



# Discover Palm Desert

City Council Meeting  
December 14, 2023

# Discover Palm Desert Overview



## CURRENT PROJECT SITE

- Designed by PVG Architects
- Located Next to the Civic Center Skate Park
- Building Square Footage: Approximately 3,540 sq ft
- Features include:
  - Visitor Center
  - Flex Area (Approx 1,200)
  - Breezeway
  - Restrooms
  - Outdoor Seating Areas

# PVG Architects

Description	Amount
Current Contract	\$227,000
<b>Amendment 1</b>	
Civil Engineer	\$ 62,400
Landscape Architect	\$ 38,000
Misc Services (Art Package, ADA, etc.)	\$ 5,000
Petal Shade Structure Package	\$ 44,000
Reimbursable	\$ 15,600
<b>Amendment No. 1 Total</b>	<b>\$165,000</b>
<b>New Contract Total</b>	<b>\$392,000*</b>

\*The new contract amount does not include interior design services. These services would need to be added to the scope in a follow-up amendment.

# Current Project Estimates

<b>Expense</b>	<b>Amount</b>
Design	\$ 500,000
Construction	\$ 10,400,000
Construction Contingency	\$ 1,040,000
Inspections & Fees	\$ 520,000
FFE&OSE	\$ 312,000
<b>Est. Project Total</b>	<b>\$ 12,772,000</b>

- 1. The Construction cost estimate needs to be updated once the petal shade structure submittal is received**
- 2. Construction Costs are heavily driven by roof span/design, structural elements and external working conditions associated with the desert area**
- 3. The Third-Party estimator suggested value engineering design elements could possibly get the construction costs down to approximately \$7 million**

# Alternative Locations

Location	Cost	Constraints/Locations
Existing Space (City Hall)	N/A	<ul style="list-style-type: none"> <li>Established Location, known to public</li> <li>No/limited financial investment</li> <li>No weekend/off-hour use</li> <li>Could be stopgap until other solutions are identified</li> </ul>
Henderson Building	Depends on Staffing Level and Agreement with PDCC	<ul style="list-style-type: none"> <li>Near former Visitor Services Location</li> <li>Join Use/Operation with PDCC</li> <li>Modify Lease and establish agreement with PDCC</li> <li>Potential Weekend/off-hour use</li> </ul>
Parkview Building	Depends on outfit of existing suites	<ul style="list-style-type: none"> <li>Proximity to City Hall and Civic Center Campus</li> <li>Office Building</li> <li>Future Building improvements could interrupt operations</li> <li>Potential Weekend/off-hour use</li> </ul>
Commercial Core (San Pablo, Hwy 111, El Paseo)	\$12-\$42/sf/year	<ul style="list-style-type: none"> <li>Expensive Option</li> <li>Location and appearance important which drive-up cost</li> <li>TI Costs</li> <li>Weekend/off-hour use</li> </ul>
Future Library	Costs would be included with any new library operation	<ul style="list-style-type: none"> <li>Joint operation/use in a single building</li> <li>Same hours as Library</li> <li>Similar operations as Library</li> </ul>

# Consider the following:

1. Approve Amendment 1 for PVG Architects for services already rendered
2. Select one of the following two options:
  - Option 1: Proceed with the current project site and design
  - Option 2: Discontinue the current design and consider alternative Visitor's Center facility designs

Comments/  
Questions ?