

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: July 11, 2024

PREPARED BY: Shawn Muir, Community Services Manager

REQUEST: AWARD ON-CALL CONTRACTS TO MULTIPLE VENDORS FOR PARK AND FACILITIES REPAIRS AND IMPROVEMENT PROJECTS

RECOMMENDATION:

1. Award Contract No. C44620F to GWC Construction of Palm Desert, California, and award Contract No. C44620G to Kincaid Industries, Inc. of Thousand Palms, California, and award Contract No. C44620H to SoCal Electrical and Lighting, Inc. of Palm Desert, California, for Park and Facilities Repairs and Improvements, for a period of three (3) years in an aggregate amount in combination with Contract Nos. C44620A-E not to exceed \$4,500,000 per fiscal year.
2. Authorize the City Manager to review and approve up to two (2) additional one-year terms per contract for an aggregated amount not to exceed \$4,500,000 per fiscal year.
3. Authorize the City Manager or designee to review and approve change orders for unforeseen circumstances.
4. Authorize the City Attorney to make any necessary non-monetary changes to the agreements.
5. Authorize the City Manager to execute said agreements.

BACKGROUND/ANALYSIS:

There are currently 12 main building facilities and 12 park facilities in the City of Palm Desert that require a considerable number of repairs and/or improvements for safety, functionality, and marketability. City facilities are outlined in the table below:

Buildings	Fire Stations	Parks and Recreation
City Hall 73510 Fred Waring Drive	Fire Station No. 33 44400 Towne Center Way	Aquatic Center 73751 Magnesia Falls Drive
Community Center 43900 San Pablo Avenue	Fire Station No. 67 73200 Mesa View Drive	Cahuilla Hills Park 72700 Tierra Del Oro
Corporation Yard 74705 42 nd Avenue	Fire Station No. 71 73995 Country Club Drive	Cap Homme/Ralph Adams Park 72500 Thrush Road
Portola Community Center 45480 Portola Avenue	<i>Future Fire Station No. 102 (FY 2024/25)</i>	Civic Center Park 43900 San Pablo Ave
PD Sheriff Substation 73520 Fred Waring Drive		Freedom Park 77400 Country Club Drive
Parkview Office Complex-2 St 73710 Fred Waring Drive		Hovley Soccer Park 74735 Hovley Lane
Parkview Office Complex-1 St 73720 Fred Waring Drive		Ironwood Park 47800 Chia Drive
iHUB (Lease Responsibility)		Joe Mann Park

City of Palm Desert
Award Contracts for Facilities Improvements

37023 Cook Street, Ste 102		77810 California Drive
Henderson Building 72559 Highway 111		Magnesia Falls City Park 74200 Rutledge Way
Artists Center 72567 Highway 111		Palma Village Park 44550 San Carlos Ave
Palm Desert Historical Society 72559 Highway 111		University Park East 74902 University Park Drive
<i>Future Buildings</i>		University Dog Park 74802 University Park Drive
		Washington Charter School Park 45768 Portola Avenue
		University Park A and Park B
		<i>Future Parks</i>

In January 2023, the City Council awarded Contracts C44620A-C to PUB Construction, Inc., Belfor USA Group, and Elite Customs Construction in the aggregated annual amount of \$750,000 through June 30, 2025. In August 2023, additional Contracts C44620D-E were awarded through June 30, 2026. The agreement amounts were increased to \$3,000,000 and the original three agreements were increased to be consistent with that aggregate amount. After the award of these contracts, additional project needs were identified, and existing projects were expedited for completion. The City Council approved an appropriation in the amount of \$1,810,316.74 from facility reserve funds on March 14, 2024, to complete several projects that were new or had increased in scope. To continue accomplishing the completion of these maintenance and improvement projects, an increase to each agreement was approved on April 11, 2024, to bring the total aggregate amount to \$4,500,000.

To continue to encourage competition among vendors and increase the on-call contractor pool, Staff developed and posted a Request for Proposals (RFP) for the Facilities Repairs and Improvements Project on OpenGov (the City’s online public bidding portal) on May 6, 2024, with a due date of June 3, 2024. A mandatory pre-proposal meeting was held on May 15, 2024.

Six vendors were in attendance and three submitted proposals. Staff reviewed the three qualified proposals and identified three contractors to award using the evaluation guidelines established in the RFP (clarity and conformance, experience, performance, content of the proposal, and references). Staff recommends awarding contracts to the following:

Proposer	Location
GWC Construction	Palm Desert, CA
Kincaid Industries, Inc.	Thousand Palms, CA
SoCal Electrical and Lighting, Inc.	Palm Desert, CA

References for each contractor provided favorable comments to their ability to start and complete projects on time, provide good communication, and customer service.

By awarding the aggregate (collective) amount of \$4,500,000 per fiscal year among a total of eight (8) contractors through June 30, 2025, the City will have the ability to utilize each

contractor’s expertise for specific task orders and avoid unneeded scheduling delays that could occur. Staff previously consulted the City Attorney regarding this RFP and confirmed the viability of this diversified approach.

Legal Review:

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

FINANCIAL IMPACT:

The approved Public Works Operations and Capital Improvement Project (CIP) Budget for Fiscal Year 2024-25 includes approximately \$5,300,000 for repairs and improvement projects under various accounts. Therefore, there is no additional financial impact to the general fund. The following is the estimated allocation budget for each account; however, this does not mean that the contract is limited to these accounts, nor that the full amount will be allocated or spent:

Account No.	Location	Budget
1104610-4331000 & 4004674-4400100	Civic Center Park	\$600,000
1104611-4331000 & 4004618-4400100	Parks	\$1,500,000
1104614-4392101	Entrada del Paseo	\$50,000
1104330-4331000 & 4004330-4400100	Corporation Yard	\$650,000
1104340-4331000 & 4504161-4400100	City Hall	\$675,000
1104344-4331000 & 4504439-4400100	Portola	\$600,000
1104800-4388500 & 4504164-4388500	Artists Center	\$150,000
2304220-4331000 & -4400100	Fire Stations	\$525,000
2424195-4331101 & -4400100	Aquatic Center	\$100,000
4504164-4400100	Henderson Bldg	\$150,000
4504164-4400100	Historical Society	\$150,000
5104195-4331000 & -4337000	Government Bldgs.	\$150,000
	TOTAL	\$5,300,000

ATTACHMENTS:

1. GWC Construction Proposal
2. GWC Agreement and Bonds
3. Kincaid Industries, Inc. Proposal
4. Kincaid Industries, Inc. Agreement and Bonds
5. SoCal Electrical and Lighting, Inc. Proposal
6. SoCal Electrical and Lighting, Inc. Agreement and Bonds