



Board Agenda Item 49

DATE: February 10, 2026

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Award Contract 25-S-01 Central Library Ceiling and Lighting Upgrades

RECOMMENDED ACTION(S):

- 1. Adopt plans and specifications for Contract 25-S-01 Central Library Ceiling and Lighting Upgrades, California State Library Building Forward Grant Agreement No. A-24-026/BF-23-015, and award to the lowest bidder, Better Enterprises, Inc., 1148 N Cypress Avenue, Fresno, CA 93727-6871, in the total amount of \$4,660,300; and**
- 2. Authorize the Director of Public Works and Planning to execute contract change orders for Contract 25-S-01, not to exceed \$210,000 for any one change order pursuant to Public Contract Code 20142, and not to exceed a total change order limit of \$245,515, or approximately 5.27% of the total compensation payable under Contract 25-S-01.**

Approval of the first recommended action will authorize the adoption of the project's plans and specifications of a California State Library (CSL) Building Forward Library Facilities Improvement Program Grant funded renovation project to the lowest responsive bidder. Approval of the second recommended action will authorize the Director of Public Works and Planning (Director) to execute change orders up to \$245,515. This item pertains to a location in District 3.

ALTERNATIVE ACTION(S):

If the first recommended action is not approved, the project will be delayed or will not be constructed. If the second recommended action is not approved, some portions of construction could be delayed due to the time required to return to the Board for approval of individual change orders.

FISCAL IMPACT:

There is no increase in Net County Cost associated with the recommended actions. The anticipated construction cost for the project, based on the low bid and Director's allowance for a maximum change order limit of \$245,515 is \$4,905,815. The maximum permitted per any one change order pursuant to Public Contract Code 20142 is \$210,000. The project provides funding up to \$7,371,000 from State grant and Library Fund Balance Reserves which will cover the required grant match, Department of Public Works and Planning (Department) administration fees and any excess project costs. These funds are transferred to Capital Projects via an Operating Transfer in from the Library Grants Org 7517. The conditions of the grant require that funds be used, and the project completed, by June 30, 2027. Quarterly reports must be sent to CSL. If CLS determines the project will not be completed within the scope of the approved application, the project could be withdrawn prior to fifty percent project completion, and any unspent funds would need to be returned. Sufficient appropriations and estimated revenues are included in the Capital Projects - Central

Branch Library Org 8868 FY 2025-26 Adopted Budget and future budget requests.

DISCUSSION:

On November 28, 2023, the Board approved acceptance of the grant award, allowing the County to enter into a grant agreement with the State.

On January 9, 2024, the Board authorized execution of the State grant agreement for the Fresno County Library - Central Library Improvements Project, funded through the California State Library's Building Forward Library Facilities Improvement Program, with a grant term through June 30, 2027. The grant provides fifty percent of the funding for critical repairs and major improvements to the Central Branch located on Mariposa Street in Fresno.

On April 22, 2025, the Board approved establishing the final phase of the project as a Capital Project to be administered by Public Works and Planning. The initial assessment was performed by a Department of General Services contractor and subsequently transitioned to Department, as the project size and improvements qualified as capital improvements. The initial electrical system assessment has now been completed and has identified the necessary scope of work.

This project will make lighting and ceiling improvements to the first floor, second floor, and basement of the Central Library to make it more energy efficient and modernized. In addition, the project will include a new fire sprinkler system in the basement, partial basement abatement, and other electrical upgrades throughout the building.

The project was advertised on December 2, 2025, and a bid opening was held on Friday, January 23, 2026. Seven bids were received. The low bid of \$4,660,300 from Better Enterprises, Inc. was \$1,309,700 or 21.9% lower than the architect's construction estimate of \$5,970,000. A list of bidders and their respective bid amounts is shown below:

<u>Bidder</u>	<u>Bid Amount</u>
Better Enterprises, Inc.	\$4,660,300
Davis Moreno Construction, Inc.	\$4,759,000
Ardent General, Inc.	\$4,935,000
Katch Environmental, Inc. dba Katch General	\$5,315,014
Fortune-Ratliff General Contractors, Inc.	\$5,783,120
GCB1, Inc. dba GC Builders	\$5,798,200
BDM, Inc.	\$6,199,875

Plans and Specifications were prepared by the Department's consultant, Borrelli and Associates, and are on file with the Department.

CEQA:

Staff have determined that this project is exempt from the provisions of California Environmental Quality Act (CEQA), therefore a Notice of Exemption has been filed pursuant to CEQA Section 15301(a) - Existing Facilities.

REFERENCE MATERIAL:

- BAI #34, April 22, 2025
- BAI #37, January 9, 2024
- BAI #61, November 28, 2023

ATTACHMENTS INCLUDED AND/OR ON FILE:

Location Map
Bid Summary

CAO ANALYST:

Maria Valencia