monumental Library constructed which interrupts the current sight lines to the Mission Inn and to Riverside’s Museum district.

Lynn Anderson
Council Assistant - Ward 1
Council Member Mike Gardner
City of Riverside
3900 Main Street, Riverside, CA 92522
951-826-5242 (office) 951-312-0475 (cell)

cc: Mayor
City Council
City Manager
City Attorney
Library Director
Dear Mike:

I appreciate your write-up of the library issue in the RDP's bulletin. It was complete and responsible. Thank you.

I urge you to stay the course with the council-approved plan for a full EIR. While we clearly have no funds at present to completely rebuild the downtown library, it is possible the future councils will - and perhaps sooner than we think. An EIR will allow for that process to proceed when it can. While some improvements and renovation are in order for the current building, no amount of paint can dress up the clear deficiencies of the structure. It is simply beneath the standards and needs of an important city such as Riverside. It has served it's purpose. We now need to move forward.

Riverside clearly supports it's libraries - see Measure I. The time has come to return that loyalty with a clear plan to rebuild the library and bring our downtown branch up to the prominence it once enjoyed. I, for one, would rather wait another five years to do so than paint the place now and call it "done".

Thanks very much for soliciting our opinions.

Best,
Toby Holmes

4450 Sixth Street

Toby Holmes
tcholmes4202@yahoo.com

cc: Mayor
City Council
City Manager
City Attorney
Library Director
Mayor and Council,

I am writing to support the need to rebuild the downtown library. This doesn't mean tearing it down, just creatively renovating it (we have creative local architects and engineers). We need a Downtown branch library at least as good as all the other branches.

The key to this is Leadership. If you don't set high expectations, then nothing will happen. During the Riverside Renaissance, when redevelopment funds were plentiful, nothing happened regarding the library because no leadership expectations were defined.

I request that the Council establish this as a priority and tell the City Manager to get it done. Set a goal of starting construction on Nov. 25, 2013 (Andrew Carnage's birthday). There may be new partnership opportunities to accomplish the goal. For example, RCCCD Chancellor Gray said at Good Morning Riverside that they have funds to build facilities but are struggling to find operating revenue. Riverside voters approved measure I to provide operating funds. Maybe there is a match.

We also have local universities who accomplish marvelous results through endowments and "naming rights". Again, the city could learn from them. A key element to their success is leadership from the top and an expectation of management to achieve the result.

Leadership is the key.

Thank you for listening. Tom Evans, ward 5.

Sent from my Ipad

Cc: Mayor
City Council
City Manager
City Attorney
CITY OF RIVERSIDE
SPEAKER CARD

WELCOME TO THE RIVERSIDE CITY COUNCIL MEETING.

IF YOU WISH TO ADDRESS THE CITY COUNCIL/REDEVELOPMENT AGENCY, PLEASE COMPLETE AND SUBMIT THIS CARD TO THE CITY CLERK. SPEAKERS ARE ENCOURAGED TO SUBMIT THEIR CARDS TO THE CITY CLERK BEFORE THE SCHEDULED MEETING TIME. SPEAKER CARDS WILL BE ACCEPTED UNTIL THE AGENDA ITEM IS CALLED.

ITEM NO.: 13
NAME: Nancy Melendez
DATE: 2/14/12
CITY/NEIGHBORHOOD: Arlington
PHONE # (Optional): 951-687-5323
ADDRESS (Optional):
9246 Hawthorne Riverside 92503

SUBJECT: Main Library

☑ SUPPORT ☐ OPPOSE ☐ NEUTRAL

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ITEM NO.: 53

NAME: Charles O. Field

DATE: 2/14/12

CITY/NEIGHBORHOOD: Downtown (Colony Heights)

PHONE # (Optional): _______

ADDRESS (Optional): 4415 5th St. Riverside CA 92501

City/State/Zip

SUBJECT: _______

□ SUPPORT □ OPPOSE □ NEUTRAL

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ITEM NO.: ____________________________________________ DATE: ________________

NAME: VIVIAN Moreno ____________________________ PHONE # (Optional): _________________________

CITY/NEIGHBORHOOD: __________________________________PHONE # (Optional): _________________________

ADDRESS (Optional): ___________________________________________

Address

City/State/Zip

SUBJECT: #13 library "Yes Right"

☐ SUPPORT ☐ OPPOSE ☐ NEUTRAL

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ITEM NO.: 13+14  (Rep. First Church Christ
NAME: Karen Sevaly Scientist, Riverside)  DATE: 2/14/12

CITY/NEIGHBORHOOD: Riverside Downtown  PHONE # (Optional): 951 684-0246

ADDRESS (Optional): 5267 Lochmoor Riverside 92507 (home)  
Address  City/State/Zip

SUBJECT: Downtown Library Project  

☐ SUPPORT  ☒ OPPOSE  ☐ NEUTRAL

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ITEM NO.: 13
NAME: DOUG SHACKELTON

CITY/NEIGHBORHOOD: ALL WARDS

ADDRESS (Optional):

SUBJECT:

[ ] SUPPORT  [ ] OPPOSE  [ ] NEUTRAL

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ITEM NO.: 13

NAME: ____________________________ DATE: ________________

CITY/NEIGHBORHOOD: ____________________________ PHONE # (Optional): ____________________________

ADDRESS (Optional): ____________________________________________________________

City/State/Zip

SUBJECT: ____________________________________________________________

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ITEM NO.: ________
NAME: TED WEGGELAND __________________________ DATE: ________

CITY/NEIGHBORHOOD: __________________________ PHONE # (Optional): __________________________

ADDRESS (Optional): 2854 Runnym Dr. 92506
Address City/State/Zip

SUBJECT: Downton Library

☐ SUPPORT ☐ OPPOSE ☐ NEUTRAL

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ITEM NO.: 13
NAME: Susan Coffey                              DATE: 12/14/1

CITY/NEIGHBORHOOD: Ward 3                      PHONE # (Optional): ________________

ADDRESS (Optional): ___________________________________________________________________________________

SUBJECT: "Main Library"

☐ SUPPORT ☐ OPPOSE ☐ NEUTRAL

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ITEM NO.: 13
NAME: Gary Christmas
DATE: 2/14/2012
CITY/NEIGHBORHOOD: Mission Grove
PHONE # (Optional): 
ADDRESS (Optional): 
SUBJECT: Downtown Library

☐ SUPPORT ☐ OPPOSE ☐ NEUTRAL

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ITEM NO.: 13
NAME: MOLLY CARPENTER
DATE: 2/14/12

CITY/NEIGHBORHOOD: VICTORIA WOODS
PHONE # (Optional):

ADDRESS (Optional):
Address
City/State/Zip

SUBJECT: LIBRARY REPORT

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ITEM NO.: 13
NAME: JUDITH AUST
DATE: 3/14/2012

CITY/NEIGHBORHOOD: RAMONA
PHONE # (Optional): 

ADDRESS (Optional):
Address
City/State/Zip

SUBJECT: DOWNTOWN LIBRARY UPDATE

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ITEM NO.: 13  Page 1 of 2
NAME: Karen Davis Wright

Ward 3

Strongly Against Tearing down existing library and Against Rebuilding it in place.

Address (Optional): This would cost 3 times as much as building as building fresh elsewhere.

Support rehabbing current library with NO Change

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SURE REVERSE FOR FURTHER INFORMATION

Karen Davis Wright
Written Comments for the Public Record

Note: Rebuilding elsewhere is best idea as it could be more centrally located and old building could be otherwise used.

and could be built where there is adequate sitting.

DATE: 1/14/2012

City/State/Zip

Support rehabbing current library with NO Change

SUPPORT □ OPPOSE □ NEUTRAL

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It should not changed in height. We need to save current exterior, which with trees act as a cliff and allows mission inn, museum, adjust church to shine. Also existing open space needs to start in place. With no building intrusions.
CITY OF RIVERSIDE
SPEAKER CARD

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ITEM NO.: 13  Page 2 of 2
NAME: Karen Doris Wright
DATE: Feb 14, 2012

CITY/NEIGHBORHOOD: Ward 3
PHONE # (Optional):
ADDRESS (Optional): Downtown Main Library, including Kicking out Mission Ian Parking 500 Afters
Have a place to park and/or provide free Meta parking for library sections

SUBJECT: I am not aware of smells in the library, but if
PLEASE TURN OFF OR SILENCE PAGERS AND CELLULAR TELEPHONES.

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I see reverse for further information

Karen Doris Wright
Written Comments for public record.