

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: November 14, 2024

PREPARED BY: Kevin Swartz, Project Manager
Chris Gerry, Senior Project Manager
Randy Chavez, Deputy Director of Public Works

SUBJECT: AWARD A CONTRACT TO R DEPENDABLE CONSTRUCTION, INC.,
FOR ADA UPGRADES AT THE STATE BUILDING (PROJECT NO.
MFA00011)

RECOMMENDATION:

1. Award a contract to R Dependable Construction, Inc., of San Bernardino, California, for ADA Upgrades at the State Building in the amount of \$279,900, plus a \$28,000 contingency.
2. Authorize the City Attorney to make necessary nonmonetary changes to the contract.
3. Authorize the City Manager to execute the agreement and written requests for change orders up to the contingency amount, amendments, and other documents necessary to effectuate this action, in accordance with Section 3.30.170 of the Palm Desert Municipal Code.
4. 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 January 26, 2023, the City awarded a contract to Marks Architects, Inc., for architectural design and structural engineering services at the Parkview Office Complex, which included the adjacent State Building. The scope of work covered exterior and interior design improvements, building assessments, and cost evaluations, with a focus on energy efficiency, ADA compliance, structural integrity, and tenant improvements.

The study identified several ADA upgrades needed for the State Building, resulting in the design of the State Building ADA Upgrades project. This project aims to ensure accessible paths of travel from the parking lot to building entrances and upgrade restrooms to meet current accessibility standards. Although the original project bid and contract were titled "ADA Upgrades for Parkview Office Complex," the actions now focus solely on the State Building, as the Parkview Building upgrades have been cancelled.

The project was advertised on September 17, 2024, and three bids were received by October 17, 2024, as follows:

Contractor	Location	Total Bid
R Dependable Construction, Inc.	San Bernardino, CA	\$279,900
We R Builders, Inc.	Glendale, CA	\$325,000
MLC Constructors, Inc.	Corona, CA	\$336,137

City of Palm Desert
 ADA Upgrades at the State Building

R Dependable Construction, Inc., submitted the lowest responsive bid, which has been reviewed and confirmed to be fully compliant with all bid requirements. Although the project was originally advertised as ADA Upgrades for Parkview Office Complex (Project No. CDA00001), it has been renamed to ADA Upgrades at the State Building (Project No. MFA00011).

The project is scheduled for completion within 90 days after the issuance of the Notice to Proceed, which is expected in early December.

Legal Review:

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

FINANCIAL IMPACT:

Funds totaling \$7,700,000 were allocated in the approved Capital Improvement Project (CIP) List for Fiscal Year 2024-25 under OC Enterprise Account No. 5104361-4400100 for improvements to both the Parkview and State Buildings.

To date, costs for both projects amount to \$2,554,024.80, leaving a balance of \$4,277,948.20. Of that balance, \$2,507,994.20 is specifically available for the State Building Improvements Project, inclusive of the ADA upgrades. The ADA upgrade bid, including contingency totals \$307,900, which falls well within the Engineer’s estimate at \$350,000.

Description	Parkview Bldg.	State Bldg.	Total
Budget - 5104361-4400100	\$2,850,000	\$4,850,000	\$7,700,000
<i>Less:</i>			
TI Improvements – ServPro C44620D		\$602,548.80	\$602,548.80
Reroof – Garland C44600		\$1,181,557.00	\$1,181,557.00
*Design – Marks Architect C44660	\$907,400.00	\$235,000.00	\$1,142,400.00
*Design Contingency – Marks C44660	\$135,000.00	\$15,000.00	\$150,000.00
T0005939 Parkview – Ste 201/212	\$37,646.00		\$37,646.00
**ADA Upgrades – R Dependable		\$279,900.00	\$279,900.00
**ADA Upgrades - Contingency		\$28,000.00	\$28,000.00
Budget Balance:	\$1,769,954.00	\$2,507,994.20	\$4,277,948.20

* Includes architectural design and engineering services in Parkview Office Complex and the State Building.

** Current request

ATTACHMENTS:

1. Agreement
2. Payment and Performance Bonds
3. Contractor’s Proposal
4. Vicinity Map