



# City Council Memorandum

City of Arts & Innovation

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**TO:** HONORABLE MAYOR AND CITY COUNCIL      **DATE:** February 14, 2012  
**FROM:** LIBRARY DEPARTMENT      **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.

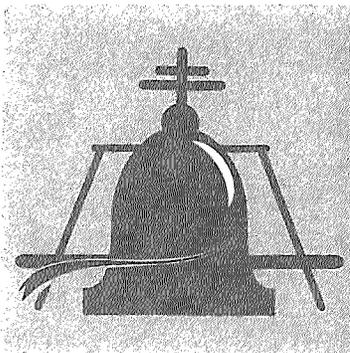
In light of the slow economic recovery, staff was asked to provide a cost to rehabilitate the existing 60,000 square foot facility in a similar fashion as the Marcy Library. Staff estimates the cost to rehabilitate the facility at \$19,150,000.

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



# RAINCROSS | G R O U P

Received at meeting of: CC

Date: 2-14-12

Item No: 13

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*  
Douglas Shackelton, Chair  
Downtown Library Committee  
[shackconsult@gmail.com](mailto:shackconsult@gmail.com)  
951-315-1520

Date: 2-14-12

Item No.: 13

**Subject:** FW: Venita Jorgensen called she cannot make the Library hearing today

**From:** "Anderson, Lynn" <[LAnderson@riversideca.gov](mailto:LAnderson@riversideca.gov)>

**Date:** February 14, 2012 9:09:28 AM PST

**To:** "Gardner, Mike" <[MGardner@riversideca.gov](mailto:MGardner@riversideca.gov)>

**Cc:** "[kvenitaj@att.net](mailto:kvenitaj@att.net)" <[kvenitaj@att.net](mailto:kvenitaj@att.net)>

**Subject:** Venita Jorgensen called she cannot make the Library hearing today

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

Date: 2-14-12

**Subject:** FW: Downtown Library EIR

Item No.: 13

**From:** Toby Holmes <[tcholmes4202@yahoo.com](mailto:tcholmes4202@yahoo.com)>  
**Date:** February 5, 2012 9:22:18 PM PST  
**To:** Mike Gardner <[mgardner@riversideca.gov](mailto:mgardner@riversideca.gov)>  
**Subject:** **Downtown Library EIR**  
**Reply-To:** Toby Holmes <[tcholmes4202@yahoo.com](mailto:tcholmes4202@yahoo.com)>

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](mailto:tcholmes4202@yahoo.com)

cc: Mayor  
City Council  
City Manager  
City Attorney  
Library Director

-----Original Message-----

From: Myearthlink [mailto:tpemle@earthlink.net]

Sent: Sunday, February 12, 2012 8:57 AM

To: Morton, Sherry

Cc: Raincross Group; Douglas Shackelton

Subject: Comment regarding the downtown library 2/14 council meeting

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 Carnegie's birthday). There may be new partnership opportunities to accomplish the goal. For example, RCCD 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

**RECEIVED**

FEB 13 2012

City of Riverside  
City Clerk's Office

**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): 951-689-5328

ADDRESS (Optional): 9216 Hawthorne Riverside 92503  
Address City/State/Zip

SUBJECT: Main Library  
 SUPPORT  OPPOSE  NEUTRAL

*In accordance with the Public Records Act, any information you provide on this form is available to the public.*

**PLEASE TURN OFF OR SILENCE PAGERS AND CELLULAR TELEPHONES.**

**SEE REVERSE FOR FURTHER INFORMATION**

**CITY OF RIVERSIDE  
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ITEM NO.: 173 NAME: Charles D. Field DATE: 2/14/12

CITY/NEIGHBORHOOD: Downtown (Colony Heights) PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): 4415 5<sup>th</sup> St. Riverside CA 92501  
Address City/State/Zip

SUBJECT: Johnny

SUPPORT  OPPOSE  NEUTRAL

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# CITY OF RIVERSIDE SPEAKER CARD

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ITEM NO.: \_\_\_\_\_ NAME: Alvaro Moreno DATE: \_\_\_\_\_

CITY/NEIGHBORHOOD: \_\_\_\_\_ PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

SUBJECT: # 13 Library "You Right"

SUPPORT  OPPOSE  NEUTRAL

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ITEM NO.: 13+14

NAME: Karen Sevalby (Rep. First Church Christ Scientist, Riverside)

DATE: 2/14/12

CITY/NEIGHBORHOOD: Riverside Downtown

PHONE # (Optional): 951 684-0246

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

SUBJECT: Downtown Library Project

SUPPORT  OPPOSE  NEUTRAL

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ITEM NO.: 13      NAME: DOUG SHACKLETON      DATE: 2-14-12

CITY/NEIGHBORHOOD: ALL WARD      PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

SUBJECT: Downtown Library

SUPPORT       OPPOSE       NEUTRAL

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ITEM NO.: B NAME: Mary Sue 17th DATE: \_\_\_\_\_

CITY/NEIGHBORHOOD: \_\_\_\_\_ PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address City/State/Zip

SUBJECT: \_\_\_\_\_

SUPPORT  OPPOSE  NEUTRAL

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ITEM NO.: \_\_\_\_\_  
NAME: TED WEGGECAND DATE: Valentines Day!

CITY/NEIGHBORHOOD: \_\_\_\_\_ PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): 2834 Runsey Dr. 92506  
Address City/State/Zip

SUBJECT: Downtown Library  
 SUPPORT  OPPOSE  NEUTRAL

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# CITY OF RIVERSIDE SPEAKER CARD

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ITEM NO.: 13 NAME: Misan Coffey DATE: 12/14/

CITY/NEIGHBORHOOD: Ward 3 PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

SUBJECT: 1<sup>st</sup> Main Library

SUPPORT  OPPOSE  NEUTRAL

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ITEM NO.: 13  
NAME: Gary Christmas DATE: 2/14/2012

CITY/NEIGHBORHOOD: ~~Item~~ Mission Grove PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

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 92506

SUBJECT: LIBRARY REPORT

SUPPORT  OPPOSE  NEUTRAL

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ITEM NO.: 13 NAME: JUDITH AUSTIN DATE: 2/14/2012

CITY/NEIGHBORHOOD: RAMONA PHONE # (Optional): \_\_\_\_\_

ADDRESS (Optional): \_\_\_\_\_ Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

SUBJECT: DOWN TOWN LIBRARY UPDATE

SUPPORT  OPPOSE  NEUTRAL

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Karen Davis Whight  
Written Comments for  
public record.

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ITEM NO.: 13 Page 2 of 2 DATE: Feb 14 2012 <sup>6:30 PM</sup>

NAME: Karen Davis Whight

CITY/NEIGHBORHOOD: Ward 3

PHONE # (Optional):

ADDRESS (Optional): The City needs to provide parking for the downtown main building including

holding out Mission Inn parking so citizens

have a place to park and for provide free

subject: better parking for library downtown.

SUPPORT

OPPOSE

NEUTRAL

In accordance with the Public Records Act, any information you provide on this form is available to the public.  
I am not aware of details in the library but if

there is it is due to neglect by the city. be

also given space in front of library needs to be

returned for public events