

CITY OF PALM DESERT STAFF REPORT

MEETING DATE: December 11, 2025

PREPARED BY: Ryan Lamb, Senior Project Manager

SUBJECT: AWARD A TASK ORDER TO ACCENTURE LLP FOR CONSTRUCTION
MANAGEMENT SERVICES OF THE NEW LIBRARY FACILITY
(PROJECT NO. CFA00027)

RECOMMENDATION:

1. Award a task order to Accenture LLP for Construction Management Services of the New Library Facility in the amount of \$1,662,667.
2. Authorize the City Manager to execute the task order and any other documents necessary to effectuate this action.

BACKGROUND/ANALYSIS:

On November 13, 2025, City Council awarded a Progressive Design-Build (PD-B) Contract to Tilden-Coil Constructors, Inc. The PD-B scope of work includes two phases:

Phase 1A: 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.

Phase 1B: Early Construction Package for the abatement and demolition of the Parkview Office Building and site preparation activities in advance of new construction.

Phase 2: Construction execution of the new facility, commissioning, and closeout.

The facility is intended to provide:

- A new home for the Palm Desert Library
- Community space for public events and shared space for Coachella Valley Association of Governments (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

To ensure the project stays on schedule, meets all technical and quality milestones, and is completed efficiently, staff recommends engaging Accenture, to provide professional construction management services. Accenture (formerly known as Anser Advisory) was previously selected to provide Construction Management Services through a competitive procurement process, which included a qualifications-based evaluation and interviews conducted by a multi-departmental staff panel.

As part of their scope, Accenture will provide the following:

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Preconstruction Services:

- Constructability Review
- Schedule Review
- Cost Estimating and Budget Control
- Technical specification review
- GMP assessment and recommendation

Construction Administration Services:

- Quality assurance, contractor coordination, and field inspections
- Change Order Estimating and Budget Control
- Warranty documentation and closeout support

A detailed breakdown of all services is included in the attached proposal.

Legal Review:

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

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 Funds, 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
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		
Progressive Design Build:					
Tilden-Coil Constructors	11/13/2025	3,233,959	3,098,247	135,712	-
Total Authorized Expenditures to Date		4,135,712	4,000,000	135,712	-

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Authorized Budgets	Date Authorized	Total	Library Capital	Measure G	Capital Bond
Construction Management Services*	12/11/2025				
Accenture LLP*		1,662,627	-	1,662,627	-
Remaining Project Budget Available		24,201,661	-	4,201,661	20,000,000

*This request

ATTACHMENTS:

1. CM Services Task Order
2. Accenture LLP Proposal
3. C44810 Anser Advisory CM Services
4. C44810 Amendment No. 3