



Capital Projects Report

to the

Board of Trustees

February 7, 2020

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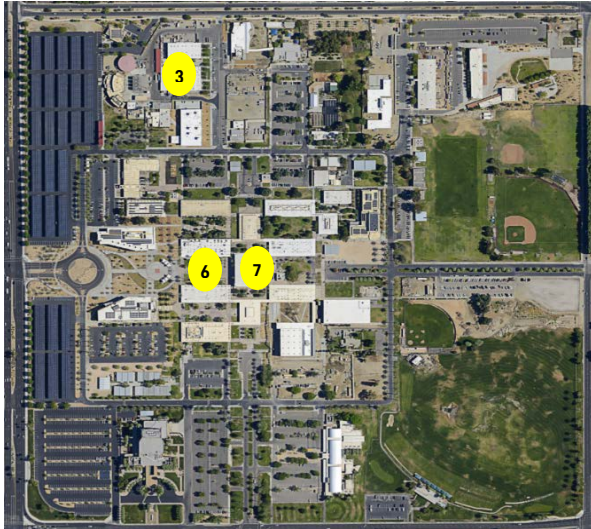
AERIAL

Projects in Programming & Design

- 1 Indio Campus Expansion
- 2 Indio Campus Child Development Center
- 3 Old Warehouse Renovation
- 4 Roadrunner Motors (Automotive Technology Training Center)

Construction Projects

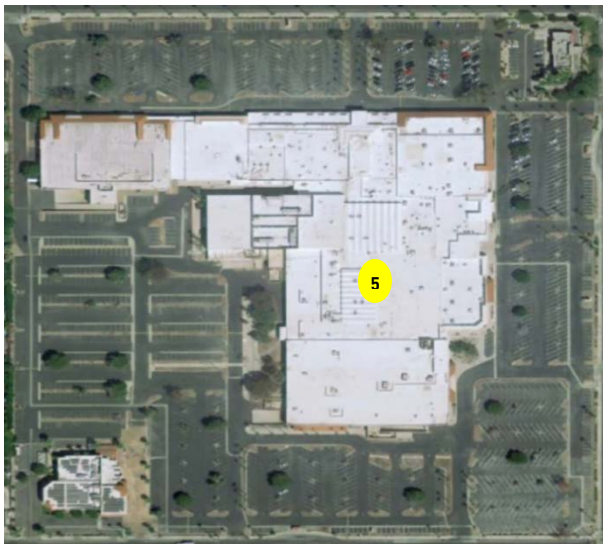
- 5 Palm Springs Development Project
- 6 Central Campus Quad Renovation
- 7 Central Campus Redevelopment



Palm Desert Campus



Indio Campus



Palm Springs Development Project



**Roadrunner Motors
(Automotive Technology Training Center)**

INDIO CAMPUS EXPANSION

DESIGN

Project Description

The expansion of College of the Desert's Indio Campus extends the campus site north of the existing building with the addition of a new 67,000 sf building, 10,000 sf of renovations to the existing building, and site enhancements that include a new shade structure and flexible outdoor space between the buildings. The new building includes an enlarged Student Success Center, Public Safety facilities and Student Health Offices. It will significantly expand the instructional facilities with new classrooms, science laboratories, lecture halls, computer labs and a Maker Space, expanded faculty office space, a student dining commons and study spaces. The building will also have the necessary support and circulation spaces for maintenance of the Indio Campus, various informal social spaces along corridors, and a large outdoor deck space on the third level. 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 the conversion of the newly available spaces into additional instructional and student study spaces. Site improvements include parking lots, landscape buffers, and vehicular circulation for the new enlarged campus extents.

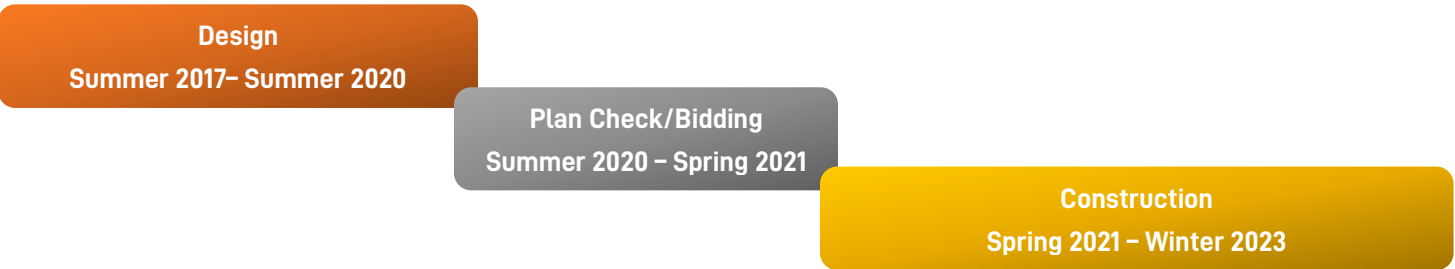
Project Data

Project Manager: Ryan Lamb
 Design Professional: HMC Architects
 Construction Manager: Tilden-Coil Constructors
 Funding Source: Measure CC
 Project Size (New): 67,000 GSF
 Project Size (Renovation): 10,000 GSF

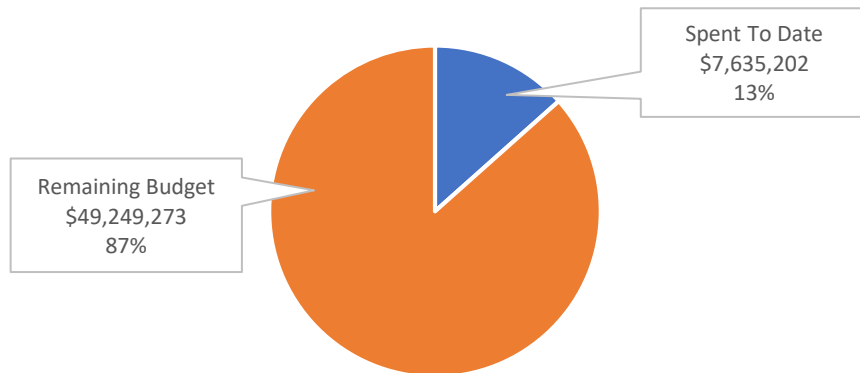
Project Update

- Design development presented to Cabinet on January 14, 2020
- Construction documents in progress

Project Timeline



Total Budget: \$56,884,475 Construction Budget: \$39,300,000



West Elevation



South Elevation

INDIO CHILD DEVELOPMENT CENTER

DESIGN

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.

Project Data

Project Manager: Ryan Lamb
 Design Professional: HMC Architects
 Construction Manager: TBD
 Funding Source: Measure CC
 Project Size (New): 17,000 GSF

Project Update

- Schematic design in progress

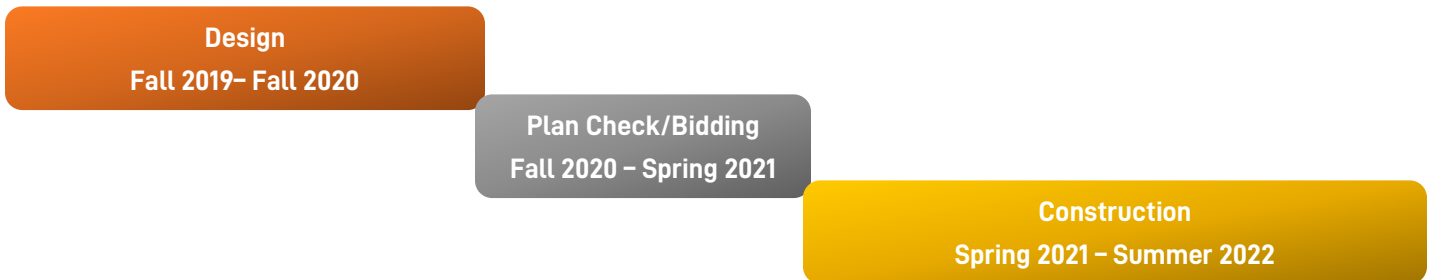


Existing Structures on Site

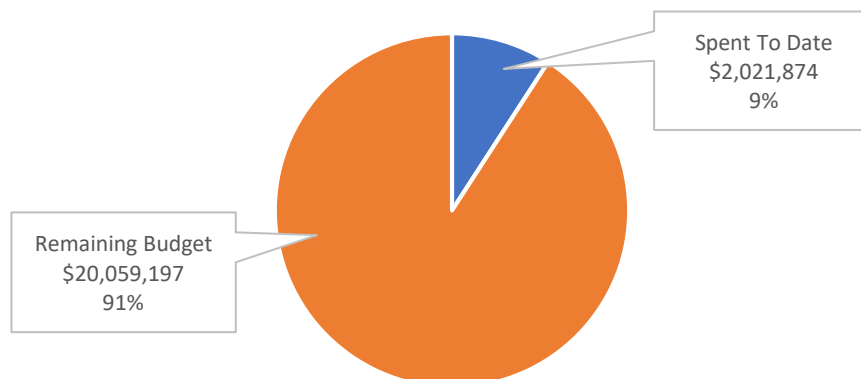


Existing Undeveloped Site

Project Timeline



Total Budget: \$22,081,071 **Construction Budget: \$13,560,000**



ROADRUNNER MOTORS (AUTOMOTIVE TECHNOLOGY TRAINING CENTER) DESIGN

Project Description

The new Automotive Technology Training Center 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.

Project Data

Project Manager: Celeste Manolas
 Design Professional: CRB (contract pending Board approval)
 Construction Manager: TBD
 Funding Source: Measure CC
 Project Size: TBD



Aerial of Site



Existing Undeveloped Site

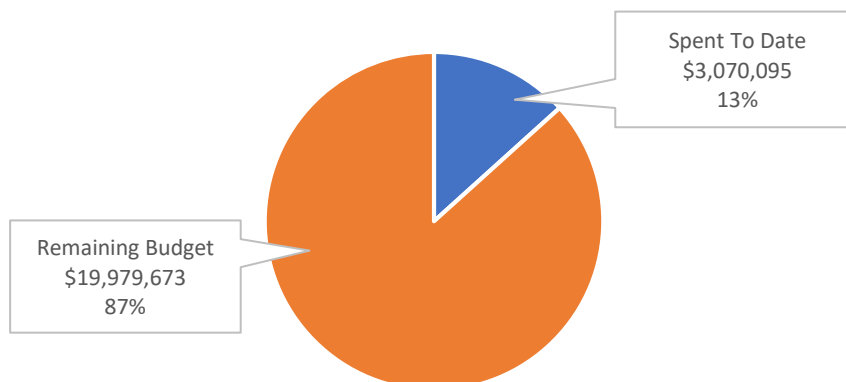
Project Update

- The selection committee reconvened in light of a change of ownership of the selected firm, and re-affirmed R²A now integrated with CRB as the recommended consultant as long as there is a commitment to maintain the proposed team for the duration of the project
- The contract and fees for architectural services are being negotiated with the goal of presenting to the Board of Trustees for approval in March 2020
- The geographical study was completed, and the report was received on January 11, 2020
- The project Kickoff Meeting is scheduled for February 13, 2020

Project Timeline



Total Budget: \$23,049,769 Construction Budget: TBD



PALM SPRINGS DEVELOPMENT PROJECT

DEMOLITION

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 Data

Project Manager: Ryan Lamb
 Design Professional: TBD
 Construction Manager: TBD
 Funding Source: Measure CC Funds
 Project Size: TBD

Project Update

- Demolition complete
- Final closeout in progress



Gravel Bed

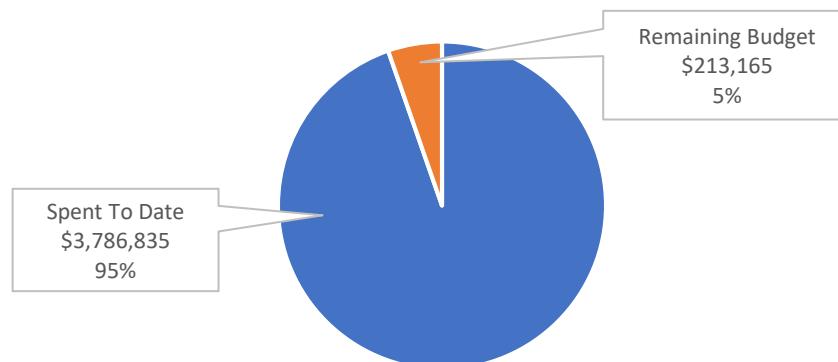


Gravel at Asphalt Transition

Project Timeline



Total Budget: \$4,000,000 **Construction Budget: \$3,250,000**



OLD WAREHOUSE RENOVATION

Project Description

Single-story renovation of the metal warehouse building located west of the Maintenance and Operations Office/Warehouse. Presently, the building is used by Business Services, Friends of the Library, Custodial, COD Information Technology, and for Kiosk storage.

The Business Services and COD Information Technology area will include a high-ceiling air-conditioned space with palletized storage.

The Friends of the Library area will include industrial racks for palletized storage and will experience an overall 45% increase in storage capacity.

The Custodial area will include a new motorized roll-up door at the north end of the building. Additionally, new indoor electrical power charging stations for fourteen (14) electric cart parking and increased storage areas with industrial racks for palletized supplies.

The Kiosk storage area will include a new evaporation cooling system as well as new counter tops and shelving.

Project Data

Project Manager: Dave Hall
 Design Professional: SGH Architects
 Construction Manager: N/A
 Funding Source: RDA Funds
 Project Size: 7,200 GSF

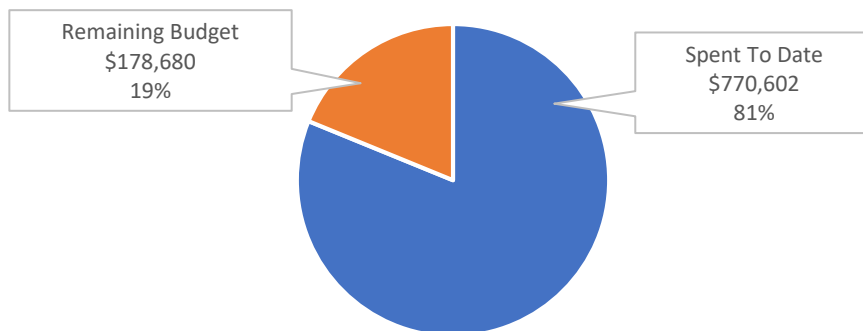
Project Update

- Site underground plumbing completed
- Demolition of interior walls & metal building cut-ins for new doors completed
- Structural retrofit of metal building started
- Site concrete & structural foundations started

Project Timeline



Total Budget: \$949,282 Construction Budget: \$803,673



CONSTRUCTION



Demolition of Warehouse Interior



Opening for Custodial Roll-Up Door

CENTRAL CAMPUS QUAD RENOVATION

CONSTRUCTION

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 Data

Project Manager: Celeste Manolas
 Design Professional: Spurlock
 Construction Manager: Alon Construction Consulting
 Funding Source: Measure CC
 Project Size: 35,019 GSF

Project Update

- The flatwork is substantially complete with the exception of the bands surrounding the fountain and vault, and landscaping was temporarily completed to allow for the soft opening for the State of the College event on 01/22/2020
- The fountain vault was poured, and the fountain structural slab is being prepared for waterproofing
- The site fencing was temporarily removed for State of the College, and is back in place
- The tree lights are being installed, and landscaping and irrigation are progressing



Flatwork Pour

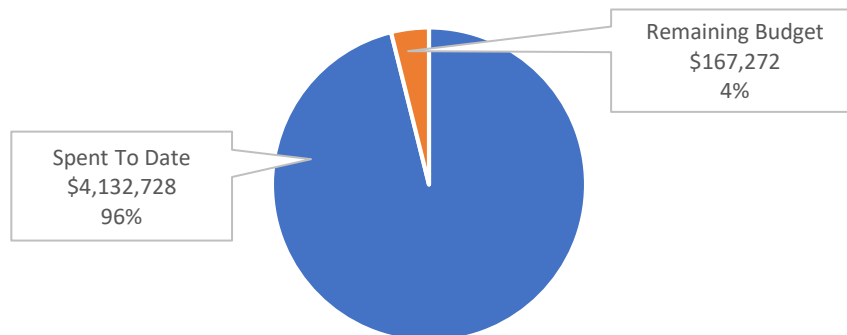


Soft Opening for State of the College

Project Timeline



Total Budget: \$4,300,000 **Construction Budget: \$3,190,000**



CENTRAL CAMPUS REDEVELOPMENT

Project Description

The Hilb Building Renovation Project (Increment 1): A 2-story 41,587 sf renovation for the consolidation of all Library & Learning Resource Center operations. The first floor is 15,394 sf dedicated to Library operations. The second floor provides a spacious 17,347 sf for a computer lab and several group study rooms, as well as, open study areas surrounding the high ceiling atrium. The basement provides 8,846 sf 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 6,317 sf renovation project that provides a public venue for the Board of Trustees, as well as, conference rooms and Administrative offices.

Project Data

Project Manager: Dave Hall

Design Professional: LPA Architects

Construction Manager: Bernards

Funding Source: Measure CC Funds

Project Size (Hilb): 341,587 GSF

Project Size (Building C): 6,326 GSF

Project Update

Hilb Building, Increment 1

- Continue punch list work
- Complete furnishings
- Completed Library/TASC move-in
- Building opened to students

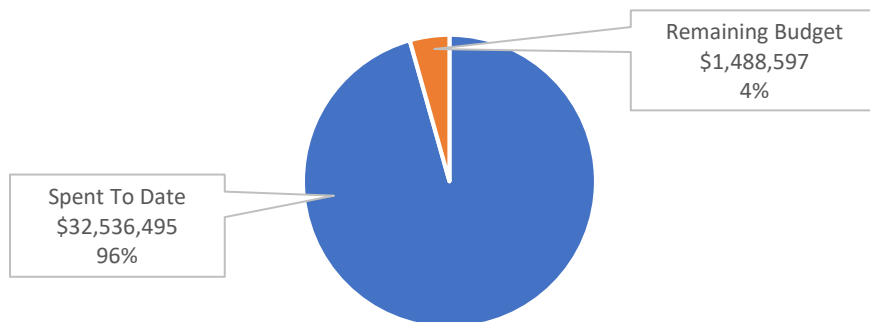
Building C, Increment 2

- Continue A/V equipment installations
- Continue wall panel in board room
- Continue electrical, data & low voltage installations
- Completed furniture installation
- Completed landscaping

Project Timeline



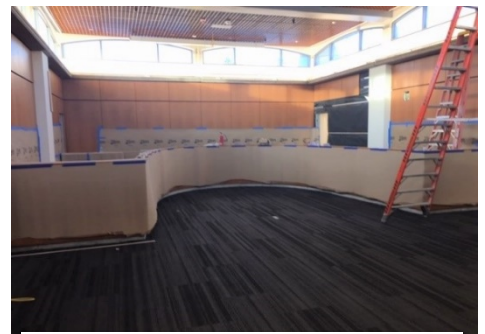
Total Budget: \$34,025,091 Construction Budget: \$28,380,945



CONSTRUCTION



Hilb Library



Dais in Board Room of "C" Building

Active Projects

Active Project Name	Budget	Spent to Date	Remaining Budget
Admin. Bld. Conf. Rm	\$274,472	\$254,128	\$20,344
Administration Building	\$500,000	\$47,647	\$452,353
African American Student Success Center	\$50,000	\$23,427	\$26,573
Ag Canopy	\$174,000	\$104,357	\$69,643
Applied Science Canopy	\$132,000	\$29,555	\$102,445
Athletic Facilities Feasibility Study	\$100,000	\$99,440	\$560
Campus Electronic Sign	\$300,000	\$20,891	\$279,109
Campus Energy Monitoring	\$295,801	\$289,570	\$6,230
Central Campus Quad Renovation	\$4,300,000	\$4,132,728	\$167,272
Central Plant Renovation	\$1,300,000	\$1,258,580	\$41,420
Dream Center	\$394,000	\$390,453	\$3,547
ECE Build Back / Fire Repairs	\$1,562,598	\$1,533,666	\$28,932
Fred Waring Entrance Paving	\$10,000	\$2,692	\$7,308
Friends of The Library	\$126,500	\$120,921	\$5,579
HILB and C Building	\$34,025,091	\$32,536,495	\$1,488,597
Indio Bookstore-Follet	\$50,000	\$47,600	\$2,400
Indio CDC	\$22,081,071	\$2,021,874	\$20,059,197
Indio Campus Expansion	\$56,884,475	\$7,635,202	\$49,249,273
Indio Modulares	\$690,000	\$673,550	\$16,450
Indio Modulares #2	\$945,000	\$814,236	\$130,764
Infrastructure Upgrade - Ph III	\$11,732,136	\$11,729,637	\$2,500
North Annex Two	\$885,000	\$702,111	\$182,889
Old Warehouse Renovation	\$949,282	\$770,602	\$178,680
Palm Springs - Demolition	\$4,000,000	\$3,786,835	\$213,165
Palm Springs Development Project	\$300,000,000	\$2,534,308	\$297,465,692
Palm Springs Modulares	\$6,500,059	\$6,157,883	\$342,176
RDA Small Maintenance Projects	\$3,049,893	\$3,032,045	\$17,848
Roadrunner Motors (Automotive Technology Training Center	\$23,049,769	\$3,070,095	\$19,979,673
Softball Field Lighting	\$570,000	\$43,165	\$526,835
South/East Annex	\$7,000,000	\$6,050,064	\$949,936
TOTAL ACTIVE PROJECTS	\$481,931,146	\$89,913,757	\$392,017,389

Completed Projects

Project Name	Final Cost
2nd Floor Diesel Mechanics Renovation	\$703,992
Adjunct Faculty Office Renovation	\$966,211
Ag Science Project	\$105,804
Alumni Centre	\$2,714,816
Applied Sciences	\$12,125,867
Applied Sciences Solar Yard	\$43,223
Aquatics Swimming Pool Demolition	\$310,103
Athletic Facilities	\$21,476,803
Athletics Precinct Master Plan - Phase I	\$20,432
BEEPS Salad Bar	\$51,641
Barker Nursing Complex	\$10,973,913
Baseball Scoreboard	\$77,711
Berger Faculty Innovation Center	\$349,000
Burn Tower	\$2,875,267
Business Building Renovation	\$4,598,036
CDC Shade Structures	\$142,645
CSSC 2nd Floor Wall Opening	\$4,864
CSSC Second Floor Renovation	\$148,060
Campus IT Infrastructure	\$2,498,904
Campus Standards & Design	\$615,343
Career & Workforce Solutions Center	\$299,875
Carol Meier Hall 1 & 4	\$145,999
Carol Meier Lecture Hall Roof Repair	\$317,728
Central Annex Village	\$2,308,330
Central Campus Redevelopment - Legacy	\$1,808,503
Central Plant	\$13,127,485
Central Plant MBCx	\$3,335,803
Child Development Center	\$6,066,890
Child Development Center Outdoor Lab	\$709,679
Classroom Utilization Study	\$42,000
Communication Building	\$20,258,662
Contractor Lay Down Area	\$724,890
Cravens Student Services Center	\$22,954,847
Culinary Kitchen	\$410,529
Date Palm Removal	\$311,447
Demo Central Annex / Cooling Tower	\$336,262
Desert Energy Enterprise Center	\$14,220
Desert Hot Springs	\$1,140
Desert Hot Springs Campus Renovation	\$691,635
Diesel Mechanics Flooring	\$14,154
Diesel Mechanics Lifts	\$7,500
Dining Facility Renovation	\$5,399,910
Facilities Yard Improvements	\$416,825
Golf Academy Lighting Improvements	\$119,113



Barker Nursing Complex



Communication Building



Cravens Student Services Center

Project Name	Final Cost
Golf Ball Screening	\$64,663
Gym Concessions Room 3 Remodel	\$8,451
Gymnasium Quick Start Repairs	\$144,679
Imaging	\$399,540
Indio Campus	\$24,123,997
Indio Campus Retail Space/Classroom	\$1,589,125
Indio Student Kiosk	\$925,398
Institutional Effectiveness Renovation	\$243,369
KCOD Antenna	\$16,084
LA-13 Computer Lab	\$35,463
M1 Renovation	\$125,028
M2	\$118,495
Math Science Technology Center	\$24,303,698
Mecca-Thermal Interim Modulars	\$9,913,929
Mecca-Thermal Septic Sewer System	\$288,401
Mecca/Thermal Campus Expansion & Lab Redesign	\$3,440,913
Monterey Entrance	\$5,417,239
Monterey Wall & Landscaping	\$1,544,946
Music Building Interior Storage	\$16,516
Music Building Shade Structure Demo	\$52,000
Nursing Building Renovation	\$3,538,287
Nursing Building Rm.10	\$125,741
Old Art Building Renovation	\$332,997
PSA Parking & Mag. Falls Entrance	\$949,794
PSA ROOM 16	\$228,621
Palm Springs Campus - Legacy	\$5,927,213
Parking Lot Improvement	\$286,588
Parking Ticket Machines	\$81,324
Pavement Removal North Alumni Road	\$28,721
Ph I - Infrastructure Upgrade	\$14,512,593
Ph II - Infrastructure Upgrade	\$11,727,628
Practice Fields Lighting Improvements	\$266,772
Prop 39 - Year 1 RCX	\$343,194
Prop 39 - Year 2	\$355,300
Prop 39 - Year 3	\$241,432
Prop 39 - Year 4 and Year 5	\$656,987
Public Safety Academy	\$14,917,722
Relocations	\$568,049
Road Repair	\$480,247
Safety/Security Improvements CDC & AR	\$256,377
Scene Shop	\$75,654
Science Labs	\$223,624
Security Cameras & Emergency Phones	\$132,450
Sidewalk Repairs	\$38,846
Site Remediation	\$318,301


Indio Campus

Math Science Technology Center

Public Safety Academy

Project Name	Final Cost
Soccer Field Lighting	\$57,449
Softball Stadium	\$1,093,803
Solar Photovoltaic System	\$14,022,190
South Annex - HR Renovation	\$106,871
South Annex 13 Remodel	\$54,815
South Annex 3 & 8 Remodel	\$72,024
South Annex Ph I	\$273,569
South Annex Ph II	\$1,027,825
South Annex Ph III - DSPS Modulares	\$646,294
South Annex Tenant Improvement	\$39,127
South Parking Lot	\$1,004,767
South/North Annex Ph I Classroom Modulares	\$1,920,155
Stadium Showers & Lockers	\$37,187
Stagecraft Shop	\$2,042,836
Storm Drain Outlet Structure	\$1,563,111
Telephone Systems / VOIP Upgrade Ph I	\$964,487
Temporary Access Road	\$87,252
Temporary Dining Facility	\$752,840
Velma Dawson House Lot	\$27,500
Visual Arts Building	\$8,434,163
Visual Arts Canopy	\$194,258
Visual Arts Kiln Building Demo	\$179,079
Wayfinding	\$473,684
Wayfinding - Phase 2	\$197,543
Weatherproofing	\$459,990
Weight/Training Rooms	\$1,255,138
Western Parking Lot	\$2,564,965
Western Parking Lot Landscaping	\$266,422
Wireless Access Project	\$322,555
TOTAL COMPLETED PROJECTS	\$310,154,351



Solar Photovoltaic System



Visual Arts Building

Future Projects

Project Name	Budget	Spent to Date	Remaining Budget
West Valley Desert Hot Springs Ph II	\$2,500,000	\$0	\$2,500,000
TOTAL FUTURE PROJECTS	\$2,500,000	\$0	\$2,500,000

Summary

Projects	Budget	Spent to Date	Remaining Budget
Active Projects	\$481,931,146	\$89,913,757	\$392,017,389
Completed Projects	\$310,154,351	\$310,154,351	\$0
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$43,021,339	\$42,976,291	\$45,048
Contingency	\$2,629,721	\$0	\$2,629,721
TOTAL SUMMARY OF PROJECTS	\$840,236,557	\$443,044,398	\$397,192,158

