

## Measure B BOND

# Capital Projects Report

*to the*

## Board of Trustees

September 21, 2018

MAAS

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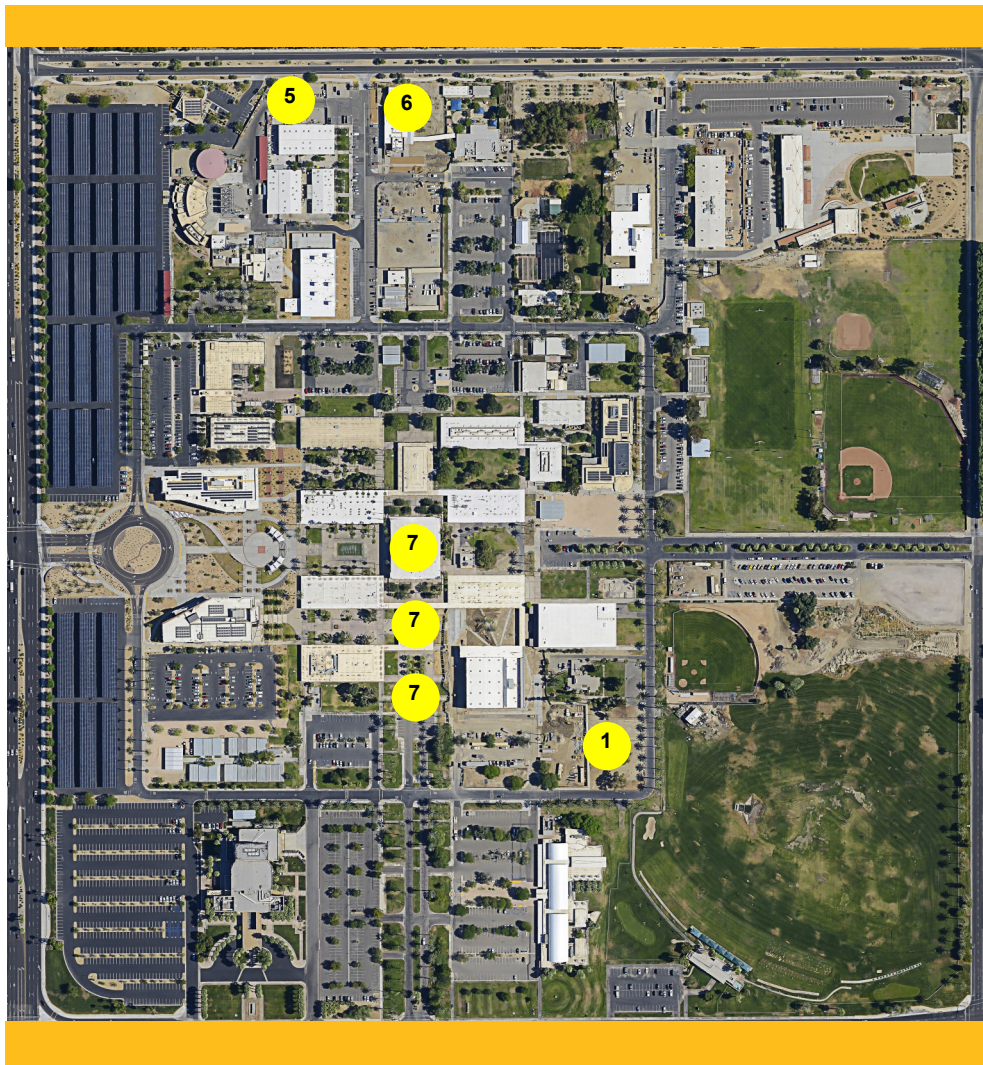
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## Projects in Programming & Design

- 1 South/East Annex
- 2 Indio Modulars (Not Shown)
- 3 Indio Expansion (Not Shown)
- 4 COD Palm Springs Campus (Not Shown)
- 5 Central Plant Well Renovation

## Construction Projects

- 6 Early Child Education Center-Build Back
- 7 Central Campus Redevelopment



# PROJECTS IN DESIGN . . .

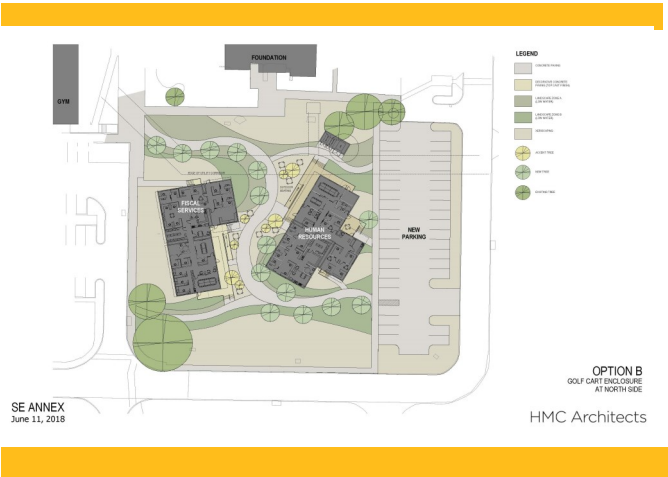
- Project Status Reports

# SOUTH/EAST ANNEX

## PROJECT STATUS REPORT

### DESIGN

- **Address** 43-500 Monterey Ave.  
Palm Desert, CA 92260
- **Project Manager** MAAS Companies  
Robert Rauscher
- **Architect** HMC Architects
- **Construction Manager** Alon Construction



Renovation Rendering

### Fast Facts

Construction of two (2) modular buildings to serve as new office space for the Human Resources and Fiscal Services departments.

- Total Project Budget . . . . . \$7,000,000
- Project Square Footage (GSF) . . . . . 9,600 GSF
- Funding Source . . . . . RDA Funds
- Construction Start . . . . . October 2018
- Targeted Completion . . . . . January 2019

### Project Update

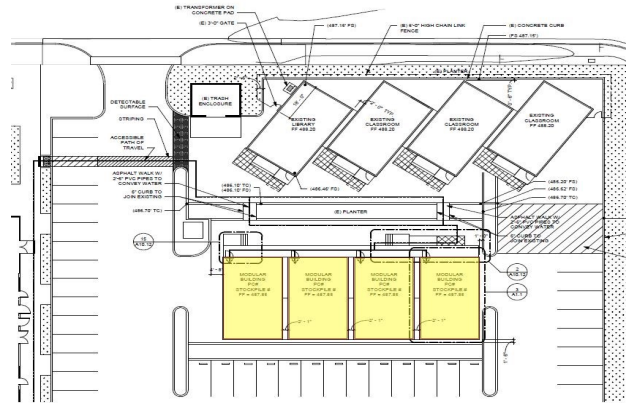
- Bidding is complete and contracts will be presented to the Board of Trustees on 9/21/18
- Building manufacturing is underway

# INDIO CAMPUS MODULARS 2

## PROJECT STATUS REPORT

### DESIGN

- **Address** 45-524 Oasis St.  
Indio, CA 92201
- **Project Manager** MAAS Companies  
Ryan Lamb
- **Architect** HMC Architects  
Ontario, CA
- **Construction Manager** N/A



### Fast Facts

- **Total Project Budget** ..... \$945,000
- **Project Square Footage (GSF)** ..... 3,840 GSF
- **Funding Source** ..... RDA
- **Construction Start** ..... Summer 2018
- **Targeted Completion** ..... Winter 2018-2019

### Project Update

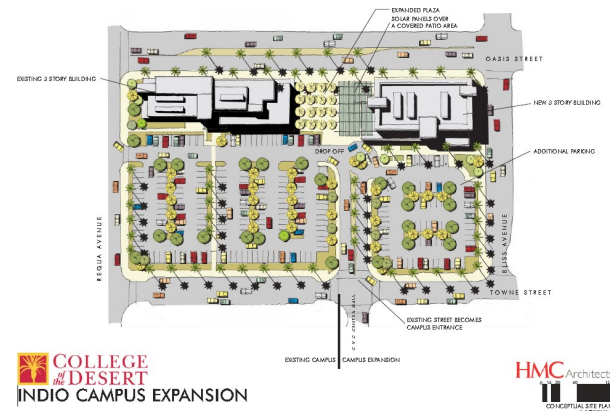
- Site work scheduled to commence 9/18/18 and continue through 11/7/18
- Modular buildings scheduled for delivery 9/21/18
- Interior work scheduled through Fall semester

# INDIO CAMPUS EXPANSION

## PROJECT STATUS REPORT

### DESIGN

- **Address** 45-524 Oasis St.  
Indio, CA 92201
- **Project Manager** MAAS  
Ryan Lamb
- **Architect** HMC Architects  
Ontario, CA
- **Construction Manager** N/A



### Fast Facts

Expansion of College of the Desert—Indio Campus. The expansion will be looked at holistically. The scope will include a new stand-alone building, approximately 65,000 gross square feet, and modifications to the existing building.

- **Total Project Budget** ..... \$56,143,000
- **Project Square Footage (New Building)** ..... 65,000 GSF
- **Project Square Footage (Renovation)** ..... 10,000 GSF
- **Funding Source** ..... Measure B
- **Construction Start** ..... Summer 2020
- **Targeted Completion** ..... Summer 2022

### Project Update

- Schematic Design meetings being coordinated with the District and Architect

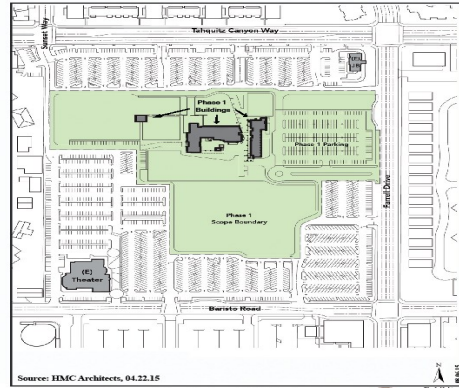


# COD PALM SPRINGS CAMPUS

## PROJECT STATUS REPORT

### DESIGN

- **Address** Tahquitz Canyon & Farrell  
Palm Springs, CA 92201
- **Project Manager** MAAS  
Ryan Lamb
- **Architect** HPI Architects  
Newport Beach, CA
- **Construction Manager** TBD



### Fast Facts

Construction of a new campus complex with a Central Plant and surface parking which includes a bus drop-off area. Project will provide educational opportunities to the student population of the western service area of Palm Springs.

- Total Project Budget . . . . . \$37,942,925
- Project Square Footage (GSF) . . . . . 50,000 SF (Phase 1)
- Funding Source . . . . . Measure B
- Construction Start . . . . . TBD
- Targeted Completion . . . . . TBD

### Project Update

- Programming efforts continue
- Hazardous materials abatement planning in progress
- Demolition planning in process



# CENTRAL PLANT RENOVATION

## PROJECT STATUS REPORT

### DESIGN

- **Address** 43500 Monterey Avenue  
Palm Desert, CA 92260
- **Project Manager** MAAS  
Bart Connolly
- **Architect** N/A
- **Construction Manager** MSA Consulting



### Fast Facts

Renovation of the Palm Desert Central Plant complex with to modernize the existing well pump house and establishes a second 630' deep pump station.

- **Total Project Budget** . . . . . \$1,000,000
- **Project Square Footage (GSF)** . . . . . N/A
- **Funding Source** . . . . . RDA
- **Construction Start** . . . . . January 2019
- **Targeted Completion** . . . . . April 2019

### Project Update

- **Project to be rebid**
- **Job Site Walk** scheduled for 10/2/18
- **Bid Opening** scheduled for 10/30/18

# PROJECTS IN CONSTRUCTION . . .

- Project Status Reports

# EARLY CHILDHOOD EDUCATION BUILD BACK / FIRE REPAIRS

## PROJECT STATUS REPORT CONSTRUCTION

- **Address** 43500 Monterey Ave  
Palm Desert, CA 92260
- **Project Manager** MAAS  
Robert Rauscher
- **Architect** HMCArchitects  
Ontario, CA
- **Construction Manager** Alon Construction  
Anaheim CA



### Fast Facts

Reconstruction of the Early Childhood Center following the fire of May 15, 2018 which gutted the building.

- **Total Project Budget** ..... \$1,000, 000
- **Project Square Footage (GSF)** ..... 6,700 SF
- **Funding Source** ..... Insurance
- **Construction Start** ..... June 2018
- **Targeted Completion** ..... October 31, 2018

# EARLY CHILDHOOD EDUCATION BUILD BACK / FIRE REPAIRS

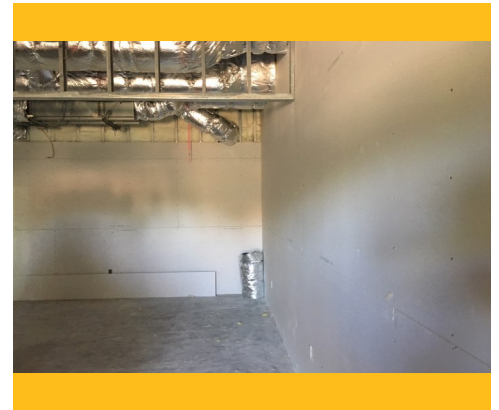
## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$1,000,000
- Construction Budget ..... \$1,000,000
- Expenditures To Date ..... \$ 151,209

### Project Update

- Reconstruction continues
- Kitchen has been reoccupied and is currently in use
- Salvaged furniture, equipment and personal items will be returned to the District.



# CENTRAL CAMPUS REDEVELOPMENT

## PROJECT STATUS REPORT CONSTRUCTION

- **Address** 43-500 Monterey Ave.  
Palm Desert, CA 92260
- **Project Managers** MAAS  
Robert Rauscher
- **Architect** LPA Architects  
Irvine, CA
- **Construction Manager** Bernards



HILB Library Rendering

### Fast Facts

Complete renovation of the HILB and 'C' Buildings. The renovations will prepare spaces to consolidate all Library & Learning Resource Center operations to the center of campus. The project also includes the re-design of the Hilb Courtyard & Fountain of Knowledge.

- **Total Project Budget** ..... \$37,550,000
- **Project Square Footage (GSF)**
  - Hilb ..... 38,926 SF
  - Bldg. C ..... 6,326 SF
- **Funding Source** ..... Measure B
- **Construction Start** ..... Summer 2018
- **Targeted Completion** ..... Spring 2020

### Sustainable Features

- Will be designed to LEED SILVER standards

# CENTRAL CAMPUS REDEVELOPMENT

## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$37,500,000
- Construction Budget ..... \$23,500,000
- Expenditures To Date ..... \$ 7,440,638
- 
- Percent Complete of Project Cost ..... 20%
- Percent Complete of Construction ..... 10%

### Project Update

- Hard and soft demolition continuing
- Site storm drain work underway
- Underground site plumbing piping nearly complete



# FINANCIAL REVIEW . . .

## - Project Allocation Budget



# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

| <u>COMPLETED PROJECTS</u>                              | <u>Budget</u><br><b>Bond + Other</b> | <u>Expense</u><br><b>Bond + Other</b> | <b>Balance</b> |
|--|--------------------------------------|---------------------------------------|----------------|
| 2nd Floor Diesel Mechanics Renovation                  | \$703,992                            | \$703,992                             | \$0.00         |
| Ag Science Project                                     | \$105,804                            | \$105,804                             | \$0.00         |
| Alumni Centre  | \$2,714,816                          | \$2,714,816                           | \$0.00         |
| Applied Sciences                                       | \$12,125,867                         | \$12,125,867                          | \$0.00         |
| Applied Sciences Solar Yard                            | \$43,223                             | \$43,223                              | \$0.00         |
| Aquatics Swimming Pool Demolition                      | \$310,103                            | \$310,103                             | \$0.00         |
| Athletic Facilities                                    | \$24,613,750                         | \$24,613,750                          | \$0.00         |
| Barker Nursing Complex                                 | \$10,973,913                         | \$10,973,913                          | \$0.00         |
| BEEPS Salad Bar  | \$51,641                             | \$51,641                              | \$0.00         |
| Berger Faculty Innovation Center                       | \$349,000                            | \$349,000                             | \$0.00         |
| Burn Tower   | \$2,875,267                          | \$2,875,267                           | \$0.00         |
| Business Building Renovation                           | \$4,598,036                          | \$4,598,036                           | \$0.00         |
| Campus IT Infrastructure                               | \$2,498,904                          | \$2,498,904                           | \$0.00         |
| Campus Standards & Design                              | \$615,343                            | \$615,343                             | \$0.00         |
| Career & Workforce Solutions Center                    | \$299,875                            | \$299,875                             | \$0.00         |
| Carol Meier Hall 1 & 4                                 | \$145,999                            | \$145,999                             | \$0.00         |
| Carol Meier Lecture Hall Roof Repair                   | \$317,728                            | \$317,728                             | \$0.00         |
| Central Annex Village                                  | \$2,308,330                          | \$2,308,330                           | \$0.00         |
| Central Campus Redevelopment Planning-Original Phase I | \$1,808,503                          | \$1,808,503                           | \$0.00         |
| Central Plant  | \$13,127,485                         | \$13,127,485                          | \$0.00         |
| Central Plant MBCx                                     | \$3,335,803                          | \$3,335,803                           | \$0.00         |
| Child Development Center                               | \$6,066,890                          | \$6,066,890                           | \$0.00         |
| Child Development Center Playground                    | \$708,724                            | \$708,724                             | \$0.00         |
| Communication Building                                 | \$20,258,662                         | \$20,258,662                          | \$0.00         |
| Contractor Lay Down Area                               | \$724,890                            | \$724,890                             | \$0.00         |
| Cravens Student Services Center                        | \$22,954,847                         | \$22,954,847                          | \$0.00         |
| CSSC Second Floor Renovation                           | \$148,060                            | \$148,060                             | \$0.00         |
| Culinary Kitchen                                       | \$410,529                            | \$410,529                             | \$0.00         |
| Date Palm Removal                                      | \$311,447                            | \$311,447                             | \$0.00         |
| Demo Central Annex / Cooling Tower                     | \$336,262                            | \$336,262                             | \$0.00         |
| Desert Energy Enterprise Center (DEEC)                 | \$14,220                             | \$14,220                              | \$0.00         |
| Desert Hot Springs                                     | \$1,140                              | \$1,140                               | \$0.00         |
| Desert Hot Springs Campus - Modulars                   | \$691,635                            | \$691,635                             | \$0.00         |

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

|   |              |              |        |
|---|--------------|--------------|--------|
| Diesel Mechanics Flooring                     | \$14,154     | \$14,154     | \$0.00 |
| Dining Facility Renovation                    | \$5,399,910  | \$5,399,910  | \$0.00 |
| Facilities Yard Improvement                   | \$416,825    | \$416,825    | \$0.00 |
| Imaging                                       | \$399,540    | \$399,540    | \$0.00 |
| Indio Campus                                  | \$24,123,997 | \$24,123,997 | \$0.00 |
| Indio Campus - Retail Space                   | \$1,589,125  | \$1,589,125  | \$0.00 |
| Institutional Effectiveness                   | \$243,369    | \$243,369    | \$0.00 |
| Liberal Arts Rm#13 Computer Lab               | \$35,463     | \$35,463     | \$0.00 |
| M2: Music Rehearsal Classroom Renovation      | \$118,495    | \$118,495    | \$0.00 |
| Math Science Technology Center (MSTC)         | \$24,303,698 | \$24,303,698 | \$0.00 |
| Mecca-Thermal Campus Expansion & Lab Redesign | \$3,440,913  | \$3,440,913  | \$0.00 |
| Mecca-Thermal Interim Modulars                | \$9,913,929  | \$9,913,929  | \$0.00 |
| Mecca-Thermal Septic Sewer System             | \$288,401    | \$288,401    | \$0.00 |
| Monterey Entrance                             | \$5,417,239  | \$5,417,239  | \$0.00 |
| Monterey Wall & Landscaping                   | \$1,544,946  | \$1,544,946  | \$0.00 |
| Music Building Interior Storage               | \$16,516     | \$16,516     | \$0.00 |
| Music Building Shade Structure Demo           | \$52,000     | \$52,000     | \$0.00 |
| Nursing Building Renovation                   | \$3,538,287  | \$3,538,287  | \$0.00 |
| Nursing Building Room 10                      | \$125,741    | \$125,741    | \$0.00 |
| Old Art Building Renovation                   | \$332,997    | \$332,997    | \$0.00 |
| Parking Lot/Road Repair & Weatherproofing     | \$1,226,825  | \$1,226,825  | \$0.00 |
| Pavement Removal North Alumni Road            | \$28,721     | \$28,721     | \$0.00 |
| Ph I - Infrastructure Upgrade                 | \$14,512,593 | \$14,512,593 | \$0.00 |
| Ph II - Infrastructure Upgrade                | \$11,727,628 | \$11,727,628 | \$0.00 |
| PSA Parking & Mag. Falls Entrance             | \$949,794    | \$949,794    | \$0.00 |
| PSA Room 16 Computer Lab                      | \$228,621    | \$228,621    | \$0.00 |
| Public Safety Academy                         | \$14,917,722 | \$14,917,722 | \$0.00 |
| Safety/Security Improvements CDC & AR         | \$256,377    | \$256,377    | \$0.00 |
| Scene Shop                                    | \$75,654     | \$75,654     | \$0.00 |
| Science Labs                                  | \$223,624    | \$223,624    | \$0.00 |
| Security Cameras & Emergency Phones           | \$132,450    | \$132,450    | \$0.00 |
| Sidewalk Repairs                              | \$38,846     | \$38,846     | \$0.00 |
| So./No. Annex Ph I Classroom Modulars         | \$1,920,155  | \$1,920,155  | \$0.00 |

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

|  |                      |                      |               |
|--|----------------------|----------------------|---------------|
| South Annex 13 Remodel                     | \$54,815             | \$54,815             | \$0.00        |
| South Annex 3 and 8 Remodel                | \$72,024             | \$72,024             | \$0.00        |
| South Annex - HR Renovation                | \$106,871            | \$106,871            | \$0.00        |
| South Annex Ph I                           | \$273,569            | \$273,569            | \$0.00        |
| South Annex Ph II                          | \$1,027,825          | \$1,027,825          | \$0.00        |
| South Annex Ph III - DSPS Modulars         | \$646,294            | \$646,294            | \$0.00        |
| South Annex Tenant Improvements            | \$39,127             | \$39,127             | \$0.00        |
| South Parking Lot                          | \$1,004,767          | \$1,004,767          | \$0.00        |
| Stagecraft Shop                            | \$2,042,836          | \$2,042,836          | \$0.00        |
| Storm Drain Outlet Structure               | \$1,563,111          | \$1,563,111          | \$0.00        |
| Telephone Systems/VOIP Upgrade Ph I        | \$964,487            | \$964,487            | \$0.00        |
| Temporary Access Road                      | \$87,252             | \$87,252             | \$0.00        |
| Temporary Dining Facility                  | \$752,840            | \$752,840            | \$0.00        |
| Velma Dawson House Lot                     | \$27,500             | \$27,500             | \$0.00        |
| Visual Arts Building                       | \$8,434,163          | \$8,434,163          | \$0.00        |
| Visual Arts Canopy                         | \$194,258            | \$194,258            | \$0.00        |
| Visual Arts Kiln Building                  | \$179,079            | \$179,079            | \$0.00        |
| Wayfinding Phase 1                         | \$473,684            | \$473,684            | \$0.00        |
| West Valley Palm Springs - Original Campus | \$5,860,803          | \$5,860,803          | \$0.00        |
| Western Parking Lot                        | \$2,564,965          | \$2,564,965          | \$0.00        |
| Western Parking Lot Landscaping            | \$266,422            | \$266,422            | \$0.00        |
| Wireless Access Project                    | \$322,555            | \$322,555            | \$0.00        |
| <b>EXPENDED TOTAL</b>                      | <b>\$291,064,485</b> | <b>\$291,064,485</b> | <b>\$0.00</b> |

# CURRENT PROJECTS

## PROJECT ALLOCATION BUDGET

| <u>CURRENT PROJECTS</u>                       | <u>Budget</u><br><u>Bond + Other</u> | <u>Expense</u><br><u>Bond + Other</u> | <u>Balance</u>      |
|---|--------------------------------------|---------------------------------------|---------------------|
| ADA Transition Plan                           | \$484,935                            | \$390,516                             | \$94,420            |
| Campus Electronic Sign                        | \$300,000                            | \$20,891                              | \$279,109           |
| Campus Energy Monitoring                      | \$295,801                            | \$289,570                             | \$6,230             |
| Campus Signage Standards                      | \$30,500                             | \$0                                   | \$30,500            |
| Central Campus Redevelopment                  | \$35,494,001                         | \$5,632,135                           | \$29,861,867        |
| Central Plant Renovation                      | \$1,000,000                          | \$82,903                              | \$917,097           |
| Child Development Center Shade Structure      | \$125,000                            | \$0                                   | \$125,000           |
| Early Childhood Center Build-back/Fire Repair | \$1,227,218                          | \$57,285                              | \$1,169,933         |
| Indio Campus Expansion                        | \$1,028,367                          | \$624,912                             | \$403,455           |
| Indio Campus - Modulares                      | \$690,000                            | \$631,830                             | \$58,170            |
| Indio Campus - Modulares #2                   | \$945,000                            | \$42,229                              | \$902,771           |
| Indio Campus - Student Kiosk                  | \$931,000                            | \$909,064                             | \$21,936            |
| Infrastructure Upgrade - Ph III               | \$11,732,136                         | \$11,729,639                          | \$2,498             |
| KCOD Radio Station                            | \$205,435                            | \$17,555                              | \$187,880           |
| Mecca/Thermal Campus                          | \$24,700,000                         | \$102,597                             | \$24,597,403        |
| North Annex Two                               | \$885,000                            | \$651,193                             | \$233,807           |
| RDA Small Maintenance Projects                | \$2,874,893                          | \$2,778,574                           | \$96,319            |
| Relocations Project                           | \$766,879                            | \$568,049                             | \$198,830           |
| Site Remediation                              | \$387,000                            | \$318,301                             | \$68,699            |
| Soils Contingency                             | \$101,500                            | \$0                                   | \$101,500           |
| Southeast Annex                               | \$7,000,000                          | \$791,229                             | \$6,208,771         |
| Transfer Center Renovation                    | \$594,780                            | \$274,409                             | \$320,371           |
| Palm Springs Temporary Modular Campus         | \$6,500,000                          | \$5,742,399                           | \$757,601           |
| West Valley Campus Palm Springs               | \$31,082,122                         | \$128,403                             | \$30,953,719        |
| <b>SUB TOTAL</b>                              | <b>\$129,381,568</b>                 | <b>\$31,783,682</b>                   | <b>\$97,597,885</b> |

# SUMMARY OF PROJECTS

## PROJECT ALLOCATION BUDGET

| <u>FUTURE PROJECTS</u>               | <u>Budget</u><br>Bond + Other | <u>Expense</u><br>Bond + Other | <u>Balance</u>     |
|--------------------------------------|-------------------------------|--------------------------------|--------------------|
| West Valley Desert Hot Springs Ph II | \$2,500,000                   | \$0                            | \$2,500,000        |
| <b>SUB TOTAL</b>                     | <b>\$2,500,000</b>            | <b>\$0</b>                     | <b>\$2,500,000</b> |

| <u>SUMMARY OF PROJECTS</u>     | <u>Budget</u><br>Bond + Other | <u>Expense</u><br>Bond + Other | <u>Balance</u>       |
|--------------------------------|-------------------------------|--------------------------------|----------------------|
| Completed Projects             | \$291,064,485                 | \$291,064,485                  | \$0                  |
| Current Projects               | \$129,381,568                 | \$31,783,682                   | \$97,597,885         |
| Future Projects                | \$2,500,000                   | \$0                            | \$2,500,000          |
| Bond Management and Other Fees | \$40,123,485                  | \$35,686,091                   | \$4,437,394          |
| Contingency                    | \$2,260,693                   | \$0                            | \$2,260,693          |
| <b>TOTAL</b>                   | <b>\$465,330,229</b>          | <b>\$358,534,258</b>           | <b>\$106,795,972</b> |

|                                |                      |
|--------------------------------|----------------------|
| <b>Total Bond Funds Issued</b> | <b>\$346,500,000</b> |
|--------------------------------|----------------------|

| <u>DEFERRED PROJECTS</u>                 | <u>Proposed Budget</u> |
|--|------------------------|
| Art Building Re-Purpose                  | \$500,000              |
| Construct Parking Lot Velma Dawson House | \$600,000              |
| Demo East Annex / Construct Parking Lot  | \$2,000,000            |
| Diesel Mechanics / Install Parking Lot   | \$2,500,000            |
| Engineering Building Renovation          | \$4,000,000            |
| Landscaping at Fred Waring Entrance      | \$1,000,000            |
| Multi-Use Arts Facility                  | \$20,386,059           |
| Parking Lot at Lay Down Area             | \$1,200,000            |
| Pollock Theater Carol Meier Renovation   | \$3,940,381            |
| Public Safety Academy Phase II           | \$10,887,000           |
| <b>TOTAL DEFERRED PROJECTS</b>           | <b>\$47,013,440</b>    |

# UPCOMING EVENTS . . .

**- No Events Currently Scheduled**