



COLLEGE
of the DESERT

Capital Projects Report

to the

Board of Trustees

November 13, 2019

MAAS

TABLE OF CONTENTS

Overview of Projects

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

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

Indio Campus Expansion.....	Page 5
Indio Campus Child Development Center.....	Page 6
Old Warehouse Renovation.....	Page 7
Roadrunner Motors - Cathedral City.....	Page 8

Project Status Reports - Current Construction Projects

COD Palm Springs Campus—Mall Demolition.....	Page 10-11
Central Campus Quad Renovation.....	Page 12-13
Central Plant Renovation.....	Page 14-15
Central Campus Redevelopment.....	Page 16-17

Financial Review

Project Allocations Budget.....	Page 19-23
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Campus Activities

Upcoming Events.....	Page 24
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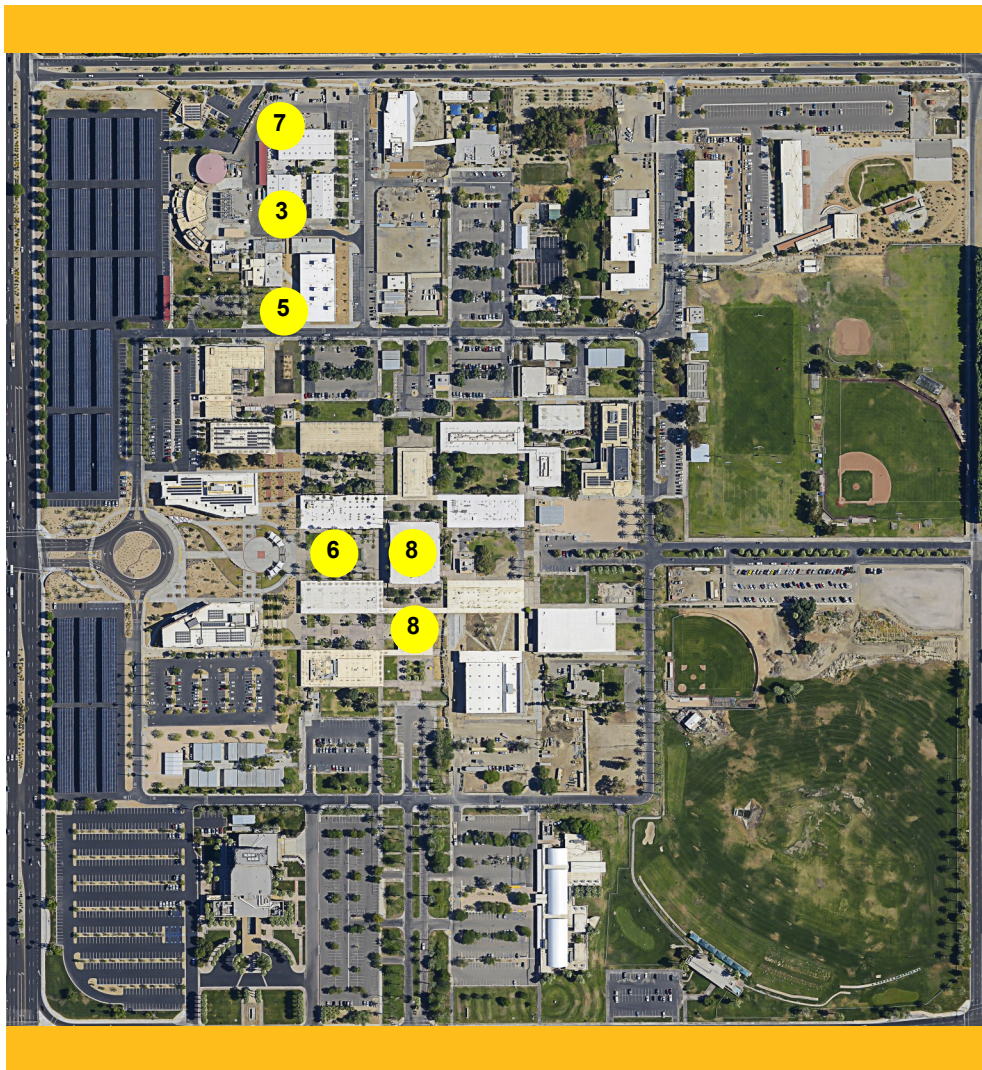


Projects in Programming & Design

- 1 Indio Campus Expansion (Not Shown)
- 2 Indio Campus Child Development Center (Not Shown)
- 3 Old Warehouse Renovation
- 4 Roadrunner Motors - Cathedral City (Not Shown)

Construction Projects

- 5 COD Palm Springs Campus Demo (Not Shown)
- 6 Central Campus Quad Renovation
- 7 Central Plant Renovation
- 8 Central Campus Redevelopment
- 8 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** Tilden-Coil Constructors
Riverside, CA



Project Description

The Indio Campus Expansion extends the campus north of the existing building with a new 67,000 sf building. The new building includes a Student Success Center, Public Safety facilities and Student Health Offices, new classrooms, science laboratories, lecture halls, computer labs, a Maker Space, expanded faculty offices, a student dining commons and study spaces. The building will also have support spaces for maintenance of the entire Indio Campus, various informal social spaces along corridors, and a large outdoor deck on the third level. 10,000 sf of renovations to the existing building include the removal of various campus level functions that are to be rehoused in the new building, the enclosure of the breezeway, and instructional and student study spaces. Site enhancements include a new shade structure and flexible space between the buildings, parking lots, landscape buffers, and vehicular circulation.

- 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 documents in progress
- Department User Group meetings in progress

INDIO CAMPUS CHILD DEVELOPMENT CENTER

PROJECT STATUS REPORT

DESIGN

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



Project Description

The Child Development Center at College of the Desert's Indio Campus extends the campus site south of the existing building with the addition of a new 17,000 sf building and approximately 7,000 sf of Play Yards with shade structures. The new building will include toddler & preschool classrooms, 2 of each, and support spaces required for a state of the art child care facility, meeting State Chancellor's guidelines. The building will also house an adult ECE classroom and observation spaces. Site improvements include undergrounding of existing overhead utilities, demolition of existing structures and new parking lots.

- Total Project Budget \$21,307,000
- Project Square Footage 61,000 GSF
- Funding Source Measure CC
- Construction Start Spring 2021
- Targeted Completion Summer 2022

Project Update

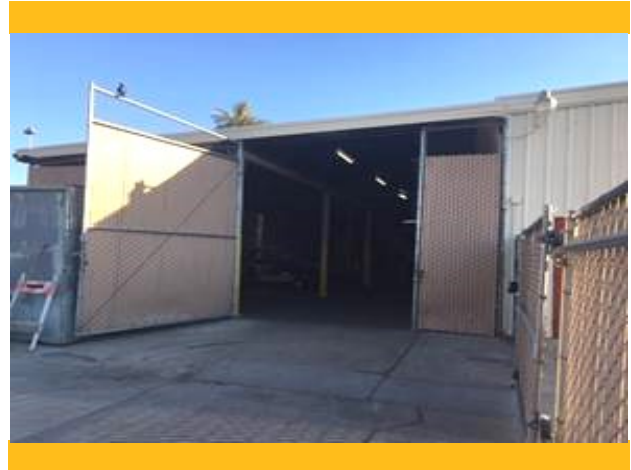
- Schematic design in progress

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



Project Description

The existing warehouse houses Janitorial, COD Files, Friends of the Library (FOL) book storage, IT equipment and Kiosk storage. The project renovation will provide separate and secured rooms:

- 2,300 sf (air conditioned space) for palletized storage of COD files
 - 900 sf (air conditioned space) of plastic laminated counter tops and shelf storage for IT layout work on computers and equipment
 - 1,900 sf (evaporation-cooled space) for electric cart parking and storage of janitorial supplies
 - 900 sf (evaporation-cooled space) for FOL palletized book storage
 - 500 sf (evaporation-cooled space) of plastic laminated counter tops for Kiosk storage
-
- Total Project Budget \$572,000
 - Project Square Footage. 9,600 GSF
 - Funding Source RDA Funds
 - Construction Start Fall 2019
 - Targeted Completion Spring 2020

Project Update

- Informal Bidding: Notice calling for wall framing/drywall bids

ROADRUNNER MOTORS - CATHEDRAL CITY

PROJECT STATUS REPORT

DESIGN

- **Address** Cathedral City, CA
- **Project Manager** MAAS Celeste Manolas
- **Architect** TBD
- **Construction Manager** TBD



Project Description

The new Roadrunner Motors facility will be constructed on a 5.8 acre parcel in Cathedral City, and will provide specialized and generalized classrooms, teaching laboratories including service vehicle bays/lifts, offices, conference rooms, support space, and parking. The initial effort will involve programming, site planning, and schematic design, as well as master planning the site for future development.

- Estimated Project Budget \$20,000,000
- Project Square Footage. TBD
- Funding Source Measure CC
- Construction Start TBD
- Targeted Completion TBD

Project Update

- The RFQ submissions from the 10 responding architectural firms were assessed and ranked, with the shortlist finalized and interviews scheduled for December 5
- Contracts for the geotechnical report and surveying have been approved, and the preparatory tasks have commenced with the surveyors scheduled to be onsite the week of November 11

PROJECTS IN CONSTRUCTION . . .

- Project Status Reports

COD PALM SPRINGS CAMPUS - MALL DEMOLITION

PROJECT STATUS REPORT

- **Address** 2365 E. Tahquitz Canyon Way
Palm Springs, CA 92262
- **Project Manager** MAAS
Ryan Lamb
- **Architect** TBD
- **Construction Manager** TBD



Project Description

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.

- Project Square Footage330,000 GSF
- Funding Source Measure CC
- Demolition Start. Spring 2019
- Targeted Completion Fall 2019



COD PALM SPRINGS CAMPUS - MALL DEMOLITION

PROJECT STATUS REPORT

Fast Financial Facts

- Total Project Budget \$4,000,000
- Expenditures To Date \$3,128,626
- Percent Complete of Project Cost 78%
- Percent Complete of Construction 95%

Project Update

- Large amounts of unknown subsurface HazMat being remediated through mid-November
- Concrete crushing will commence following HazMat remediation



CENTRAL CAMPUS QUAD RENOVATION

PROJECT STATUS REPORT CONSTRUCTION

- **Address** 43500 Monterey Avenue
Palm Desert, CA 92260
- **Project Manager** MAAS
Celeste Manolas
- **Architect** Spurlock
San Diego, CA
- **Construction Manager** Alon Construction Consulting



Project Description

Renovation of the Central Quad area adjacent to the Hilb Library. The Project will demolish the existing plaza in its entirety inclusive of the 3,500 sf Fountain of Knowledge, and will replace it with a new plaza with colored concrete banding, a new state of the art infinity edge fountain with lighting and jets, new landscaping and site lighting, new palm trees with up lights, benches, and infrastructure improvements including new electrical and irrigation systems and a new fountain vault and equipment.

- Project Square Footage. 35,019 GSF
- Funding Source Measure CC
- Construction Start Summer 2019
- Targeted Completion Fall 2019
- Completion Date Spring 2020

CENTRAL CAMPUS QUAD RENOVATION

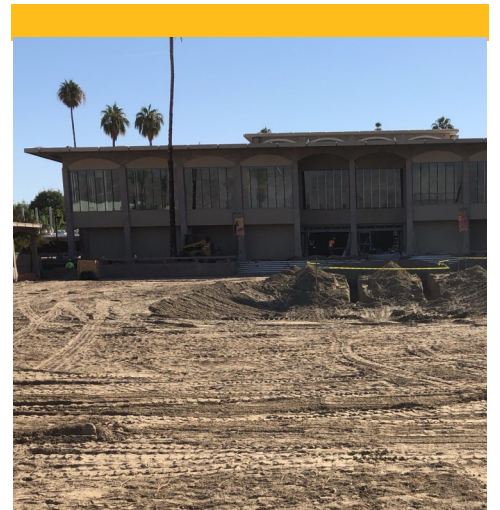
PROJECT STATUS REPORT CONSTRUCTION

Fast Financial Facts

- Total Project Budget \$4,300,000
- Construction Budget \$3,190,000
- Expenditures To Date \$ 456,654
- Percent Complete of Project Cost 11%
- Percent Complete of Construction 15%

Project Update

- Limited Hazmat was discovered during demolition, and was abated in accordance with AQMD regulations the week of October 28
- The Board approved the trade contract on October 31
- The remaining backfill operations concluded on November 1, and the trade contractors began mobilizing onsite



CENTRAL PLANT RENOVATION

PROJECT STATUS REPORT CONSTRUCTION

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



Project Description

Renovation of the Central Plant, adjacent to Maintenance and Operations; located at the north-west quadrant of campus. The Project will build a new well to support the Palm Desert campus' landscape irrigation and central plant cooling systems. The old well will be demolished, after the new well is brought online. The old well will be re-built and both the old and new wells will have remote monitoring capability through the campus' online Building Management System.

- Project Square Footage (GSF)N/A
- Funding SourceRDA Funds
- Construction StartSpring 2019
- Targeted CompletionFall 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 \$1,171,462
- Percent Complete of Project Cost 90%
- Percent Complete of Construction 98%

Project Update

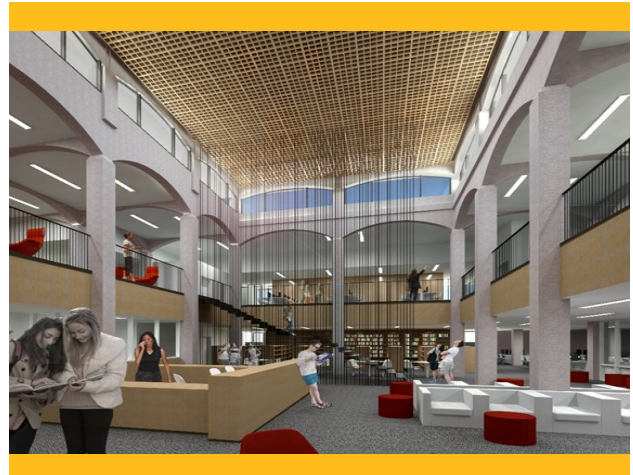
- Re-Build of Well #1 wellhead completed
- Pressurization Testing of Well #1 completed
- Installation of Well #1 data and electrical underway
- Installation of Well #1 sensors underway
- Installation of Well #1 roof hatch completed



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

Project Description

The Hilb Building Renovation Project (Increment 1): A 2-story 38,926 sf renovation for the consolidation of all Library & Learning Resource Center operations. The first floor is dedicated to Library operations. The second floor provides a computer lab and several group study rooms, as well as, open study areas surrounding the high ceiling atrium. The basement also provides space for classroom and study areas highlighted by a glass floor skylight below the atrium stairs.

The C Building Renovation Project (Increment 2): A single story 6,326 sf renovation project that provides a public venue for the Board of Trustees, as well as, conference rooms and Administrative offices.

- Project Square Footage
 - Hilb 38,926 GSF
 - Bldg. C 6,326 GSF
- 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 \$23,380,032
- Percent Complete of Project Cost 68%
- Percent Complete of Construction 88%

Project Update

HILB Building, Increment 1

- Continued ceilings 2nd floor
- Continued pulling data fiber to the building
- Continued electrical finishes 1st and 2nd floors
- Lights energized in basement
- Flooring started in basement

C Building, Increment 2

- Continued painting in offices, conference room and dais
- Continued MEP changes
- Continued electrical/FA & data changes



C Building

FINANCIAL REVIEW . . .

- Project Allocation Budget

COMPLETED PROJECTS

PROJECT ALLOCATION BUDGET

<u>COMPLETED PROJECTS</u>	<u>Budget</u> Bond + Other	<u>Expense</u> Bond + Other	<u>Balance</u>
2nd Floor Diesel Mechanics Renovation	\$703,992	\$703,992	\$0.00
Adjunct Faculty Office Renovation (CCR)	\$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
ASCOD Offices	\$120,277	\$120,277	\$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
Child Development Center Re-Roof	\$57,487	\$57,487	\$0.00
Child Development Center Shade Structure	\$142,645	\$142,645	\$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

COMPLETED PROJECTS

PROJECT ALLOCATION BUDGET

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 - 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
KCOD Radio Station	\$192,104	\$192,104	\$0.00
Liberal Arts Rm#13 Computer Lab	\$35,463	\$35,463	\$0.00
M1 Renovation	\$125,028	\$125,028	\$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
MSTC Renovation	\$85,782	\$85,782	\$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

COMPLETED PROJECTS

PROJECT ALLOCATION BUDGET

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
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	\$5,927,213	\$5,927,213	\$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
EXPENDED TOTAL	\$294,633,133	\$294,633,133	\$0.00

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
AG Canopy	\$174,000	\$14,865	\$159,135
Applied Science Canopy	\$132,000	\$8,685	\$123,315
Art 100 Renovation	\$503,875	\$389,097	\$114,778
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
Central Campus Quad	\$4,300,000	\$456,654	\$3,843,346
Central Campus Redevelopment	\$34,525,091	\$23,380,032	\$11,145,060
Central Plant Renovation	\$1,300,000	\$1,171,462	\$128,538
Dream Center	\$394,000	\$248,251	\$145,749
**Early Childhood Center Build-back/Fire Repair	\$1,562,598	\$1,494,410	\$68,188
Friends of the Library	\$126,500	\$6,974	\$119,526
Indio Campus Childhood Development Center (CDC)	\$21,307,000	\$0	\$21,307,000
Indio Campus Expansion	\$56,884,475	\$1,255,045	\$55,629,430
Indio Campus - Modulares	\$690,000	\$655,830	\$34,170
Indio Campus - Modulares #2	\$945,000	\$749,852	\$195,148
Infrastructure Upgrade - Ph III	\$11,732,136	\$11,729,637	\$2,500
Mecca/Thermal Campus	\$24,700,000	\$102,597	\$24,597,403
North Annex Two	\$885,000	\$672,685	\$212,315
Old Warehouse Renovation	\$572,000	\$79,876	\$492,124
Palm Springs Campus - Demolition	\$4,000,000	\$3,128,626	\$871,374
Palm Springs Temporary Modular Campus	\$6,500,059	\$6,051,688	\$448,370
RDA Small Maintenance Projects	\$2,999,893	\$2,930,473	\$69,420
Roadrunner Motors	\$20,000,000	\$0	\$20,000,000
Softball Field Lighting	\$570,000	\$0	\$570,000
Southeast Annex	\$7,000,000	\$6,022,633	\$977,367
Transfer Center Renovation	\$594,780	\$424,066	\$170,715
SUB TOTAL	\$203,509,643	\$61,688,165	\$141,821,478

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
SUB TOTAL	\$2,500,000	\$0	\$2,500,000

<u>SUMMARY OF PROJECTS</u>	<u>Budget</u> Bond + Other	<u>Expense</u> Bond + Other	<u>Balance</u>
Completed Projects	\$294,633,133	\$294,633,133	\$0
Current Projects	\$203,509,643	\$61,688,165	\$141,821,478
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$40,191,485	\$39,797,132	\$394,353
Contingency	\$2,629,721	\$0	\$2,629,721
TOTAL	\$543,463,982	\$396,118,429	\$147,345,552

Total Bond Funds Issued	\$346,500,000
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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
TOTAL DEFERRED PROJECTS	\$47,013,440

UPCOMING EVENTS . . .

- No Events Currently Scheduled