



Administrative Report

H.7., File # 26-0235

Meeting Date: 4/21/2026

To: MAYOR AND CITY COUNCIL
From: ANDREW WINJE, PUBLIC WORKS DIRECTOR

TITLE

ADOPT BY TITLE ONLY RESOLUTION NO. 2604-022 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDONDO BEACH, CALIFORNIA, AWARDING A PUBLIC WORKS CONTRACT TO RAMCO GENERAL ENGINEERING CONTRACTORS, INC., A CALIFORNIA CORPORATION, IN THE AMOUNT OF \$719,885 FOR CONSTRUCTION OF THE VETERANS PARK HISTORIC LIBRARY AND COMMUNITY CENTER - EXTERIOR ACCESSIBILITY IMPROVEMENTS PROJECT, JOB NO. 20900

EXECUTIVE SUMMARY

On March 3, 2026, the City Council approved project plans and specifications for the exterior accessibility improvements required at the Veterans Park's Historic Library and Community Center which were then advertised for competitive bids.

Approval of the Resolution to award the construction contract to RAMCO General Engineering Contractors, Inc. (RAMCO), in the amount of \$719,885, would allow the project to move forward to the construction phase. Construction of the project is expected to begin in May 2026 and be completed within 40 working days from the issuance of the Notice to Proceed. Funding for the Project is included in the adopted Capital Improvement Program (CIP) Budget within the Veteran's Park Historic Library Improvement Project No. 20900.

BACKGROUND

The Veterans Park Historic Library and Community Center facility is an 11,400 square foot landmark building listed on the National Register of Historic Places. It served as the City's Main Library from 1930 through 1991. In January 1991, the building incurred substantial seismic damage as a result of the Sierra Madre earthquake, forcing its closure to the public. In late 1991, the City Council approved the repurposing of the facility as a banquet and events center and initiated plans for construction of a new library facility adjacent to the Civic Center. The former main library building was renamed the Veterans Park Historic Library & Community Center and was renovated to include seismic upgrades and an historic restoration to accommodate its new use.

Following completion of the renovation in 1995, the City entered into a catering and management operation agreement with Spectrum Catering, commencing in 1996. This contract was renewed in 2013 and remained active until its expiration on October 31, 2020. At that time, the facility was closed due to the COVID-19 pandemic and the vendor elected not to pursue a renewed contract. In an effort to secure a new, qualified concessionaire, the City undertook a multi-year effort that included

a formal Request for Proposals and extensive negotiations regarding the preferred use of the facility that balances community access and private use. On October 7, 2025, the City entered into a concessionaire agreement with MBM Hospitality, Inc. (MBM), which outlined a series of interior tenant improvements that MBM would be required to complete prior to the reopening of the facility, along with certain facility improvements and exterior access improvements that are the responsibility of the City.

Most of the City's facility improvements (new roof, new windows, stucco repairs and mechanical system repairs) are complete, and exterior painting has been scheduled. The City's contribution toward exterior access improvements, which would be completed under the proposed contract with Ramco, includes enhancements compliant with the Americans with Disabilities Act (ADA) to ensure accessible entry to the facility at the main entrance, the northern parking lot, and lower-level entrance, along with replacement of the western stairwell from the second level.

The project was advertised on March 12, 2026, and 6 bids were received and publicly opened on April 2, 2026. After reviewing the bids, RAMCO General Engineering Contractors, Inc. (RAMCO), with a bid of \$719,885, was found to be the lowest responsible bidder with a responsive bid.

Staff reviewed the bids, checked references, and verified qualifications of the apparent lowest bidder, Jermax Construction, Inc. Staff discovered that their Bid Bond was not properly executed, and the bid was determined to be non-responsive. RAMCO, which provided the next lowest bid, was vetted in a similar way and was determined to have provided the lowest responsive bid. All licenses held by the firm are active and valid, and they possess adequate references. As such, staff have confirmed RAMCO as a responsible bidder with the lowest responsive bid for the project.

Staff recommends the City Council approve the attached Resolution to award RAMCO a contract in the amount of \$719,885 for the Veterans Park Historic Library and Community Center - Exterior Accessibility Improvements Project, Job No. 20900. Construction of the project is expected to be completed within 40 working days from the time of mobilization, which is anticipated in May of 2026.

COORDINATION

The Project has been coordinated with the Community Services Department and the Public Works Department with assistance from the Community Development Department's Building Services Division. The City Attorney's Office approved the Resolution as to form.

FISCAL IMPACT

The estimated cost to complete the Project, including construction management, inspection services, and contingency funding is available in the adopted FY 2025-26 CIP Budget.

<u>Funding:</u>		<u>Expenditures:</u>	
Veterans Park Historic Library Upgrades #20900	\$ 863,861	Construction Contract	\$ 719,885
		Contingency	\$ 71,988
		<u>CM & Inspection</u>	<u>\$ 71,988</u>
Total	\$863,861	Total	\$ 863,861

APPROVED BY:

Mike Witzansky, City Manager

ATTACHMENTS

- Reso - No. CC-2604-022 to Award a Public Works Contract to RAMCO General Engineering Contractors, Inc.
- Bid Results
- Location Map - Veterans Park Historic Library Upgrades, Job No. 20900