



COLLEGE  
*of the* DESERT

# Capital Projects Report

*to the*

## Board of Trustees

March 15, 2019

MAAS

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## Campus Activities

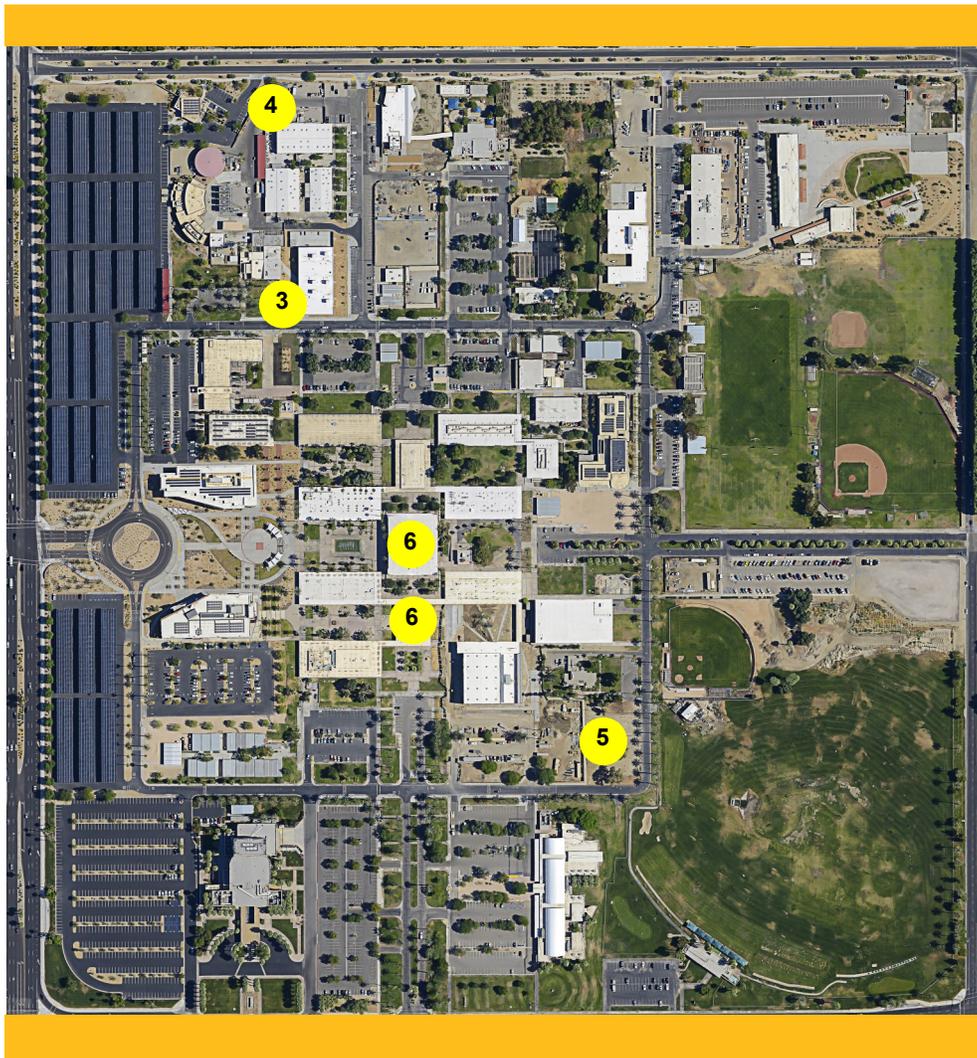
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## Projects in Programming & Design

- 1 Indio Expansion (Not Shown)
- 2 Art 100 Renovation

## Construction Projects

- 3 COD Palm Springs Campus (Not Shown)
- 4 Central Plant Well Renovation
- 5 Southeast Annex
- 6 Central Campus Redevelopment



# PROJECTS IN DESIGN . . .

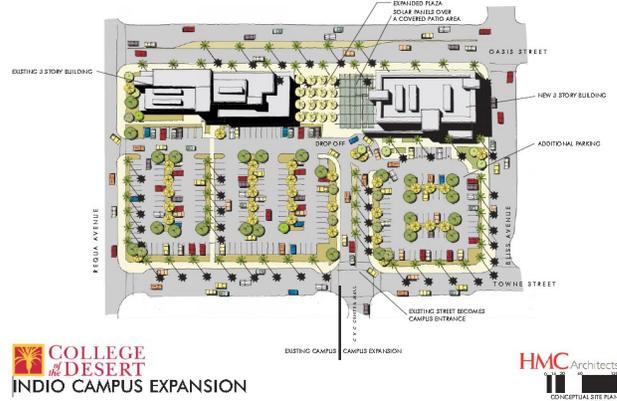
- Project Status Reports

# 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 includes a new stand-alone building, approximately 64,000 gross square feet, and approximately 10,000 gross square feet of modifications to the existing building.

- Total Project Budget . . . . . \$56,343,000
- Project Square Footage (New Building). . . . . 64,000 GSF
- Project Square Footage (Renovation) . . . . . 10,000 GSF
- Funding Source . . . . . Measure CC
- Construction Start . . . . . Spring 2021
- Targeted Completion (New Building) . . . . . Fall 2022
- Targeted Completion (Renovation) . . . . . Spring 2023

### Project Update

- Schematic Design in process
- Buckling Restrained Brace Frame structural system presentation to March Board

# ART –100 RENOVATION

## PROJECT STATUS REPORT

### DESIGN

- **Address** 43500 Monterey Avenue  
Palm Desert, CA 92260
- **Project Manager** MAAS  
Dave Hall
- **Architect** SGH Architects
- **Construction Manager** N/A



### Fast Facts

- **Total Project Budget** . . . . . \$503,875
- **Project Square Footage** . . . . . 1,520 SF
- **Funding Source** . . . . . RDA
- **Construction Start** . . . . . Summer 2019
- **Targeted Completion** . . . . . Fall 2019

### Project Update

- Project is a Division of State Architects (DSA) review; Construction Document submittal, end of March, 2019.
- Bid soliciting and opening scheduled for April/May 2019
- Award / Notice to Proceed, May 17, 2019
- Construction, June - August, 2019
- Commissioning/Move-in, August 14-21, 2019
- Project includes classroom renovation for installation of three (3) practice rooms with acoustic isolation.
- Classroom seating to accommodate 35-students.

# PROJECTS IN CONSTRUCTION . . .

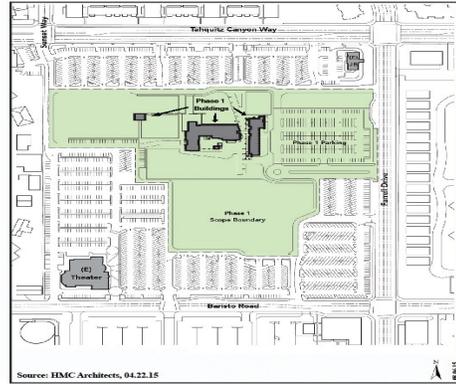
- Project Status Reports

# COD PALM SPRINGS CAMPUS

## PROJECT STATUS REPORT

### DEMOLITION

- **Address** 2365 E. Tahquitz Canyon Way  
Palm Springs, CA 92262
- **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 CC
- **Construction Start** . . . . . TBD
- **Targeted Completion** . . . . . TBD

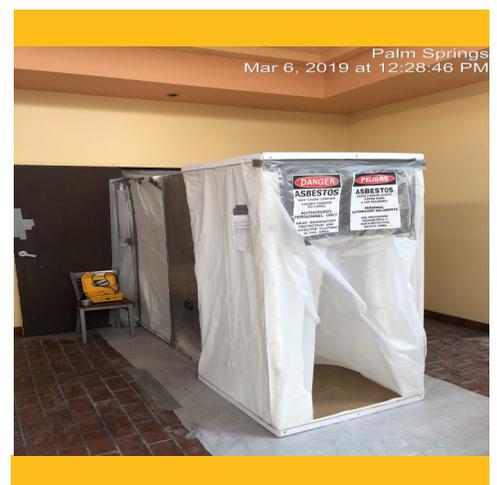
# COD PALM SPRINGS CAMPUS

## PROJECT STATUS REPORT

### DEMOLITION

#### Project Update

- HazMat Abatement in progress through April
- Temporary Electrical contract to March Board for approval
- Demolition bid in progress. Contract to April Board
- Demolition to follow Abatement and continue through October 2019,



# CENTRAL PLANT RENOVATION

## PROJECT STATUS REPORT CONSTRUCTION

- **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 to modernize the existing well pump house and establish a second 630' deep pump station.

- **Total Project Budget** . . . . . \$1,300,000
- **Project Square Footage (GSF)** . . . . . N/A
- **Funding Source** . . . . . RDA
- **Construction Start** . . . . . February 2019
- **Targeted Completion** . . . . . May 2019

# CENTRAL PLANT RENOVATION

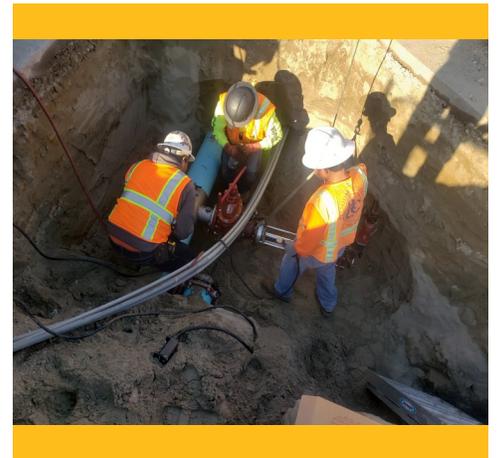
## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget . . . . . \$1,300,000
- Construction Budget . . . . . \$1,100,000
- Expenditures To Date . . . . . \$ 154,355
- Percent Complete of Project Cost . . . . . 12%
- Percent Complete of Construction . . . . . 25%

### Project Update

- Well drilling is complete; Health Department has signed off
- Construction of supporting utilities and connection to existing Infrastructure continues.
- Project is on-track for delivery in late Spring 2019



# SOUTH/EAST ANNEX

## PROJECT STATUS REPORT CONSTRUCTION

• Address	43-500 Monterey Ave. Palm Desert, CA 92260
• Project Manager	MAAS 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 ..... Spring 2019

## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$7,000,000
- Construction Budget ..... \$4,455,911
- Expenditures To Date ..... \$2,676,627
- Percent Complete of Project Cost ..... 38%
- Percent Complete of Construction ..... 45%

### Project Update

- Modular Building construction continues the first set of buildings is scheduled for delivery by the end of March.
- On-site construction will resume following building delivery.



# CENTRAL CAMPUS REDEVELOPMENT

## PROJECT STATUS REPORT CONSTRUCTION

- **Address** 43-500 Monterey Ave.  
Palm Desert, CA 92260
- **Project Managers** MAAS  
Dave Hall
- **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

- Both buildings were designed to LEED SILVER standards

# CENTRAL CAMPUS REDEVELOPMENT

## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$37,550,000
- Construction Budget ..... \$23,500,000
- Expenditures To Date ..... \$10,284,851
  
- Percent Complete of Project Cost ..... 27%
- Percent Complete of Construction ..... 39%

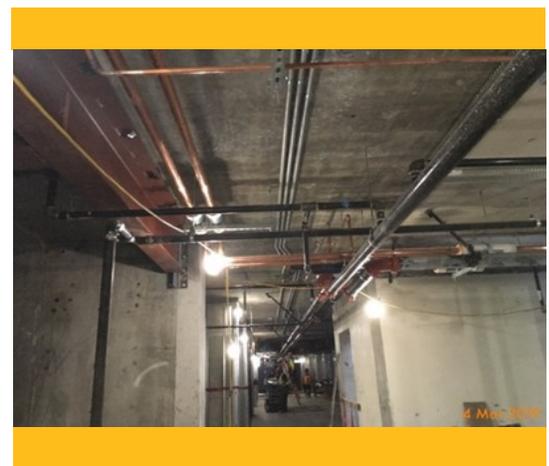
### Project Update

#### HILB Building, Increment 1

- Continue erection & welding of structural steel for 2nd floor.
- Continue installation of reinforcing steel at shear walls; perimeter foundation & roof drag beams.
- Continue wall framing for 1st & 2nd floors
- Continue scaffolding & lath, building exterior & clearstory soffit.
- Continue plumbing rough-in, basement
- Continue fire sprinkler rough-in, basement
- Continue mechanical & electric rough-in overhead, basement.

#### C Building, Increment 2

- Continue drywall, tape/finish
- Continue storefront glass/glazing
- Starting grid ceiling & seismic wires



# FINANCIAL REVIEW . . .

## - Project Allocation Budget

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

<b>COMPLETED PROJECTS</b>	<b>Budget Bond + Other</b>	<b>Expense Bond + Other</b>	<b>Balance</b>
2nd Floor Diesel Mechanics Renovation	\$703,992	\$703,992	\$0.00
Adjunct Faculty Office Renovation	\$966,211	\$966,211	\$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	\$709,679	\$709,679	\$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

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

Desert Hot Springs Campus - Modulares	\$691,635	\$691,635	\$0.00
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
Indio Campus - Student Kiosk	\$925,398	\$925,398	\$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 Modulares	\$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
Relocations	\$568,049	\$568,049	\$0.00

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

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
Site Remediation	\$318,301	\$318,301	\$0.00
So./No. Annex Ph I Classroom Modulars	\$1,920,155	\$1,920,155	\$0.00
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>\$293,843,398</b>	<b>\$293,843,398</b>	<b>\$0.00</b>

# CURRENT PROJECTS

## PROJECT ALLOCATION BUDGET

<u>CURRENT PROJECTS</u>	<u>Budget</u> <u>Bond + Other</u>	<u>Expense</u> <u>Bond + Other</u>	<u>Balance</u>
ADA Transition Plan	\$484,935	\$394,422	\$90,513
Art 100 Renovation	\$503,875	\$5,203	\$498,672
ASCOD Offices	\$134,000	\$0	\$134,000
Campus Electronic Sign	\$300,000	\$20,891	\$279,109
Campus Energy Monitoring	\$295,801	\$289,570	\$6,230
Campus Signage Standards	\$30,500	\$7,370	\$23,130
Central Campus Redevelopment	\$34,525,091	\$10,284,851	\$24,240,241
Central Plant Renovation	\$1,300,000	\$154,355	\$1,145,645
Child Development Center Shade Structure	\$154,717	\$135,312	\$19,405
**Early Childhood Center Build-back/Fire Repair	\$1,509,898	\$1,420,012	\$89,886
Indio Campus Expansion	\$56,343,000	\$678,689	\$55,664,311
Indio Campus - Modulares	\$690,000	\$631,830	\$58,170
Indio Campus - Modulares #2	\$945,000	\$664,149	\$280,851
Infrastructure Upgrade - Ph III	\$11,732,136	\$11,729,639	\$2,498
KCOD Radio Station	\$205,435	\$192,104	\$13,331
M1 Renovation	\$170,000	\$0	\$170,000
Mecca/Thermal Campus	\$24,700,000	\$102,597	\$24,597,403
MSTC Renovation	\$120,000	\$1,850	\$118,150
North Annex Two	\$885,000	\$651,193	\$233,807
Old Art Building Renovation	\$572,000	\$0	\$572,000
RDA Small Maintenance Projects	\$2,949,893	\$2,872,184	\$77,709
Southeast Annex	\$7,000,000	\$2,676,627	\$4,323,373
Transfer Center Renovation	\$594,780	\$410,196	\$184,584
Palm Springs Temporary Modular Campus	\$6,500,060	\$5,746,888	\$753,172
West Valley Campus Palm Springs	\$31,082,122	\$617,896	\$30,464,226
<b>SUB TOTAL</b>	<b>\$183,728,243</b>	<b>\$39,687,828</b>	<b>\$144,040,415</b>

\*\*District to be reimbursed through Insurance Claim

# SUMMARY OF PROJECTS

## PROJECT ALLOCATION BUDGET

<u>FUTURE PROJECTS</u>	<u>Budget</u> Bond + Other	<u>Expense</u> 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> Bond + Other	<u>Expense</u> Bond + Other	<u>Balance</u>
Completed Projects	\$293,843,398	\$293,843,398	\$0
Current Projects	\$183,728,243	\$39,687,828	\$144,040,415
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$40,123,485	\$37,317,325	\$2,806,159
Contingency	\$2,629,721	\$0	\$2,629,721
<b>TOTAL</b>	<b>\$522,824,847</b>	<b>\$370,848,551</b>	<b>\$151,976,296</b>

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