

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: September 25, 2025

PREPARED BY: Shawn Muir, Community Services Manager

SUBJECT: AWARD A CONSTRUCTION CONTRACT TO CONDOR, INC., FOR THE PALM DESERT AQUATIC CENTER PUMP ROOM RENOVATION PROJECT (PROJECT NO. CFA00009)

RECOMMENDATION:

1. Award a construction contract to Condor, Inc., of El Monte, California, in the amount of \$647,000, with a 20% contingency of \$129,400, for a total not-to-exceed amount of \$776,400 to cover unforeseen expenses.
2. Authorize the Director of Finance to appropriate funds from General Fund Facility Reserve to the Interfund Transfer Account (Account Number 1104199-4501000) in the amount of \$776,400, and transfer to the Palm Desert Aquatic Center Transfer Account (Account No. 2420000-3910000).
3. Authorize the appropriation of \$776,400 to the Palm Desert Aquatic Center Capital Improvement Account (Account No. 2424549-4400100).
4. Authorize the City Attorney to make necessary non-monetary changes to the agreement.
5. Authorize the City Manager to execute the agreement, change orders up to the contingency amount, and any documents necessary to effectuate the actions taken herewith.

BACKGROUND/ANALYSIS:

The Palm Desert Aquatic Center (PDAC) was constructed in 2011 as a public recreational amenity for residents and visitors. The facility features three separate pools, each designed to serve a range of community programming and recreational needs:

- Lap Pool: 887,000 gallons; 50 meters in length; depth up to 15 feet. Amenities include diving boards, a climbing wall, a floating obstacle course, and lanes for lap swimming and water fitness programs.
- Recreation Pool: 190,000 gallons; zero-depth entry to a maximum depth of five feet. Includes a rope swing, dual water slides, and designated areas for swim instruction and recreational use.
- Splash Pool: 13,000 gallons; uniform one-foot depth. Designed for young children, the pool includes a water playground for safe and interactive play.

The facility has been operated and maintained by the Family YMCA of the Desert since its opening. Most of the equipment needed to operate the pools is located in the facility's pump room. Currently, the pump room houses three filtration systems, five heaters, and various pumps and controllers. This equipment has run 24 hours a day, seven days a week, since it was commissioned, with the exception of the heaters, which are only operated in the winter. Due to

the extensive use, extreme desert climate, and normal wear and tear, the equipment has reached the end of its useful life and must be replaced. Evidence of this emerged at the start of this year's recreational swim season, when the lap pool required temporary closures over several days, leading to a modified operating schedule to allow for water clarity to improve.

Preparation for the renovation project began in July 2024, when City staff issued a Request for Proposals (Project ID# 2024-RFP-126) for engineering and design services to renovate the pump room and replace the original equipment. On September 12, 2024, the City awarded a contract to Rogers, Stringer & McClelland, Inc. (RSM, Inc.). The scope of work included assessment and data collection, feasibility and alternatives analysis, preliminary and final engineering, bidding support, and construction engineering services.

RSM, Inc. subsequently prepared the final construction documents and specifications and assisted staff in assembling the bid package, including contractor qualification requirements specific to the project's specialized needs (i.e., aquatic facility renovations, specialized plumbing, and equipment).

Project Description:

The project will renovate the existing pump room by removing and replacing three pool filtration systems, removing five heaters and replacing them with four higher-efficiency heaters, removing and replacing six strainer baskets, replacing two pumps, and reconfiguring the pump room, including plumbing and fixtures to optimize space and efficiency in operations. The purchase of the pump room equipment was authorized by the City Council on August 28, 2025. These upgrades will ensure the efficient and reliable operation of the aquatic facility's pools

Request for Bids:

The project was advertised via the City's bid portal, OpenGov, (Project ID# 2025-NIB-205), and three bids were received electronically on August 28, 2025:

Contractor	Location	Base Bid
Condor, Inc.	El Monte, CA	\$647,000
California Waters	Yorba Linda, CA	\$710,300
California Commercial Pools, Inc.	Glendora, CA	\$1,298,000.

Staff have reviewed the bid documents and determined that the bid submitted by Condor, Inc., is the lowest responsive bid and in compliance with all specifications, including all required forms. Based on this review, staff recommend awarding the construction contract to Condor, Inc.

Due to the elevated cost of construction materials associated with this project, staff is recommending approval of a 20% contingency rather than the standard 10%. This higher contingency will help ensure adequate funding is available to address unforeseen needs for additional supplies or labor, thereby minimizing the risk of project delays that could otherwise extend the closure of the aquatic center.

Legal Review:

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

FINANCIAL IMPACT:

Budget totaling \$1,620,145 for Palm Desert Aquatic Center Improvements, which includes the Pump Room Renovation, are included in the Fiscal Year 2025-26 Financial Plan and Capital Improvement Project (CIP) List under Account No. 2424549-4400100. However, funds are fully encumbered due to projects currently in process. Therefore, an appropriation of \$776,400 is necessary from the General Fund Facility Reserve Funds to complete the construction portion of the project.

The table below outlines the budget and expenses related to the Palm Desert Aquatic Center Improvements Project:

Authorized/Requested Budgets	Date Authorized	Total
2424549-4400100	FY 2025/26	\$300,000
Carryover	FY 2025/26	\$320,145
Appropriation	08/28/2025	\$1,000,000
<i>*9.28.25 Appropriation</i>	<i>Pending</i>	<i>\$776,400</i>
Total Budget		\$2,396,545
Authorized Expenditures	Date Authorized	CIP 242
RSM, Inc. (Pump Design #A48350)	09/12/2024	\$65,000
RSM, Inc. (Pump Contingency A48350)	09/12/2024	\$15,000
RSM, Inc. (PDAC Improv Design A49190)	04/22/2025	\$58,000
RSM, Inc. (PDAC Improv Conting A49190)	04/22/2025	\$10,000
Horizon Lighting (Generator Install)	05/13/2025	\$85,968
Knorr Systems (Circulation Pump)	08/13/2025	\$70,369
Knorr Systems (Equipment Purchase)	08/28/2025	\$989,206
Knorr Systems (Equipment Contingency)	08/28/2025	\$15,000
Fence Improvements	Pending	\$150,000
HVAC Replacements	Pending	\$50,000
Resling Chairs	Pending	\$25,000
Roof Access Ladder	Pending	\$25,000
Turbochef	Pending	\$50,000
<i>*Construction: Condor, Inc.</i>	<i>Pending</i>	<i>\$647,000</i>
<i>*20% Contingency</i>	<i>Pending</i>	<i>\$129,400</i>
Total Est. Expenditures		\$2,884,543
Remaining Project Budget Available		\$11,602
<i>*This request</i>		

An additional appropriation is anticipated in the amount of \$500,000 for concrete work associated with this project. The concrete replacement is currently out to bid, with a construction award anticipated in October. At that time, staff will return to the City Council to request approval of the contract award, and any additional budget appropriation required. Any unused contingency from this phase will be reallocated to support the remaining improvement items, thereby potentially reducing the total appropriation request at that time.

ATTACHMENTS:

1. Construction Contract
2. Contractor Bid
3. Payment and Performance Bond Forms
4. Vicinity Map