

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: December 12, 2024

PREPARED BY: Nick Melloni, AICP, Principal Planner

SUBJECT: AUTHORIZE AN AMENDMENT TO CONTRACT NO. C46680 WITH INTERWEST CONSULTING GROUP, INC., INCREASING THE CONTRACT BY \$45,090 AND EXTENDING THE CONTRACT TERM THROUGH DECEMBER 31, 2025

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## **RECOMMENDATION:**

1. Authorize an amendment to Contract No. C46680 with Interwest Consulting Group, Inc., increasing the contract amount by \$45,090 for additional community outreach meetings and analysis, bringing the total not-to-exceed amount to \$309,970, and extending the contract term through December 31, 2025.
2. Authorize the City Attorney to make any necessary non-monetary changes to the agreement.
3. Authorize the City Manager or designee to execute the amendment and to review and approve written contract amendment requests pursuant to Section 3.30.170 of the Palm Desert Municipal Code.

## **BACKGROUND/ANALYSIS:**

The Palm Desert University Neighborhood Specific Plan (“UNSP”) was adopted in November 2016 and established comprehensive standards for land use planning and zoning for approximately 400 acres adjacent to the university campuses. Approximately 170 acres (of the 400 acres) remain with no entitlements and are owned by the Successor Agency to the Palm Desert Redevelopment Agency (SARDA).

On November 16, 2023, the City Council awarded Contract No. C46680 to Interwest Consulting Group in the amount of \$264,880 to update the Palm Desert UNSP and facilitate the planning and development concepts of the remaining 170 acres to implement the City’s goals (a regional park, community facilities, and residential and commercial uses including a minimum of 220 affordable housing units per the 6<sup>th</sup> cycle of the Housing Element). The original term of the contract is set to expire on December 31<sup>st</sup>, 2024.

In early 2024, the consultant prepared two (2) draft land uses concepts showing alternative placements of a regional sports park, as well as residential and commercial land uses to present to the community for feedback. During the community outreach conducted for the Palm Desert UNSP Amendment in March 2024, the California State University (CSU) San Bernardino learned of the City’s intention to develop a regional sports park and approached the City to explore options of locating a joint-use public regional sports park within vacant areas of the CSU San Bernardino Palm Desert Campus, which is generally located east of Cook Street outside of the boundaries of the UNSP. This discussion was unexpected in the timeline of the original UNSP update and required an extended project timeline while staff entertained discussions for a regional sports park site on the CSU San Bernardino Palm Desert campus area.

The amendment to the contract includes additional community meetings to consider potential modifications to the preferred land use plan which may occur because of City discussions with the CSU Campus and study sessions with the City Council within the project scope of work to evaluate the preferred land use plan for the 170-acre site within the UNSP. The proposed amended scope of work will require a 17% increase of \$45,090 above the original contract amount.

Staff requests for approval of Amendment No. 1 of the contract to extend the contract term to December 31<sup>st</sup>, 2025, in order to complete the remaining and added tasks to update the UNSP which will include:

1. Identification of a preferred land use for the vacant 170-acres including a 30-to-40 regional park, or a reduced size park, pending future City Council direction on an alternative park site at the CSU San Bernardino Palm Desert site, and community input.
2. Study Sessions with the City Council.
3. Environmental analysis for the UNSP amendment
4. Adoption of the UNSP Amendment and environmental analysis.

**Legal Review:**

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

**FINANCIAL IMPACT:**

The proposed amendment will require an increase of \$45,090 budgeted for the project. Funds are available in Community Development Professional Services Account No. 1104470-4300500.

Description	Account	Amount
<b>C46880 – Interwest Consulting Group UNSP</b>	1104470-4300500	264,880
<b>C46880 - Amendment No. 1</b>	11044704300500	45,090
<b>Total Contract Amount</b>		<b>309,970</b>

**ATTACHMENTS:**

1. Proposed Amendment No. 1 for Contract No. C46680.
2. Original Executed Contract No. C46680