



COLLEGE  
*of the* DESERT

# Capital Projects Report

*to the*

## Board of Trustees

September 20, 2019

MAAS

# TABLE OF CONTENTS

## Overview of Projects

Aerial View.....	Page 3
------------------	--------

## Project Status Reports - Projects in Initial Start-Up, Planning & Design

Central Campus Quad Renovation.....	Page 5
-------------------------------------	--------

Indio Campus Expansion.....	Page 6
-----------------------------	--------

Old Warehouse Renovation.....	Page 7
-------------------------------	--------

## Project Status Reports - Current Construction Projects

COD Palm Springs Campus.....	Page 9-10
------------------------------	-----------

Art 100.....	Page 11-12
--------------	------------

Central Plant Renovation.....	Page 13-14
-------------------------------	------------

Central Campus Redevelopment.....	Page 15-16
-----------------------------------	------------

## Financial Review

Project Allocations Budget.....	Page 18-22
---------------------------------	------------

## Campus Activities

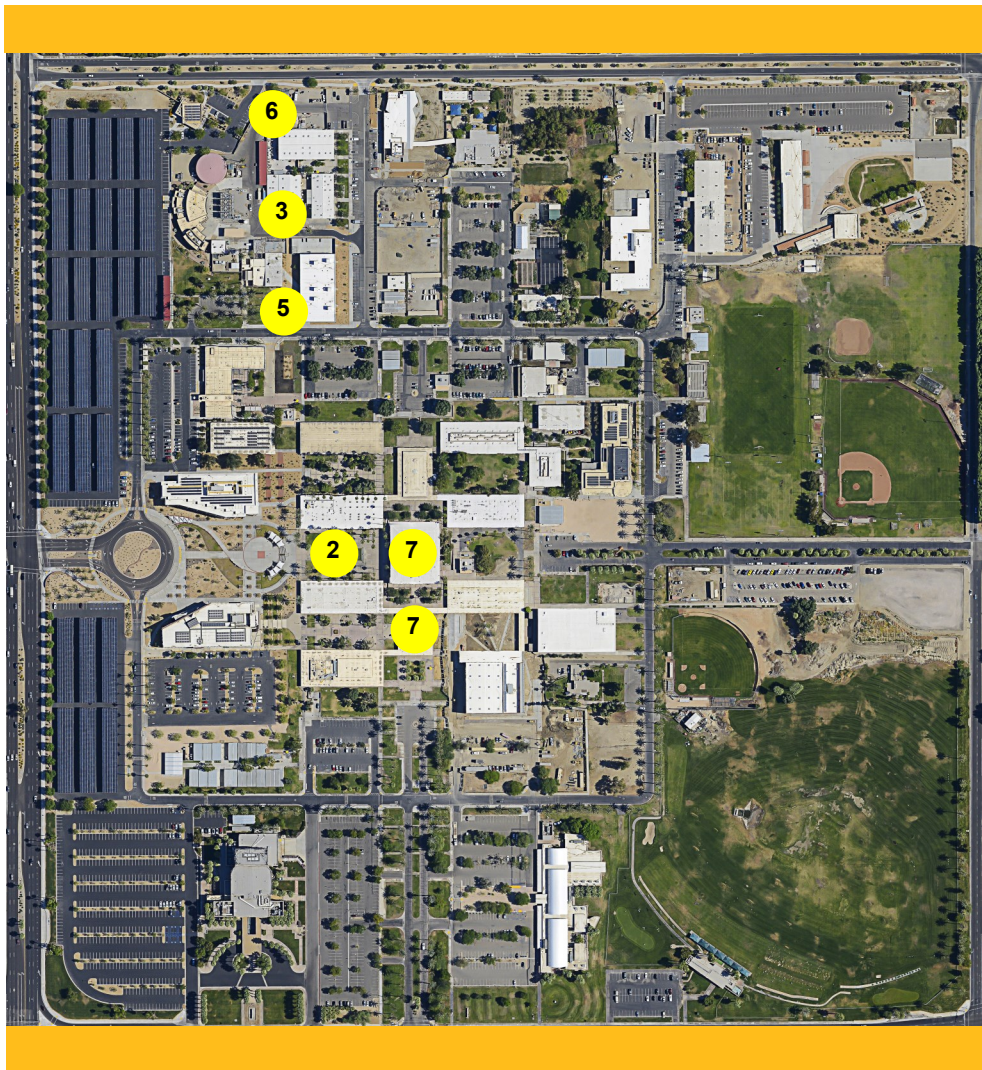
Upcoming Events.....	Page 23
----------------------	---------

## Projects in Programming & Design

- 1 Indio Campus Expansion (Not Shown)
- 2 Central Campus Quad Renovation
- 3 Old Warehouse Renovation

## Construction Projects

- 4 COD Palm Springs Campus (Not Shown)
- 5 Art 100 Renovation
- 6 Central Plant Renovation
- 7 Central Campus Redevelopment
- 7 Central Campus Redevelopment



# PROJECTS IN DESIGN . . .

## - Project Status Reports

# CENTRAL CAMPUS QUAD RENOVATION

## PROJECT STATUS REPORT

### DESIGN

- **Address** 43-500 Monterey Ave  
Palm Desert, CA 92260
- **Project Manager** MAAS  
Celeste Manolas
- **Architect** Spurlock  
San Diego, CA
- **Construction Manager** Alon Construction Consulting



### Fast Facts

Renovation of the Central Quad area adjacent to the Hilb Library. The Project includes the 3,500 square foot Fountain of Knowledge to be replaced.

- **Total Project Budget** . . . . . \$4,300,000
- **Project Square Footage** . . . . . 35,019 GSF
- **Funding Source** . . . . . Measure CC
- **Construction Start** . . . . . Fall 2019
- **Targeted Completion** . . . . . Spring 2020

### Project Update

- The demo scope was successfully bid in August; Valley Pipeline to Board for approval at September 20 meeting
- Demo anticipated to commence at the end of September
- The plans and specifications were approved by DSA on August 28
- Construction is out to bid, scheduled to go to the Board on October 31
- Construction anticipated to begin in November

# 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** Tilden-Coil Constructors  
Riverside, CA



### 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 renovations to the existing building.

- Total Project Budget . . . . . \$56,884,475
- Project Square Footage (New Building). . . . 67,000 GSF
- Project Square Footage (Renovation) . . . . 10,000 GSF
- Funding Source . . . . . Measure CC
- Construction Start . . . . . Spring 2021
- Targeted Completion (New Building) . . . . Summer 2022
- Targeted Completion (Renovation) . . . . . Winter 2022-23

### Project Update

- Design Development Phase in progress

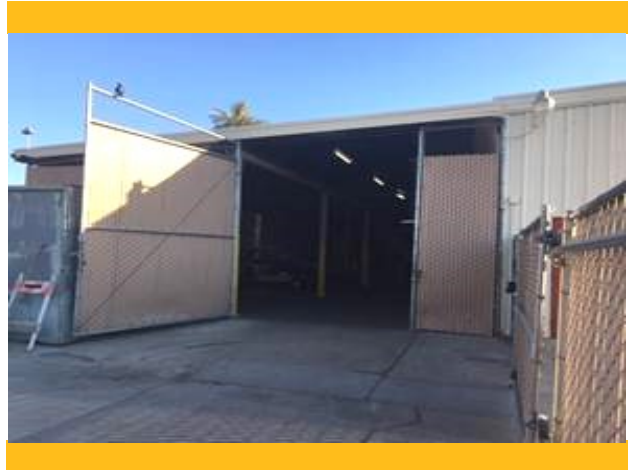


# OLD WAREHOUSE RENOVATION

## 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

This project will renovate the Old Warehouse Building. Once renovated, the building will house the “Friends of the Library”, IT storage and computer figuration and confidential storage. Also, the demolition of a non-code compliant structure attached to the warehouse will be removed.

- Total Project Budget . . . . . \$572,000
- Project Square Footage. . . . . 9,600 GSF
- Funding Source . . . . . RDA Funds
- Construction Start . . . . . Fall 2019
- Targeted Completion . . . . . Fall 2019

### Project Update

- Design drawings complete
- Demolition of a Non-Code Compliant Storage Shed complete

# 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** TBD
- **Construction Manager** TBD



### Fast Facts

The demolition phase will remove the existing 330,000 square foot building and all associated footings and underground utilities. This is to clear the way for construction of the new campus.

- Total Project Budget . . . . . \$31,082,122
- Project Square Footage (GSF) . . . . . TBD
- Funding Source . . . . . Measure CC
- Construction Start . . . . . TBD
- Targeted Completion . . . . . TBD



# COD PALM SPRINGS CAMPUS

## PROJECT STATUS REPORT DEMOLITION

### Project Update

- Heavy demolition in progress through October 2019
- Demolition 80% Complete



# ART 100 RENOVATION

## PROJECT STATUS REPORT CONSTRUCTION

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



### Fast Facts

This project will renovate the Art 100 building to incorporate music sound rooms and a 35 seat classroom.

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

# ART 100 RENOVATION

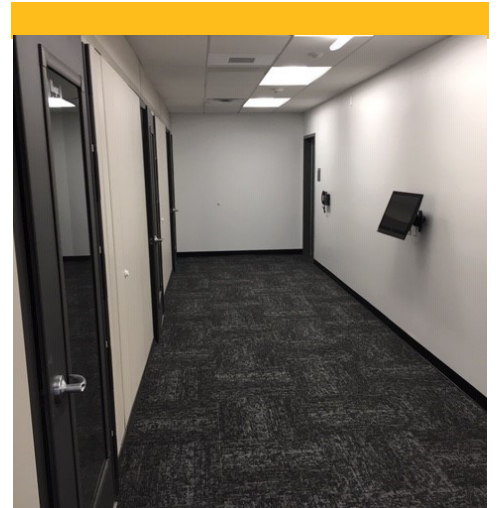
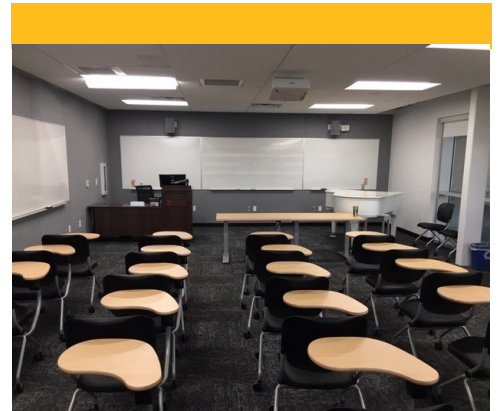
## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$503,875
- Construction Budget ..... \$276,467
- Expenditures To Date ..... \$265,159
- Percent Complete of Project Cost ..... 53%
- Percent Complete of Construction ..... 100%

### Project Update

- Project completed



# CENTRAL PLANT RENOVATION

## PROJECT STATUS REPORT CONSTRUCTION

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



### 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 Funds
- **Construction Start** .....Spring 2019
- **Targeted Completion** .....Summer 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 ..... \$1,083,826
- Percent Complete of Project Cost ..... 83%
- Percent Complete of Construction ..... 92%

### Project Update

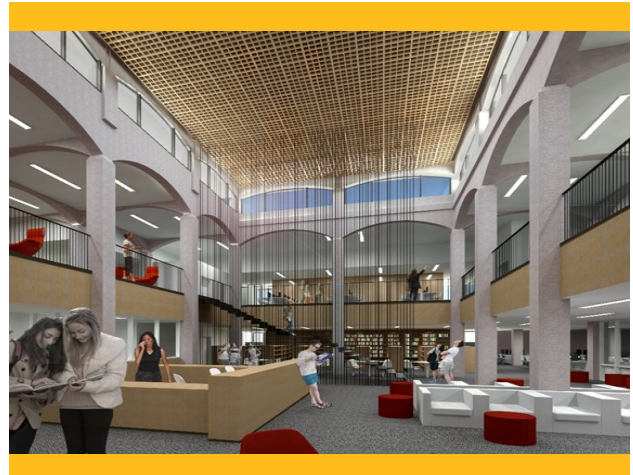
- New shade shelter surrounds completed
- New lights installation underway
- Installation of monitoring sensors on-going
- Demolition of old wellhead to begin soon



# 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.

- Total Project Budget ..... \$34,525,091
- Project Square Footage (GSF)
  - Hilb ..... 38,926 SF
  - Bldg. C ..... 6,326 SF
- Funding Source ..... Measure CC
- 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 ..... \$34,525,091
- Construction Budget ..... \$23,500,000
- Expenditures To Date ..... \$19,711,493
- Percent Complete of Project Cost ..... 57%
- Percent Complete of Construction ..... 75%

### Project Update

#### HILB Building, Increment 1

- Continued MEP rough-in 2nd floor
- Continued drywall tape/finishing, 2nd floor study rooms & restrooms
- Continued painting, 1st floor
- Continued interior storefront alum frames, basement
- Continued ceramic tile, 1st floor restrooms
- Continued electrical, data & security, basement & 1st floor

#### C Building, Increment 2

- Continued retrofit of restroom 118
- Continued electrical subpanel terminations
- Continued work on dais & conference room



C Building

# FINANCIAL REVIEW . . .

## - Project Allocation Budget

# COMPLETED PROJECTS

## PROJECT ALLOCATION BUDGET

<u>COMPLETED PROJECTS</u>	<u>Budget</u> <u>Bond + Other</u>	<u>Expense</u> <u>Bond + Other</u>	<u>Balance</u>
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 Modulares	\$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 Modulares	\$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

<b>CURRENT PROJECTS</b>	<b>Budget Bond + Other</b>	<b>Expense Bond + Other</b>	<b>Balance</b>
ADA Transition Plan	\$484,935	\$394,422	\$90,513
AG Canopy	\$174,000	\$0	\$174,000
Applied Science Canopy	\$132,000	\$0	\$132,000
Art 100 Renovation	\$503,875	\$265,159	\$238,716
ASCOD Offices	\$134,000	\$119,489	\$14,511
Campus Electronic Sign	\$300,000	\$20,891	\$279,109
Campus Energy Monitoring	\$295,801	\$289,570	\$6,230
Campus Signage Standards	\$30,500	\$9,845	\$20,655
CDC Re-Roof	\$74,800	\$0	\$74,800
Central Campus Quad	\$4,300,000	\$192,206	\$4,107,794
Central Campus Redevelopment	\$34,525,091	\$19,711,493	\$14,813,599
Central Plant Renovation	\$1,300,000	\$1,083,826	\$216,174
Child Development Center Shade Structure	\$154,717	\$142,645	\$12,072
Dream Center	\$380,000	\$17,385	\$362,615
**Early Childhood Center Build-back/Fire Repair	\$1,562,598	\$1,492,891	\$69,707
Friends of the Library	\$126,500	\$0	\$126,500
Indio Campus Expansion	\$56,884,475	\$1,087,961	\$55,796,514
Indio Campus - Modulares	\$690,000	\$631,830	\$58,170
Indio Campus - Modulares #2	\$945,000	\$740,168	\$204,832
Infrastructure Upgrade - Ph III	\$11,732,136	\$11,729,637	\$2,500
KCOD Radio Station	\$205,435	\$192,104	\$13,331
M1 Renovation	\$170,000	\$125,028	\$44,972
Mecca/Thermal Campus	\$24,700,000	\$102,597	\$24,597,403
MSTC Renovation	\$120,000	\$85,782	\$34,218
North Annex Two	\$885,000	\$672,685	\$212,315
Old Warehouse Renovation	\$572,000	\$48,758	\$523,242
RDA Small Maintenance Projects	\$2,999,893	\$2,925,984	\$73,909
Softball Field Lighting	\$570,000	\$0	\$570,000
Southeast Annex	\$7,000,000	\$5,844,628	\$1,155,372
Transfer Center Renovation	\$594,780	\$423,466	\$171,315
Palm Springs Temporary Modular Campus	\$6,500,059	\$6,009,959	\$490,100
Palm Springs Campus	\$31,082,122	\$2,631,234	\$28,450,888
<b>SUB TOTAL</b>	<b>\$190,129,717</b>	<b>\$56,991,642</b>	<b>\$133,138,075</b>

# 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	\$190,129,717	\$56,991,642	\$133,138,075
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$40,151,485	\$39,144,864	\$1,006,621
Contingency	\$2,629,721	\$0	\$2,629,721
<b>TOTAL</b>	<b>\$529,254,321</b>	<b>\$389,979,904</b>	<b>\$139,274,417</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**