

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: March 14, 2024

PREPARED BY: Martin Alvarez, Director of Public Works

REQUEST: AWARD A CONTRACT TO HR GREEN PACIFIC, INC., FOR INSPECTION AND CONSTRUCTION MANAGEMENT SERVICES OF THE FIRECLIFF GREENS/TEE BOX RENOVATION AND TURF REDUCTION PROJECT AT DESERT WILLOW GOLF RESORT IN THE AMOUNT OF \$199,645 (PROJECT NO. MLS00005)

RECOMMENDATION:

1. Award a Contract to HR Green Pacific, Inc. to provide inspection and construction management services of the Firecliff Golf Course Greens/Tee Box Renovations and Turf Reduction at Desert Willow Golf Resort (DWGR) in the amount not to exceed \$199,645.
2. Authorize the Finance Department to set aside a contingency in the amount of \$20,000 for unforeseen circumstances.
3. Authorize the City Manager to review and approve written contract change orders requests per Section 3.30.170 of the Palm Desert Municipal Code.
4. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
5. Authorize the City Manager to execute the agreement and any documents necessary to effectuate the actions taken herewith.

BACKGROUND/ANALYSIS:

On December 14, 2023, the City Council awarded a contract to American Landscape, Inc., of Canoga Park, California for the Greens/Tee Box Renovations and Turf Reduction of the Firecliff Golf Course at Desert Willow Golf Resort (DWGR) in the amount of \$4,083,396.75. This contract is in place, and the project is scheduled to commence May 15, 2024.

On March 9, 2023, the City awarded a contract to HR Green pursuant to City Ordinance 1392, Section 3.30.80 Professional Services to assist with design review of the Firecliff renovation project, constructability review, contractor pre-qualification review, and pre/post bid evaluations.

As part of the Firecliff Golf Course renovation project, the City requires assistance with pre-construction planning, construction inspection, and construction management services. Pursuant City Ordinance 1392, Section 3.30.160, Exemptions to Procurement Methods, Section I., Best Interest of the City, staff recommends awarding a contract to HR Green to provide the following scope of services:

- Coordination with the contactor and golf course operator to provide and approve the project schedule.
- Review of all project specification submittals.

City of Palm Desert
Award Contract to HR Green

- Coordinate the procurement of long lead items with the contractor prior to start of the project.
- Inspect the contractor's work daily to ensure construction meets the project design specifications and design intent.
- Represent the City in all construction coordination meetings.
- Coordinate with contractor, landscape architect, and golf course architect to address contract requests for information/clarifications.
- Verify the completion of work to facility progress payments.
- Oversee all final close out documentation, as-builts for City records.
- See attached proposal.

HR Green is highly qualified in managing unique, specialty golf course renovation projects. It is very familiar with Desert Willow golf courses and managing golf course renovations in our similar desert climate and environment.

The cost to provide both the previous pre-bid review services and the current inspection/construction management services are listed below:

Pre-Bid Services	Firecliff Greens/Tee Box Renovation (Complete)	\$49,690
Pre-Construction and Construction Management	Firecliff Greens/Tee Box Renovation (May-Oct 2024)	\$199,645
Contingency for Construction Management		\$20,000
Total		\$269,335

Legal Review:

This report has been reviewed by the City Attorney's office.

Strategic Plan:

This project will advance the following goals of the Strategic Plan:

- Energy & Sustainability – Priority 1: Reduce per capita consumption of energy and water.
- Energy & Sustainability – Priority 4: Encourage owners of all existing properties to voluntarily retrofit them to obtain reductions in energy and water usage.
- Land Use, Housing & Open Space – Priority 1: Enhance Palm Desert as a first-class destination for premier shopping and national retail businesses.
- Parks & Recreation – Priority 3: Make recreational and exercise opportunities pervasive in all public spaces.

FINANCIAL IMPACT:

This project is included in the approved Capital Improvement Project (CIP) List for Fiscal Year 2023-24. Funds have been budgeted for multiple projects and are available in the Golf Course

City of Palm Desert
Award Contract to HR Green

Capital Account No. 4414195-4809200. A reallocation of \$250,000 of unused budget from the Desert Willow Perimeter Landscape Project will absorb the cost of this contract.

The following table provides the current project budget and costs:

<i>Item</i>	<i>Authorized</i>	<i>Available Budget</i>	<i>Contract</i>	<i>Balance</i>
<i>Carryover Funds</i>	Awarded Contracts	\$404,790.00		
<i>Hurdzan Professional Consulting Services - A42830</i>	February 1, 2022		\$50,000.00	
<i>Design Services Herman Design Group - C44200</i>	September 29, 2022		\$305,100.00	
<i>Design Services Hermann Design Group Amend 1</i>	September 6, 2023	\$10,000.00	\$10,000.00	
<i>HR Green Construction Management – A44920</i>	March 9, 2023		\$49,690.00	
<i>American Landscape – Construction C44200B</i>	December 14, 2023	\$10,000.00	\$4,083,396.75	
<i>Contingency C44200B</i>	December 14, 2023		\$400,000.00	
<i>Appropriation</i>	December 14, 2023	\$4,473,396.75		
<i>* Award Construction Management - HR Green</i>	March 19, 2024		\$199,645.00	
<i>*Contingency – HR Green Fund Reallocation</i>	March 19, 2024		\$20,000.00	
		\$250,000.00		
	Total	\$5,148,186.75	\$5,117,831.75	\$30,355
	DSRT SURF Developer Reimbursement		(\$319,121.50)	
	Project Cost		\$4,798,710.25	

***Current request**

Desert Willow Perimeter Landscape and Lighting Rehabilitation:

<i>Item</i>	<i>Authorized</i>	<i>Available Budget</i>	<i>Contract</i>
<i>Carryover Funds</i>	Awarded Contracts	\$300,000	
<i>FY 2023-24 Funds</i>	June 22, 2023	\$1,200,000	
<i>Horizon Professional Construction - C44890</i>	March 11, 2023		\$369,260
<i>Contingency- C44890</i>	March 11, 2023		\$10,000
<i>FY 23/24 Estimated Costs</i>	April 2024		\$750,000
	Total	\$1,500,000	\$1,129,260
	<i>Project Budget Balance</i>		\$370,740
	*DW FireCliff Project Fund Reallocation		\$250,000
	<i>Balance</i>		\$120,740

ATTACHMENTS:

1. Agreement
2. HR Green Proposal