

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: August 28, 2025

PREPARED BY: Neal Ennis, Project Manager

SUBJECT: AWARD A CONSTRUCTION CONTRACT TO ALL AMERICAN BUILDING SERVICES FOR THE UNIVERSITY PARK DRIVE ON-STREET PARKING IMPROVEMENTS PROJECT (CPL00004) – CEQA DETERMINATION

RECOMMENDATION:

1. Make a finding that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) Guidelines, pursuant to Class 1, Section 15301 (Existing Facilities), and authorize the City Manager to submit a determination of Categorical Exemption.
2. Award a construction contract to All American Building Services, of Santa Clarita, California, for the University Park On-Street Parking Project in the amount of \$417,214.69, plus a \$41,721.47 contingency for unforeseen expenses.
3. Authorize the City Attorney to make necessary non-monetary changes to the agreement.
4. Authorize the City Manager to execute the agreement and any written requests for change orders up to the contingency amount, amendments, and any other documents necessary to effectuate this action, in accordance with Palm Desert Municipal Code Section 3.30.170(B).
5. Authorize the City Manager to execute the Notice of Completion (NOC) and the City Clerk to file the NOC upon satisfactory completion of the Project.

BACKGROUND/ANALYSIS:

University Dog Park is a 2.3-acre public park located at University Park Drive and College Drive. The park includes separate fenced areas for large and small dogs, a water fountain, picnic pavilions and restrooms. It currently provides 13 parking spaces, including two Americans with Disabilities Act (ADA)-compliant stalls.

In 2023, following resident complaints regarding insufficient parking, the City Council directed staff to conduct a parking assessment study in the vicinity of the park. The study was intended to identify alternatives to increase parking capacity.

Appointed Body Recommendation:

On January 17, 2024, the Active Transportation Program (ATP) City Council Subcommittee reviewed the study findings and considered three design alternatives. The Subcommittee favored 'Alternative 3' presented in this staff report.

On March 14, 2024, the City Council held a study session to review the traffic assessment findings for University Dog Park and evaluate parking improvement concepts. Staff presented three concepts.

- Alternative 1: Parking Pocket on College Drive adding 8 parking spaces at an estimated cost of \$88,800 per space.
- Alternative 2: Parking Area West of the Dog Park adding 34 parking spaces at an estimated cost of \$62,900 per space.
- Alternative 3: Street Parking on University Park Drive adding 42 parking spaces at an estimated cost of \$10,500 per space.

Based on City Council direction, staff worked with Kimley-Horn and Associates to develop the design for Alternative 3, which removes the existing median and bike lane, diverts the bike lane onto the sidewalk, and creates parking on both sides of University Park Drive. This option maximizes parking capacity at a lower unit cost and is appropriate for the posted 35 MPH speed limit.

Project Description:

The project will modify the existing median on University Park Drive and improve the parking lot at University Dog Park to provide additional parking, enhance pedestrian safety, and meet ADA accessibility standards. Improvements include construction of an ADA-compliant parking area, sidewalk, and crosswalk equipped with Rectangular Rapid Flashing Beacons (RRFBs) for increased visibility.

Key elements of the project are as follows:

- Addition of on-street parking to accommodate up to 42 vehicles
- Construction of five ADA-compliant curb ramps
- Reconstruction of approximately 2,000 square feet of sidewalk
- Removal of the landscaped median island
- Pavement and roadway realignment in place of the removed median
- Installation of a marked crosswalk with RRFB.
- Pedestrian-scale lighting to improve nighttime crossing visibility and safety

These improvements will increase parking capacity for park users while enhancing accessibility and pedestrian safety in the surrounding area.

Environment Review:

Staff recommends that the City Council find that the project is categorically exempt from CEQA, pursuant to Class 1, Section 15301 (Existing Facilities) under the CEQA Guidelines, as the project involves improvements to, and the reconstruction or rehabilitation of, existing facilities other than buildings.

Request for Bids:

The project was advertised via the City’s bid portal, OpenGov, (Project ID# 2025-IFB-199), and seven bids were received electronically on August 7, 2025:

Contractor	Location	Base Bid
All American Building Services	Santa Clarita, CA	\$417,214.69

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LC Paving & Sealing	San Marcos, CA	\$434,921.50
Granite Construction Company	Indio, CA	\$440,044.00
Inland Highway Services Corporation	Fontana, CA	\$449,773.50
Leonida Builders, Inc.	Fontana, CA	\$472,754.00
Van Engineering, Inc.	Wildomar, CA	\$500,884.50
Tri-Star Contracting II, Inc.	Desert Hot Springs, CA	\$516,473.40

The Engineer’s Estimate for the project was \$546,152. All American Building Services submitted a bid of \$417,214.69, which falls within the budget. Staff has reviewed the bid documents and determined that the bid submitted by All American Building Services is responsive, responsible, and in compliance with all specifications, including all required forms. Based on this review, staff recommends awarding the construction contract to All American Building Services.

Legal Review:

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

FINANCIAL IMPACT:

Funding for this project’s construction is provided in the approved FY 2025-26 Financial Plan and included in the Five-Year Capital Improvement Project (CIP) list, utilizing Gas Tax funds from account 2114134-4400200. This action will have no fiscal impact on the General Fund.

Authorized Budgets	Date Authorized	Total	Measure A Fund 213	Gas Tax Fund 211
Eng & Design Budget FY23/24	5/23/2024	85,017.50	85,017.50	
Construction Budget FY25/26	7/1/2025	650,000.00		650,000.00
Total Authorized Budget to Date		735,017.50	85,017.50	650,000.00

Authorized Expenditures	Date Authorized	Total	Measure A Fund 213	Gas Tax Fund 211
Kimley-Horn & Assoc. (Eng & Design #C41380)	5/23/2024	85,017.50	85,017.50	
Total Authorized Expenditures to Date		85,017.50	85,017.50	-

Construction: All American Building Services*	417,214.69		417,214.69
Contingency 10%*	41,721.47		41,721.47
Remaining Project Budget Available	191,063.84	-	191,063.84

*This request

Any remaining project funds available upon completion of the project will be reallocated to other eligible projects.

ATTACHMENTS:

1. Construction Contract

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2. Contractor Bid
3. Payment and Performance Bonds Template
4. CEQA Notice of Exemption
5. Vicinity Map
6. Project Overlay
7. ATP, Study Session Presentation