

NEW LIBRARY FACILITY

Award Progressive Design-Build
Contract

City Council Meeting
November 13, 2025



PALM DESERT



PROJECT TIMELINE

October 2023:

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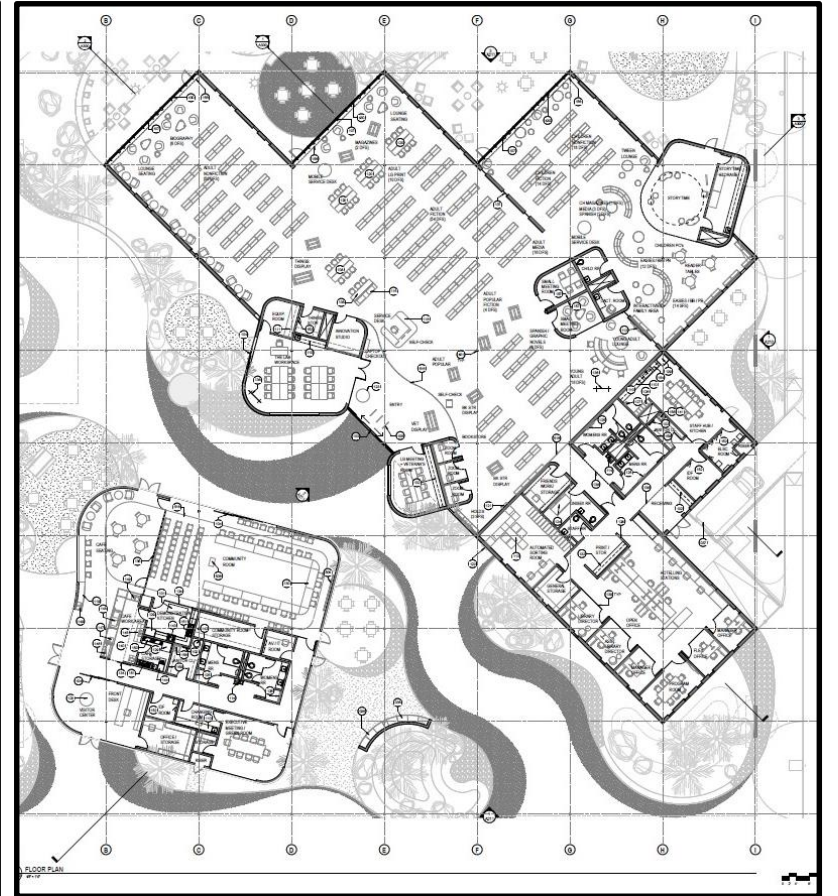
March 2025:

- Conceptual Design presented to City's Architectural Review Commission (ARC)
- ARC comments incorporated into the Schematic Design

SCHEMATIC DESIGN

August 2025:

- Schematic Design finalized



PROGRESSIVE DESIGN-BUILD

Benefits of Progressive Design-Build

- Single team for design and construction - early collaboration
- Improves cost control, enhances coordination, and timely decision making
- Flexibility to refine the scope and establish a reliable project budget
- Efficient project delivery timeline
- Guaranteed Max Price (GMP) for construction

PROGRESSIVE DESIGN-BUILD

Scope of Work

Phase 1: (Q1 2026 – Q2 2026)

- Refine the project design through **Design Development and Construction Documents** while preserving the intent and integrity of the Schematic Design Package
- Final negotiated **GMP** for Phase 2

Early Construction Package: (Q1 2026)

- Abatement and Demolition of the two-story Parkview Building, and Site Preparation

Phase 2: (Q3 2026 – Q1 2028)

- GMP Amendment approved by City Council
- New Construction (estimated substantial completion Dec. 31, 2027)
- **Move-In and Open for Business (Q1 2028)**

PROJECT BUDGET

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					
Conceptual Design: Richärd 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.:					
Phase 1*	11/13/2025	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					