



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Shannon Buckley, Assistant City Manager

Date: June 25, 2024

Subject: Professional Services Agreement with STK Architectural, Inc. for Architectural Services for City Library; Finding of Exemption Pursuant to Section 15332 of Title 14 of the California Code of Regulations (Class 32 – Infill)

Recommendation

1. Approve and authorize the City Manager to execute an agreement with STK Architectural, Inc. in an amount not to exceed \$600,460.00 for architecture services related to the design development phase and construction document phase for the City Library in such final form as approved by the City Attorney and authorize the City Manager to approve change orders not to exceed a 10% contingency amount of \$60,046.00 for unforeseen expenses; and
2. Find that the new City Library project satisfies the conditions described in Section 15332 of Title 14 of the California Code of Regulations (Class 32 – Infill) and is therefore exempt from review under the California Environmental Quality Act (CEQA).

Background

Earlier this year, the City was awarded a \$10 million library grant to fund the construction of a new library.

The new City Library facility (Project) will be located on North Main Street at the corner of West Sumner Avenue and extending to N. Spring Street. This location will present an attractive building facing Main Street. In addition to the main Library area, the new Library facility will include one community meeting room, two study rooms, a children's area, a teen area, and a public work room with individual workstations.

In close coordination with the Riverside County Library Administration, the City will construct the new library. Riverside County will perform all operational services once the library is completed and open to the public.

STK Agreement for City Library

City staff has also been working closely with STK Architecture, Inc. to develop and provide a conceptual design of the new library. Critical considerations such as optimal space utilization, stimulus for redevelopment, and Main Street's "allure" have driven the design concept. The conceptual design capitalizes on a revitalized Main Street area that will also drive economic improvement on Main Street. Some of the key features include:

Open 1 1/2 story glass entrance steel frame	Wood stud walls/roof
Sliding glass entrance doors	Amble public parking
Brick exterior finishes with parapet roof walls	Security Elements
Inviting expansive lobby and service counters	Sufficient Administrative Space
Connection with Utilities	Interiors that open to large rooms
ADA Accessibility Throughout	Large Multipurpose Spaces

Discussion

With the funding secured, the site location identified, and the concept plan completed, it is time to turn to the next critical step leading to the project's actual construction. This proposed agreement with STK Architectural, Inc. provides the preparation of the architectural, structural engineering, plumbing engineering, and electrical engineering design documentation for all construction requirements. Below are the elements within the proposed scope of services:

- Schematic Plan With Structural System Design
- Structural Calculations
- Construction Structural Details
- Footing and Concrete Plan Development
- Construction Elevations
- Detailed Floor and Roof Plans
- Interior and Exterior Finishes
- Proposed Title 24 Requirements
- Proposed Lighting Package
- Outside and Governmental Processing (Water District, So Cal Edison, The Gas Company)

Development of construction documentation will begin immediately upon approval of this action.

Environmental Determination

Section 15300 to Section 15333 of Title 14 of the California Code of Regulations includes a list of classes of projects that have been determined not to have a significant effect on the environment and, as a result, are exempt from review under CEQA. Among the classes of projects that are exempt from CEQA review are those projects that are specifically identified as urban infill development.

STK Agreement for City Library

The New City Library Project (Project) satisfies the conditions described in Section 15332 of Title 14 of the California Code of Regulations (Class 32 – Infill) in that:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations;
2. The proposed development occurs within City limits on a Project site of no more than five acres substantially surrounded by urban uses;
3. The project site has no value as a habitat for endangered, rare, or threatened species;
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. All required utilities and public services can adequately serve the site.

Following approval of the Agreement, a Notice of Exemption for the new City library project will be prepared and submitted to the appropriate agency.

Fiscal Impact

The combined architectural and structural engineering professional service fees are set at \$600,460.00 and listed below:

Architectural Fee	\$482,000
Structural Engineering Fee	\$ 37,060
Plumbing and Electrical Engineering Fee	<u>\$ 81,400</u>
Total	\$600,460

Additional professional engineering services (civil and geotechnical) will be negotiated and contracted separately by staff. The awarded library grant will fund the services.

Attachments

- Attachment 1 – Agreement
- Exhibit A – Proposal
- Exhibit B – Library Conceptual Rendering
- Exhibit C – Library Location Site Map

Manager's Office