

RESOLUTION NO. 187-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND, CALIFORNIA, AUTHORIZING THE FOURTH CONTRACT AMENDMENT WITH NOLL & TAM ARCHITECTS FOR THE REVITALIZING THE HISTORIC RICHMOND MAIN LIBRARY PROJECT (PROJECT) IN THE AMOUNT OF \$382,909 FOR AN AMENDED TOTAL NOT TO EXCEED AMOUNT OF \$3,668,781 PLUS CONTINGENCY IN THE AMOUNT OF \$67,091 FOR A POTENTIAL TOTAL NOT TO EXCEED CONTRACT AMOUNT OF \$3,735,872; EXTEND THE CONTRACT TERM TO JUNE 30, 2028; AND APPROPRIATE \$450,000 FROM THE LIBRARY FUND TO THE PROJECT (AR231)

WHEREAS, the 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 and is in need of significant seismic upgrades and interior and exterior renovation work; and

WHEREAS, the Revitalizing the Historic Richmond Main Library Project (Project) aims to modernize and preserve the historic, aging facility through a major renovation that addresses building systems, accessibility, seismic needs, and long-term functionality; 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, on October 18, 2023, the City entered into a contract with Noll and Tam Architects for architectural design services, for an amount not to exceed \$3,285,872, which included a contract amount of \$2,987,156 plus 10 percent contingency in the amount of \$298,716.

WHEREAS, during the design phase of the Project, additional services from Noll and Tam Architects were needed and Contract Amendment 1, Contract Amendment 2 and Contract Amendment 3 were executed utilizing the full contingency amount; and

WHEREAS, staff recommends a fourth Contract Amendment for additional design that was necessary to complete the Project design, in addition to construction administration services that will be necessary from the design team during construction. Contract Amendment No. 4 in the amount of \$382,909 will establish a revised not-to-exceed contract amount of \$3,668,781. An additional 15% contingency in the amount of \$67,091 will allow the design team to address unforeseen conditions during construction. The contingency will potentially increase the total not-to-exceed contract amount to \$3,735,872; and

WHEREAS, staff also recommends extending the contract term to June 30, 2028; 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 as follows:

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

SECTION 2. The City Council hereby authorizes Contract Amendment No. 4 with Noll and Tam Architects for the Revitalizing the Historic Richmond Main Library in the amount of \$382,909, establishing a revised not-to-exceed contract amount of \$3,668,781; and an additional 15% contingency in the amount of \$67,091, potentially increasing the total not-to-exceed contract amount to \$3,735,872.

SECTION 3. The City Manager, or designee, is authorized to execute Contract Amendment No. 4, and approve amendments, if necessary, for up to the 15% contingency amount of \$67,091, and to take all necessary administrative steps to facilitate completion of the Project.

SECTION 4. The City Council appropriates \$450,000 from the Library Fund to the Project (AR231) to support Contract Amendment No. 4.

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. 187-25**, 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