

RESOLUTION NO. 186-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND,
CALIFORNIA, AUTHORIZING THE AWARD OF A CONSTRUCTION CONTRACT
TO ALTEN CONSTRUCTION, LLC FOR THE REVITALIZATION OF THE
HISTORIC RICHMOND MAIN LIBRARY PROJECT**

WHEREAS, Richmond Public Library is the municipal public library serving the City of Richmond. The Main Branch (Richmond Main Library), located at 325 Civic Center Plaza, is one of three physical locations that require seismic upgrades and various interior and exterior facility renovations; and

WHEREAS, Revitalizing the Historic Richmond Main Library Project (Project) aims to modernize and preserve the historic, aging facility through a major renovation; and

WHEREAS, the City has secured \$34,400,000 in funding for this Project, which includes \$9,712,979 in California State Library Building Forward Grant funding, \$2,000,000 in American Rescue Plan Act (ARPA) funds, and \$22,700,000 in local funds; and

WHEREAS, an invitation for bids for the Project was duly advertised on August 14, 2025, bids were opened on October 9, 2025, and the City received eight (8) bids; and

WHEREAS, staff reviewed the bid for the apparent low bidder, CWS Construction Group, Inc., and determined the bid did not meet the mandatory minimum qualification requirements outlined in the Project Manual's Statement of Qualifications and was therefore deemed non-responsive. Pursuant to the Project Manual, staff proceeded to evaluate the next apparent lowest responsive and responsible bidder; and

WHEREAS, staff also conducted an analysis regarding the application of rating incentives as set forth in the Richmond Business Opportunity Ordinance (RMC 2.50). The analysis concluded that the bid for Alten Construction, LLC, a Richmond business, is eligible for a 5% rating incentive based on compliance with RMC 2.50.070 (a). Application of this incentive reduced the evaluated amount of the bid by \$1,101,857.90, making Alten Construction, LLC the apparent low bidder for rating purposes; and

WHEREAS, staff reviewed the bid for Alten Construction, LLC, and determined the bid is responsive and responsible, and references for Alten Construction, LLC checked out satisfactorily; and

WHEREAS, staff recommends awarding a construction contract to Alten Construction, LLC in the amount of \$22,057,858.00 (Base Bid of \$22,037,158.00 plus Additive Bid Alternate Item 1A in the amount of \$20,700.00), and further recommends that the City Council authorize additional budget authority in the amount of \$2,205,785.00 (equal to ten percent of the contract amount) for City-controlled contingency to be used only for Director-approved change orders; and

WHEREAS, staff also recommends authorizing the Director of Public Works to approve change orders, if necessary, up to the City-controlled contingency amount of \$2,205,785.00; and

WHEREAS, by the Agenda Report ("Agenda Report") accompanying this resolution, the City Council has been provided with additional information supporting this action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richmond that:

SECTION 1. The City Council hereby finds the above recitals are true and correct and has served, together with the Agenda Report, as the basis for this action.

SECTION 2. The City Council authorizes the award of a construction contract to Alten Construction, LLC for the Revitalizing the Historic Richmond Main Library Project in the amount of \$22,057,858.00 (Base Bid of \$22,037,158.00 and Additive Bid Alternate Item 1A of \$20,700.00). The City Council further authorizes separate contingency budget authority in the amount of \$2,205,785.00 (equal to ten percent of the contract amount), to be used solely for Director-approved change orders.

SECTION 3. The City Manager, or designee, is authorized to execute the construction contract and to take all necessary administrative steps to facilitate completion of the Project.

SECTION 4. The Director of Public Works is authorized to approve change orders, if necessary, using the City-controlled contingency funds in an amount not to exceed \$2,205,785.00.

SECTION 5. The City Clerk is designated as the custodian of the documents comprising the record of proceedings relating to this action, which shall be maintained at Richmond City Hall, 450 Civic Center Plaza, Richmond, California 94804.

SECTION 6. This Resolution shall become effective immediately upon its passage and adoption.

I certify that the foregoing resolution was passed and adopted by the City Council of the City of Richmond at a regular meeting thereof held on December 16, 2025, by the following vote:

AYES:	Councilmembers Bana, Brown, Jimenez, Robinson, Wilson, and Vice Mayor Zepeda.
NOES:	None.
ABSTENTIONS:	None.
ABSENT:	Mayor Martinez.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND

Approved: (SEAL)

EDUARDO MARTINEZ
Mayor

Approved as to form:

DAVE ALESHIRE
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 186-25**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on December 16, 2025.



Pamela Christian, Clerk of the City of Richmond