



## CITY COUNCIL STAFF REPORT

DATE: JANUARY 6, 2010

Consent Calendar

SUBJECT: APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATE AND AUTHORIZATION TO BID FOR THE PALM SPRINGS ANIMAL CARE FACILITY, APPROVE THE LIST OF PRE-QUALIFIED GENERAL CONTRACTORS FOR THE PROJECT, AND DEFERRAL OF CERTAIN CONDITIONS OF APPROVAL, CP 07-24

FROM: David H. Ready, City Manager

BY: Owner's Representative

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### SUMMARY

This action would approve the plans and specifications for the Palm Springs Animal Care Facility project, authorize staff to proceed to bid, confirm the list of Pre-qualified General Contractors for bidding and defer certain Planning Commission Conditions of Approval.

### RECOMMENDATION:

- 1) Approve the plans, specifications, and estimate for the Palm Springs Animal Care Facility, CP 07-24.
- 2) Authorize staff to advertise and solicit bids.
- 3) Approve the list of pre-qualified general contractors for bidding the project.
- 4) Defer Engineering Condition of Approval item 24, Planning Commission Case No. 3.3369- Maj., to underground utilities on Mesquite Avenue until a future assessment district.

### STAFF ANALYSIS:

On May 21, 2008 the City Council approved an architectural design contract with George Miers & Associates (subsequently assigned to Swatt/Miers Architects) for the design of a new animal care facility. The assignment was to design a new facility that

Item No. **2.D.**

would handle the needs of the City for the foreseeable future, and to make it a highly visible and iconic structure that would draw citizens to the facility in hopes of increasing animal adoptions. The site, 3 acres, was eventually selected on the SE corner of Vella Road and Mesquite Avenue.

The architect proceeded to conduct a very analytical study of the needs for animal care facilities in the City to properly size the new facility. In the end a 20,731 sq. ft. facility was designed to house animals ranging from exotic birds, to dogs, cats and even to the occasional skunk or mountain lion. The design process was very open and included community meetings to first hear concerns and then to demonstrate how the concerns were addressed. The project was unanimously recommended for approval by the Architectural Advisory Committee and at the Planning Commission public hearing there was no opposition and the Commission approved the project. A copy of an elevation, floor plan and the landscape plan are attached and a full set of plans and specs are on file in the office of the City Clerk.

If the City Council approves the project for bidding it is estimated that bids will be received around February 16, 2010 and the project could be under construction by the end of March 2010 with a 13 month construction period.

To ensure that a well qualified group of General Contractors was found to bid the project a Pre-Qualification process was utilized as called for in the Municipal Code. Contractors qualification questionnaires were accepted up and through December 17, 2009. Twenty-nine firms submitted their qualifications. The questionnaires will be graded on a point basis and references will be checked. Staff will complete the evaluations of the submittals and recommend, at the City Council meeting, a list of General Contractors as being pre-qualified to bid the project and will seek City Council concurrence.

The Planning Commission approval of the project, Case 3.3369- Maj., includes an engineering condition of approval to underground utilities along Mesquite Avenue:

"ENG 24. In accordance with Chapter 8.04.401 of the City of Palm Springs Municipal Code the existing overhead utilities adjacent to Mesquite Avenue meet the requirement to be installed underground."

The code section requires under-grounding if the system is smaller than 35 KVA ; the existing lines are 33 KVA. This section of over-head utilities is a small portion of a larger set of utilities that run all the way across the front of Demuth Park. It would be more cost effective to underground all of the lines as part of a larger assessment district and the project staff recommends that City Council defer this requirement until such time that there is a large assessment district for under-grounding of utilities.

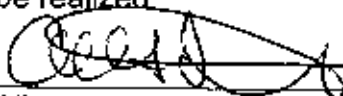
**FISCAL IMPACT:**

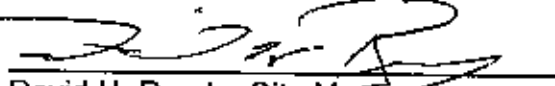
The overall project estimated costs are as follows:

**COST ESTIMATE**

<b>Remaining Soft Cost</b> (Admin, Testing, Studies, etc.)	<b>\$369,270</b>
<b>Other Owner Costs</b> (FF&E, Utilities, Kennels, etc)	<b>\$700,273</b>
<b>Construction Cost</b>	<b>6,176,508</b>
Less Alternates	<u>(\$396,769)</u>
<b>Sub Total Const. Cost</b>	<b>\$5,779,739</b>
<b>Construction Contingency</b>	<b><u>\$400,000</u></b>
<b>Total Project Cost</b>	<b>\$7,249,282</b>
<b>Available Funds</b>	
Bond Proceeds	\$5,025,715
Friends Fund Raising (Est.)	\$550,000
SCE	<u>\$13,529</u>
Grant	
<b>Sub Total Available Funds</b>	<b>\$5,589,244</b>
<b>Current Shortfall</b>	<b>\$1,660,038</b>

There is currently just over \$5m in Redevelopment Bond Proceeds set aside for this project, an estimate \$550,000 has been raised by the Friends of the Animal Shelter and some \$13,529 has been offered in a grant from Southern California Edison for our energy efficient design. Staff is hopeful that the good bidding environment coupled with additional fund raising by the Friends will close the funding gap so that this project may be realized.

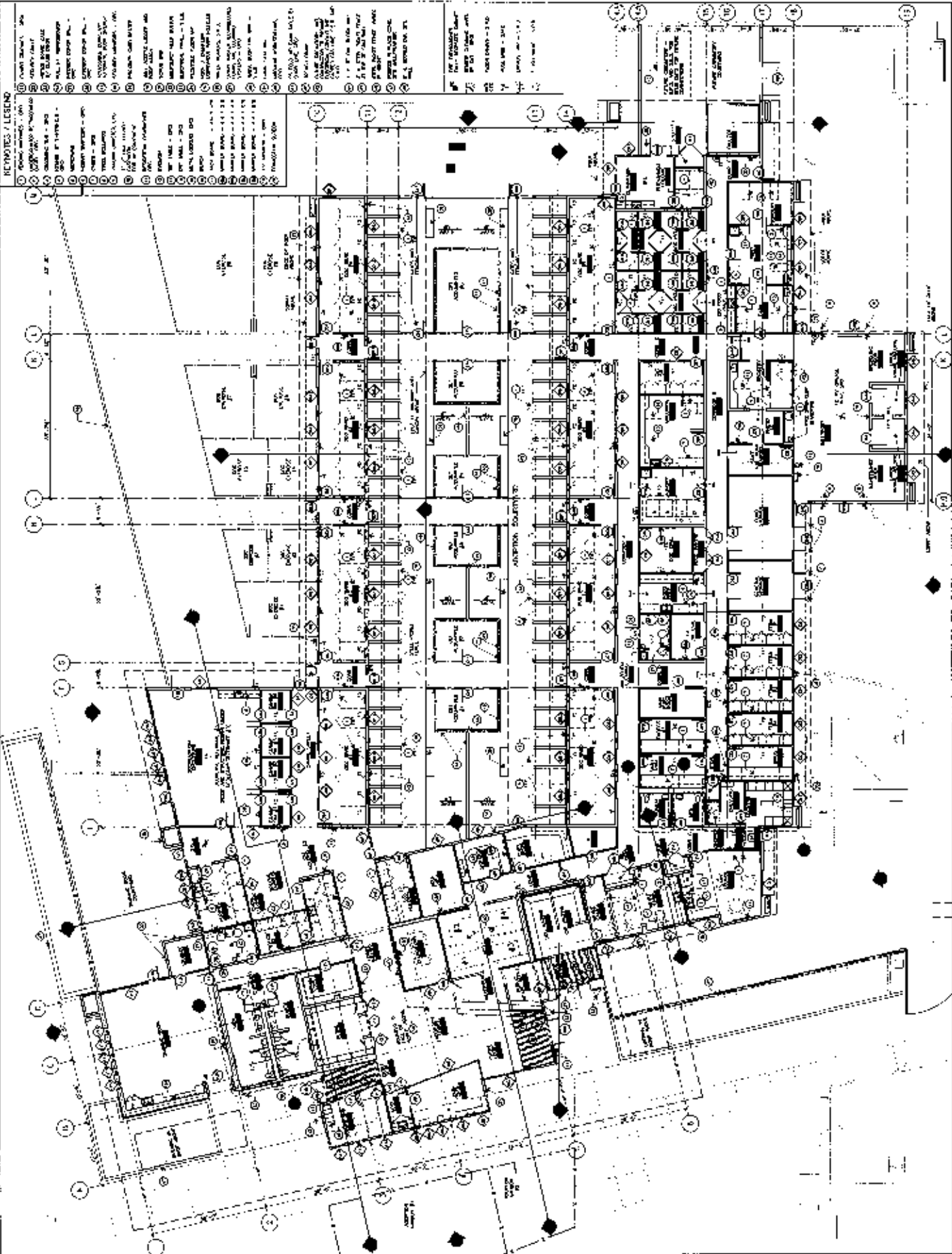
  
Allen F. Smoot, Owner's Representative

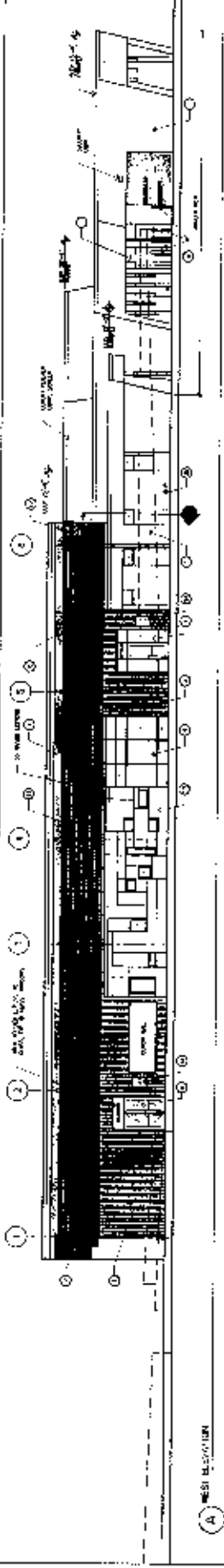
  
David H. Ready, City Manager

Attachment

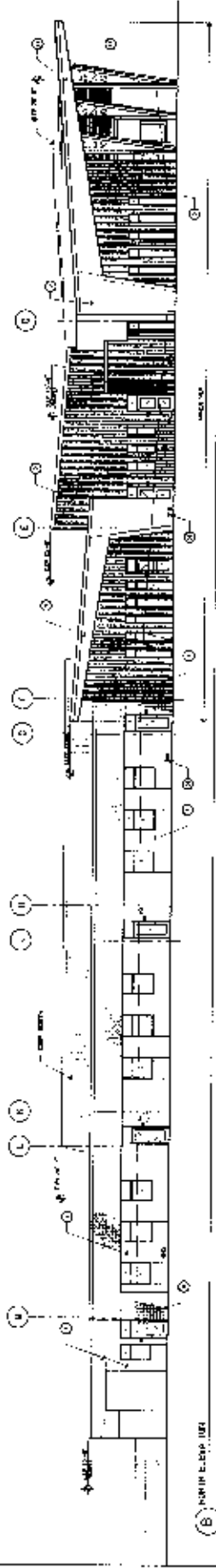
1. Plans
2. Pre-Qualified Contractors List (At the meeting)

- REVISIONS / LEGEND**
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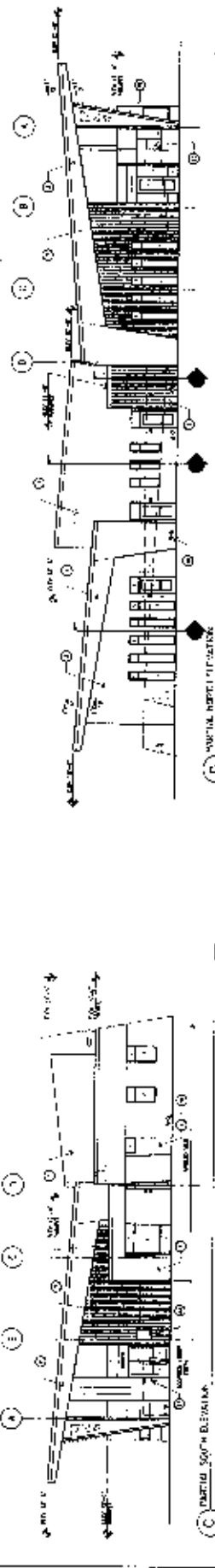




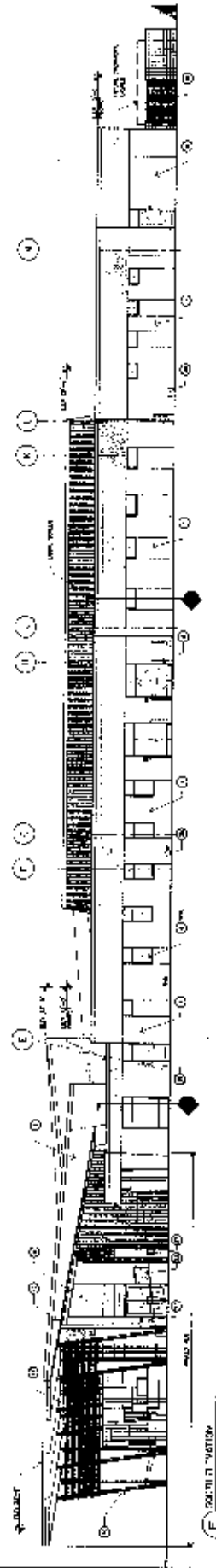
(A) WEST ELEVATION



(B) NORTH ELEVATION



(C) PARTIAL SOUTH ELEVATION



(E) SOUTH ELEVATION

KEYNOTES

- 1. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
- 2. REFER TO THE ARCHITECT'S GENERAL NOTES FOR A COMPLETE LIST OF MATERIALS AND FINISHES.
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4405 E. WILSON AVENUE  
SUITE 100  
DENVER, CO 80231  
TEL: 303.733.2773  
FAX: 303.733.2774

PROJECT: PALM SPRINGS  
ARCHITECT: SWATT | WILFONG  
DATE: 08/15/2011

PALM SPRINGS  
AIRMAIL CABLE  
FACILITY

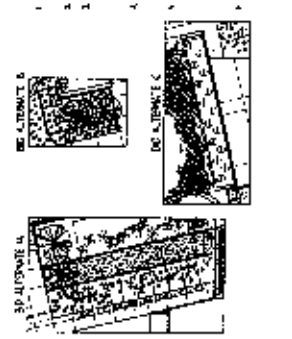
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PLANTING  
PLAN

L5.1

- LEGEND: TREE REPRESENTATION**
1. ALL TREE SPECIES REPRESENTED WITH THIS NOTATION ON THIS SHEET UNLESS OTHERWISE NOTED.
  2. SPECIES OF TREES, SIZE OF TREE, AND PLANTING DATE TO BE DETERMINED BY THE LANDSCAPE ARCHITECT.
  3. ALL TREES SHALL BE PLANTED WITHIN THE PLANTING ZONE UNLESS OTHERWISE NOTED.
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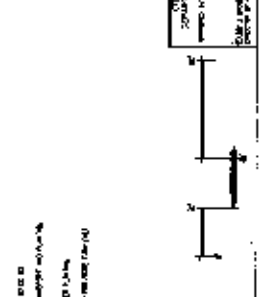
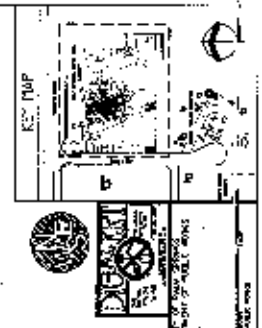


**PLANTING LISTING**

NO.	SYMBOL	TREE SPECIES	SIZE	PLANTING DATE	PLANTING ZONE
1	(Symbol)	SPRING BLOSSOM	12"	2011	PLANTING ZONE
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4	(Symbol)	SPRING BLOSSOM	12"	2011	PLANTING ZONE
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**SOIL TYPE TABLE**

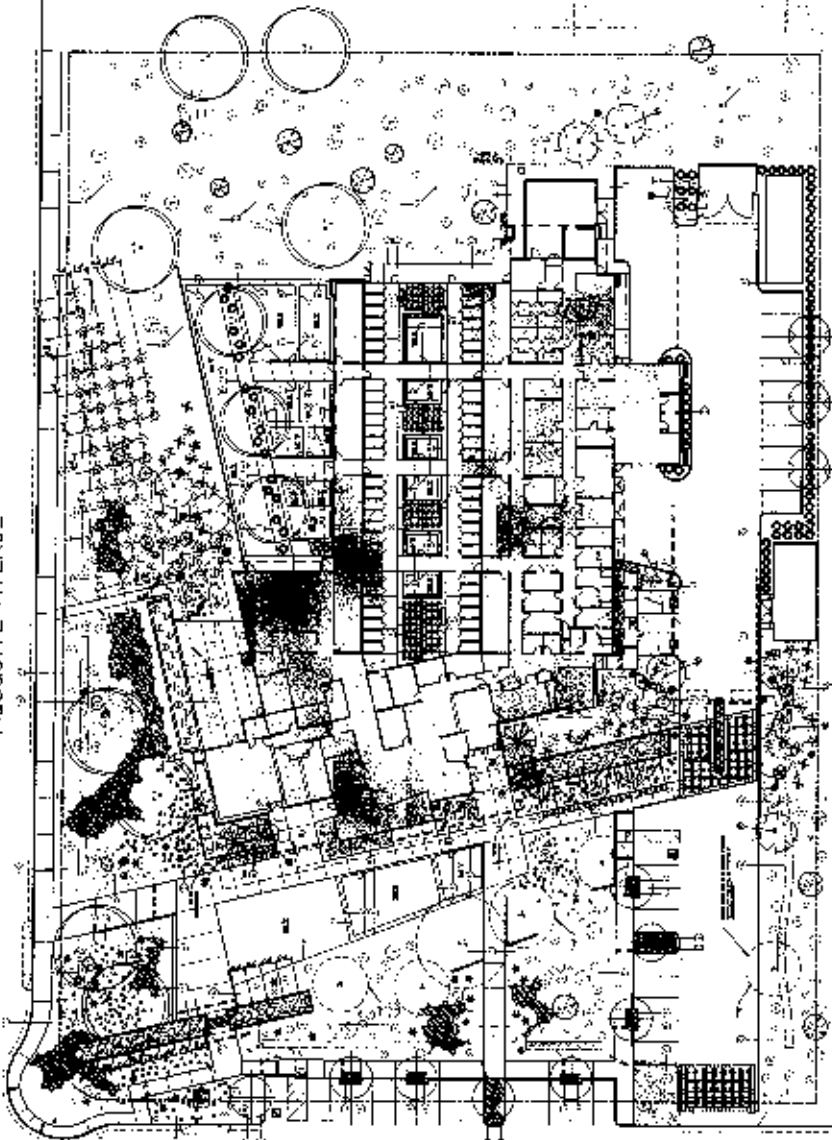
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MESQUITE AVENUE

VELLA ROAD



- GENERAL NOTES**
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