

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: September 12, 2024

PREPARED BY: Martin Alvarez, Public Works Director

SUBJECT: APPROVE CHANGE ORDER NO. 3 FOR CONTRACT NO. C44200B TO AMERICAN LANDSCAPE, INC., OF CANOGA PARK, CALIFORNIA, FOR THE GREENS/TEE BOX RENOVATION AND TURF REDUCTION AT DESERT WILLOW GOLF RESORT (PROJECT NO. MLS00005)

RECOMMENDATION:

1. Approve Change Order No. 3 to Contract No. C44200B with American Landscape, Inc., of Canoga Park, California, for the Firecliff Golf Course Greens/Tee Box Renovations and Turf Reduction at Desert Willow Golf Resort (DWGR) in the amount of \$395,901, plus a \$40,000 contingency.
2. Appropriate \$443,570 from the unobligated Desert Willow Capital Fund Balance to Account No. 4414195-4809200, DWGR Capital.
3. Authorize the City Attorney to make any necessary non-monetary changes to the change order.
4. Authorize the City Manager to execute the change order and to approve additional written contract change orders requests up to the contingency amount per Section 3.30.170 of the Palm Desert Municipal Code.
5. Authorize the City Manager to execute the Notice of Completion (NOC) and authorize the City Clerk to file the NOC upon satisfactory completion of the project.

BACKGROUND/ANALYSIS:

On December 14, 2023, the City Council awarded a contract to American Landscape, Inc., in the amount of \$4,083,396.75, with a \$400,000 contingency, for the Desert Willow Firecliff Golf Course Renovation Project. The project commenced on May 15, 2024, and is scheduled for completion by the end of September 2024. The project scope includes:

- Renovation and re-leveling of all tee box complexes
- Renovation of all 18 greens, with expansion to their original size and new mini-verde turf
- Relocation of the Hole No. 10 tee boxes to the south to accommodate future development of Lot Pad A.
- Turf reduction of over 10 acres in areas that do not affect golf play, funded as part of a mitigation measure by the DSRT Surf Developer.

As part of the \$400,000 project contingency the City has approved Change Orders 1 and 2 within the allowed contingency amount.

Change Order No. 1 - \$93,599

This contract modification addressed an unforeseen field condition where a main reclaimed water line was discovered beneath the proposed new tee box complex for Hole No. 10. Additional grading and relocation of the cart path was required to address this issue. The change order also included the installation of additional sod in transition areas adjacent to tees and greens.

During the renovation, staff, and both landscape and golf course architects, reviewed the turf reduction areas and determined that additional landscape treatments were required to address the stark transitions along greens and fairways left behind from the turf reduction work (see attached turf reductions areas). To address this, staff collaborated with the project team, including Kemper Sports Management, to develop relandscaping options in three tiers.

- Tier 1 – Relandscaping of key backdrops adjacent to greens, including drought-tolerant plants/irrigation, boulders, cobble, and decomposed granite ground cover.
- Tier 2 – Use of inert material, boulders, and decomposed granite.
- Tier 3 – Use of decomposed granite ground cover only in areas along fairways that are not impacted by views.

As an example of Tier 1 landscaping, Holes 9, 11, 12, 14 and 15 included landscape upgrades as part of the construction contract (see Tier 1 landscape photographs).

Change Order No. 2 - \$292,985

To address the remaining areas needing landscape or ground cover treatment resulting from turf reduction, the City approved Change Order No. 2. This change order focused on the relandscaping of the remaining Tier 1 areas adjacent to greens and key visible corridors, mitigating the aesthetic impacts caused by turf reduction. Specifically, it included additional relandscaping of backdrops near greens on Holes 1, 4, 7-10, 16, and 18.

Change Order No. 3 - \$395,901

This final change order will address funding the relandscaping Tier 2 (\$95,839) and Tier 3 (\$300,062) areas impacted by turf reduction, aiming to improve playability and aesthetics of the golf course.

All costs associated with these changes are consistent with unit prices provided by the contractor at the beginning of the project. Staff recommends approval of Change Order No. 3 in the amount of \$395,901, with an additional contingency of \$40,000.

Legal Review:

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

FINANCIAL IMPACT:

The Desert Willow Firecliff Golf Course Renovation costs are covered by the Desert Willow Capital Fund. To address the need for additional work, staff is requesting a \$443,570 appropriation to fund Change Order No. 3 and the additional \$40,000 contingency to Account

City of Palm Desert
 Change Order No. 3 for Desert Willow Firecliff Golf Course Renovation Project

No. 4414196-4809200. This appropriation will also cover costs for additional design services. The cost of design and construction for turf reduction improvements will be partially offset by reimbursement from the DSRT SURF developer, as per their agreement. There are sufficient funds available in the Desert Willow Capital Fund, so there is no impact to the General Fund with this action.

The following table provides the current project budget and costs.

<i>Item</i>	<i>Authorized</i>	<i>Available Budget</i>	<i>Contract</i>	<i>Appropriation Request</i>
<i>Carryover Funds</i>	<i>Awarded Contracts</i>	\$404,790.00		
<i>Consulting Services Hurdzan Professional - A42830</i>	<i>February 1, 2022</i>		\$50,000.00	
<i>Design Services Herman Design Group - C44200</i>	<i>September 29, 2022</i>		\$305,100.00	
<i>Design Hermann Amend 1</i>	<i>September 6, 2023</i>	\$10,000.00	\$10,000.00	
<i>Design Hermann Amend 2</i>	<i>July 26, 2024</i>		\$9,085.00	
<i>Design Hermann Amend 3</i>	<i>August 26, 2024</i>		\$12,000.00	
<i>Construction Management HR Green – A44920</i>	<i>March 9, 2023</i>		\$49,690.00	
<i>Appropriation</i>	<i>December 14, 2023</i>	\$4,473,396.75		
<i>Construction American Landscape - C44200B</i>	<i>December 14, 2023</i>	\$10,000.00	\$4,083,396.75	
<i>Construction CO 1 American</i>			\$93,599.00	
<i>Construction CO 2 American</i>			\$292,985.00	
<i>*Construction CO 3 American</i>	<i>September 12, 2024</i>		\$395,901.00	
<i>*Add Contingency – C44200B</i>	<i>September 12, 2024</i>		\$40,000	
	<i>Total</i>	\$4,898,186.75	\$5,341,756.75	\$443,570
	<i>DSRT SURF Developer Reimbursement</i>		\$319,121.50	
	<i>Project Cost</i>		\$5,022,635.25	

*Current request

ATTACHMENTS:

1. Change Order No. 3
2. Contractor Proposal – Tier 2
3. Contractor Proposal – Tier 3
4. Photographs – Hole 16 Fairway
5. Photographs – Turf Reduction
6. Photographs – Completed Enhancements