

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: November 13, 2025

PREPARED BY: Ryan Lamb, Senior Project Manager

SUBJECT: AWARD PROGRESSIVE DESIGN-BUILD CONTRACT TO TILDEN-COIL CONSTRUCTORS, INC., FOR NEW LIBRARY FACILITY (PROJECT NO. CFA00027) AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA

RECOMMENDATION:

1. For purposes of City Policy FIN-009, find that the existing two-story building at the Parkview Complex is surplus and is suitable for demolition as the building is no longer functional or needed for public use.
2. Award a Progressive Design-Build Contract to Tilden-Coil Constructors, Inc., of Palm Desert, California, in the amount of \$1,737,227, plus a \$170,000 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 an Early Construction Package Amendment, in the amount of \$1,326,732, for the demolition of the Parkview Office Building, in accordance with Palm Desert Municipal Code Section 3.30.170(B).
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
7. Make a finding that the above actions are categorically exempt from further review under the State CEQA Guidelines, Sections 15302 (Replacement or Reconstruction) and 15332, (In-Fill Development Projects), and authorize the City Engineer to file a Notice of Exemption.

BACKGROUND/ANALYSIS:

On October 12, 2023, the City Council voted to withdraw from the Riverside County Library System, to enable the City to operate the library as a municipal facility, effective July 1, 2024. The City began operating the library from its current location on the College of the Desert's main campus, under a five-year lease agreement with the college. This lease term is expected to provide sufficient time to design and construct the new City library on City-owned property.

Also in 2023, the City began to evaluate the future of the two-story building at the Parkview Complex, which had many years of deferred maintenance. Given the extensive amount of maintenance required, the City began to explore the building's marketability and feasibility of

bringing the building up to current standards, or alternately, the demolition of the two-story building for an alternative use.

On March 28, 2024, Richard Kennedy Architects (RKA) was awarded the contract for Conceptual Design Services for a New Library Facility.

On February 27, 2025, the City Council approved the \$30 million Conceptual Design of the New Library Facility planned on the current Parkview Office Complex site, which is a part of the Civic Center campus. During that meeting, City staff presented site plans and architecture for the proposed building and discussed how the building would be used and integrated into the Civic Center. The facility is intended to provide:

- A new home for the Palm Desert Library
- Community space for public events and shared space for CVAG, Veterans Services, and Friends of the Library
- Visitor Center, Café, and Community Room with adjacent Demonstration Kitchen for a unique experience for visitors and residents

On March 11, 2025, City and RKA staff presented the design to the City's Architectural Review Commission. Feedback from the Commission was received and incorporated into the Schematic Design documents, which serve as the bridging documentation to support selection of a Design-Build firm responsible for completing the Construction Documents and constructing the facility.

The two-story building is largely vacant, with one remaining tenant scheduled to vacate by December 31, 2025.

The Progressive Design-Build scope of work includes two phases:

Phase 1 includes pre-construction services focused on refining the project's design through the Design Development phase, developing Construction Documents and obtaining final approvals, and culminating in a final negotiated Guaranteed Maximum Price (GMP) for Phase 2 services. The Design-Build firm will be responsible for advancing the fit and finish of the design, while preserving the intent and integrity of the existing Schematic Design package.

Phase 2 involves Abatement, Demolition, Site Preparation, and Construction Execution of the project. This phase will only proceed if the City and the Design-Build firm successfully negotiate and agree upon the GMP and associated terms. If GMP negotiations are unsuccessful, the City retains full ownership of all Phase 1 documents and may use them to complete the project through alternative means.

The Progressive Design-Build contract integrates design and construction services under a single team, allowing for collaboration early in the project. This approach improves cost control, enhances coordination, and supports timely decision-making as the design develops. It also provides flexibility to refine the scope and establish a reliable project budget, helping ensure the project is delivered efficiently and within the desired timeframe.

Prior to the demolition, staff will dispose of any remaining personal property of the site in accordance with Section V(C) of City Policy FIN-009/Resolution No. 2022-99. With respect to the building demolition, the requirements of the state Surplus Land Act will not apply, as this action does not involve a sale or lease of the property.

To achieve the project's substantial completion milestone of December 31, 2027, City staff recommend executing an Early Construction Package Amendment for the abatement and demolition of the Parkview Office Building and site preparation activities in advance of new construction.

Environmental Review:

This proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA). City staff has determined that the Project is categorically exempt from further review under the State CEQA Guidelines, Sections 15302 (Replacement and Reconstruction) and 15332, In-Fill Development Projects.

The Project is categorically exempt from further environmental review under State CEQA Guidelines Section 15302 (Replacement or Reconstruction). The Project involves the removal of an existing, deteriorated two-story public building on a developed, urban site within the Civic Center campus, in order to allow for the future construction of a new public facility of substantially the same purpose and capacity. All work will occur within the existing developed footprint of the site, and no expansion of use or intensity is proposed as part of this action. Accordingly, the Project qualifies for a Class 2 categorical exemption.

The Project is also exempt per Section 15332 because the Project meets the required conditions for Class 32:

- a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; the Project is consistent with the City's General Plan and applicable provisions of the Zoning Code (Title 25, section, Chapter 25.22).
- b) The Project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The Project is located at 73710 Fred Waring Dr., Palm Desert, CA 92260, consists of 2.8 acres, and is surrounded by public institutional facilities such as a one-story office building within the Parkview Office Complex, Riverside County Sheriff Substation, and City Hall.
- c) The project site has no value, as a habitat for endangered, rare, or threatened species; the Project site has already been developed and currently has an two-story building on the parcel. Given the disturbed, urbanized condition of the parcel and the absence of natural vegetation or open space, the site does not provide habitat capable of supporting endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The City evaluated the Project based on the existing

environmental setting, the limited scope of the proposed action, and the Project's consistency with surrounding urban uses. Based on these considerations, the City determined that the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e) The site can be adequately served by all required utilities and public services; the Project site is currently serviced by all required utilities, including but not limited to electricity, garbage, water, and sewer and therefore will remain adequately serviced

In addition, none of the exceptions to the categorical exemptions as set forth in State CEQA Guidelines Section 15300.2 applies:

1. Class 32 is not qualified by the location consideration.
2. There is no possibility of a cumulative impact of the same type of project in the same place over time. There are no other similar development in the immediate area that would result in cumulative impacts of the same type.
3. The Project is not marked by unusual circumstances. The proposed project occurs within an established Public Institution (P) zoning district and is typical of development activity in this area. The Project does not introduce new or intensified uses and does not differ in nature or scale from other infill projects in the surrounding developed context. Therefore, no unusual circumstances are present that would preclude use of the Class 32 exemption.
4. The Project would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
5. The Project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
6. The Project would not cause a substantial adverse change in the significance of a historical resource. The existing Parkview Office Buildings are not listed on a local, state or federal register of historic buildings.

If the Project is approved, a Notice of Exemption will be filed with the County Recorder's Office and State Clearinghouse.

Legal Review:

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

Staff Recommendation:

A Request for Proposals (RFP) was advertised via the City’s procurement portal, OpenGov, (Project ID# 2025-RFP-207), and two proposals were received electronically on October 23, 2025.

Design-Build Firm	Location
Tilden-Coil Constructors, Inc.	Palm Desert, CA
AMG & Associates, Inc.	Santa Clara, CA

A subcommittee of City staff evaluated qualifications and proposals from the D-B firms.

- Jess Culpeper, Director of Capital Projects
- Casey Arndt, Deputy Director of Public Works
- Ryan Gayler, Capital Projects Manager
- Ryan Lamb, Senior Project Manager

The evaluation criteria for the RFP included consideration of the firm’s proposed fee, relevant experience and performance of both the firm and key team members, the content and quality of the proposal, and the proposed work plan and schedule. Upon completion of the evaluation process, staff concluded that Tilden-Coil Constructors, Inc. demonstrated the requisite experience, qualifications, and capability to successfully perform the scope of work. Furthermore, the firm’s proposed fee is consistent with the established project budget. Therefore, staff recommend awarding the Progressive Design-Build contract to Tilden-Coil Constructors, Inc.

The remainder of this page is intentionally blank, the report continues on following page.

FINANCIAL IMPACT:

Funding for this project is included in the approved FY 2025/26 Financial Plan and Five-Year Capital Improvement Project (CIP) list, utilizing Library Capital and Measure G Funds (4524136-4400100); and Capital Bond Funds (4514136-4400100). This action will have no fiscal impact on the General Fund. The table below outlines project budget and expenses:

Authorized Budgets	Date Authorized	Total	Library Capital	Measure G	Capital Bond
FY 2024-25 CIP Budget	7/1/2024	4,000,000	4,000,000		
FY 2025-26 CIP Budget	7/1/2025	26,000,000		6,000,000	20,000,000
Total Authorized Budget to Date		30,000,000	4,000,000	6,000,000	20,000,000

Authorized Expenditures	Date Authorized	Total	Library Capital	Measure G	Capital Bond
Conceptual Design: Richard Kennedy Architects (C47340)	4/15/2024	642,865	642,865	-	-
Cost Estimating: Accenture LLP (C44810)	4/1/2024	70,295	70,295	-	-
Surveying: TKE Engineering (C47460)	5/1/2024	67,500	67,500	-	-
Traffic Study: HR Green (A48090)	7/23/2024	50,169	50,169	-	-
Geotechnical Engineering: Sladden Engineering (C49180A)	4/21/2025	9,500	9,500	-	-
Lead & Asbestos Survey: Belfor USA (C49180B)	9/4/2025	12,850	12,850	-	-
Staff Time for Fiscal Year 2024-25	6/30/2025	48,574	48,574	-	-
Total Authorized Expenditures to Date		901,753	901,753	-	-
Progressive Design-Build –					
Tilden-Coil Constructors, Inc.:	11/13/2025				
Phase 1*		1,737,227	1,737,227	-	-
Early Const. Package Amendment*		1,326,732	1,326,732	-	-
Contingency 10%*		170,000	34,288	135,712	-
Remaining Project Budget Available		25,864,288	0	5,864,288	20,000,000

*This request

ATTACHMENTS:

1. Progressive Design-Build Contract
2. Early Construction Package Amendment
3. Tilden-Coil Constructors, Inc. Proposal
4. RFP Evaluation Tabulation
5. CEQA Notice of Exemption
6. Presentation (*to be distributed prior to the meeting*)