

# CITY OF PALM DESERT STAFF REPORT

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MEETING DATE: October 23, 2025

PREPARED BY: Brad Chuck, Public Works Superintendent  
Kevin Swartz, Project Manager

SUBJECT: AUTHORIZE THE CITY MANAGER TO AWARD A CONSTRUCTION AGREEMENT FOR THE PALM DESERT AQUATIC CENTER FACILITY RENOVATION AND CONCRETE REPLACEMENT (PROJECT NO. CFA00009)

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## **RECOMMENDATION:**

1. Authorize the City Manager to award a construction agreement for the Palm Desert Aquatic Center Facility Renovation and Concrete Replacement to the responsible bidder for an amount not to exceed \$500,000 including contingency.
2. Authorize the Director of Finance to appropriate funds from General Fund Facility Reserve to the Interfund Transfer Out Account (Account Number 1104199-4501000) in the amount of \$500,000, and transfer into the Palm Desert Aquatic Center Transfer In Account (Account No. 2420000-3910000).
3. Appropriate \$500,000 to the Palm Desert Aquatic Center Capital Projects No. (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, issue change orders up to the contingency amount, and any documents necessary to effectuate the actions taken herewith.
6. 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:**

The Palm Desert Aquatic Center (PDAC) was constructed in 2011 as a premier public recreational facility for residents and visitors. Since opening, the City of Palm Desert (City) has operated and maintained the facility in collaboration with the Family YMCA of the Desert.

On November 17, 2025, PDAC will temporarily close to undergo significant improvements, including the installation of new filtration systems, pumps, gas-powered pool heaters, and a new emergency generator. While the closure will extend through January 2026, staff propose taking advantage of this downtime to complete additional facility improvements that address ongoing maintenance issues and enhance the overall user experience.

## **Project Description:**

The proposed project includes replacing deteriorated and unsafe concrete surfaces, modernizing interior spaces, and upgrading utility systems to ensure continued functionality and compliance with safety and accessibility standards. The scope of works includes:

Concrete Replacement:

The concrete areas throughout PDAC have experienced significant wear due to constant exposure to chlorinated water, sun, and heavy foot traffic. Numerous sections surrounding the pool decks, entryways, and pedestrian walkways have developed cracks, surface spalling, and rust staining from corroded rebar, creating potential safety concerns.

To address these issues, the project will demolish and replace damaged or rusted concrete sections throughout the facility, as well as remove and replace deteriorated expansion joint sealers to improve the overall durability and safety of these heavily used areas. Staff estimates the cost of this work to be \$250,000.

Multi-Purpose Room:

The multi-purpose room serves as a flexible space used year-round for community programs, classes, staff training, and private rentals such as birthday parties and small gatherings. Over the years, regular use – combined with the typical moisture and humidity of an aquatic facility – has led to visible wear on the finishes and reduced the space's functionality.

The proposed improvements are designed to modernize the room, enhance safety, and ensure long-term durability while meeting accessibility and usability standards. Key components of the renovation include:

- Remove the existing laminate flooring, which has deteriorated due to moisture exposure, and install new waterproof, slip-resistant flooring suitable for wet environments. The selected flooring material will provide durability, ease of maintenance, and improved traction to minimize slip hazards.
- Renovate the adjoining restroom to ensure full compliance with Americans with Disabilities Act (ADA) requirements. Work will include proper fixture placement, clear floor space, and compliant door hardware. A baby changing station will also be added to improve convenience for families and caregivers.
- Install a new custom-built console with a sink and cabinetry to support event and program use, providing functional workspace and storage for staff and patrons.
- Replace outdated light fixtures with energy-efficient (Light-Emitting Diode) LED lighting that enhances illumination while reducing long-term energy and maintenance costs.
- Repaint all interior walls and ceilings using moisture-resistant paint designed for high-humidity environments. Install new window coverings that allow for light control and privacy during events while complementing the facility's updated design.

Locker Rooms and Restrooms:

The existing blue epoxy flooring has deteriorated over time due to constant exposure to moisture, cleaning chemicals, and foot traffic from swimmers entering directly from the pool deck. The surface has become slippery when wet, leading to numerous complaints from patrons and raising concerns regarding user safety and compliance with slip-resistance standards.

Approve City Manager Authorization for PDAC Facility Renovation and Concrete Replacement

The proposed flooring improvements will address these issues through a comprehensive removal and replacement of all existing epoxy flooring within both locker rooms, all unisex restrooms, and the restroom in the multi-purpose room. Key elements include:

- The existing epoxy coating and base layers will be fully removed down to the concrete substrate. Any cracks, uneven areas, or surface damage will be repaired and leveled to ensure proper adhesion and finish for the new system.
- A new industrial-grade, slip-resistant epoxy flooring system will be installed, designed specifically for high-humidity, wet-area environments such as aquatic facilities. The selected system will be 100% waterproof, chemical-resistant, and able to withstand continuous exposure to chlorine, cleaning agents, and heavy foot traffic.
- The new flooring will include a textured, non-slip surface profile that meets or exceeds industry standards for coefficient of friction, greatly reducing the risk of slips and falls. This upgrade will significantly improve safety for both patrons and staff.

Staff estimates the cost for the multi-purpose room, locker rooms, and restroom improvements at \$150,000.

Concession Area:

The concession area supports food and beverage service for patrons but contains outdated plumbing and equipment that no longer meet current health code requirements. The scope includes removing the existing commercial sink and installing a new three-compartment commercial sink with copper plumbing and a grease arrestor to ensure compliance with current health and safety standards. Staff estimates the cost of this work is \$50,000.

**Request For Proposals:**

Staff is currently procuring these services through a formal Request for Proposals (RFP). Due to project timing, the upcoming facility closure, and only one council meeting in November, staff is requesting City Manager approval to ensure that the work is completed during the temporary closure. Following solicitation and evaluation, staff will present the recommended construction agreement to the City Manager for authorization. The estimated cost by scope, and per our request, is as follows:

<b>Scope</b>	<b>Estimated Cost</b>
Concrete Replacement	\$250,000
Multi-Purpose Room, Locker Rooms & Restrooms	\$150,000
Concession Area	\$50,000
Contingency	\$50,000
<b>Total:</b>	<b>\$500,000</b>

**Legal Review:**

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

**FINANCIAL IMPACT:**

Budget totaling \$2,396,545 for Palm Desert Aquatic Center Improvements are included in the Fiscal Year 2025-26 Financial Plan and Capital Improvement Project (CIP) List in Account No. 2424549-4400100. However, funds are fully encumbered due to projects currently in process. Therefore, a transfer from the General Fund Facility Reserve and appropriation in an amount not-to-exceed \$500,000 is required to complete the proposed maintenance projects. This action will leave a remaining balance of \$19 million in the General Fund Facility Reserve.

The table below outlines the budget and expenses to be completed during the closure:

<b>Authorized/Requested Budgets</b>	<b>Date Authorized</b>	<b>Total</b>
2424549-4400100	FY 2025/26	\$300,000
Carryover	FY 2025/26	\$320,145
Appropriation	08/28/2025	\$1,000,000
Appropriation	09/25/2025	\$776,400
<b>*10.23.25 Requested Appropriation</b>	<b>Pending</b>	<b>\$500,000</b>
<b>Total Necessary Budget</b>		<b>\$2,896,545</b>
<b>Authorized Expenditures</b>	<b>Date Authorized</b>	<b>CIP 242</b>
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
Condor, Inc. (Pump Room Renovation)	09/25/2025	\$647,000
20% Contingency	09/25/2025	\$129,400
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
<b>Concrete, Multipurpose Room, Locker Rooms and Restrooms, &amp; Concessions Improvements</b>	<b>Pending</b>	<b>\$500,000</b>
<b>Total Estimated Expenditures:</b>		<b>\$2,884,943</b>
<b>**Remaining Project Budget Available:</b>		<b>\$11,602</b>
*This request		
**Any unused budget may be reallocated to other projects and/or returned to the General Fund		