



COLLEGE  
*of the* DESERT

# Capital Projects Report

*to the*

## Board of Trustees

May 17, 2019

MAAS

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## Campus Activities

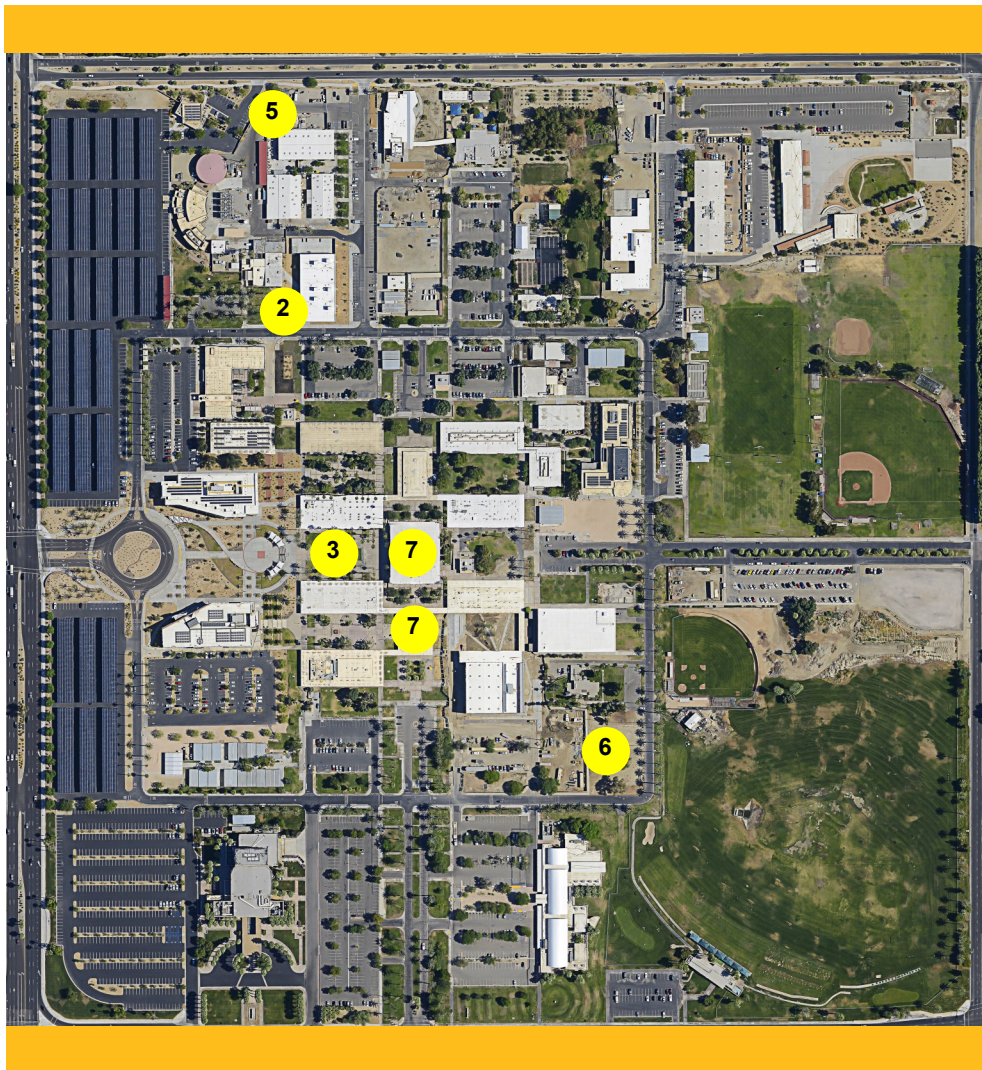
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## Projects in Programming & Design

- 1 Indio Expansion (Not Shown)
- 2 Art 100 Renovation
- 3 Central Campus Quad Renovation

## Construction Projects

- 4 COD Palm Springs Campus (Not Shown)
- 5 Central Plant Well Renovation
- 6 Southeast Annex
- 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** N/A



### 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 or refurbished. Associated but separate is a significant Art Monument celebrating College of the Desert's 60 year anniversary.

- **Total Project Budget** ..... \$3,000,000
- **Project Square Footage** ..... 44,000 GSF
- **Funding Source** ..... Measure B
- **Construction Start** ..... TBD
- **Targeted Completion** ..... TBD

### Project Update

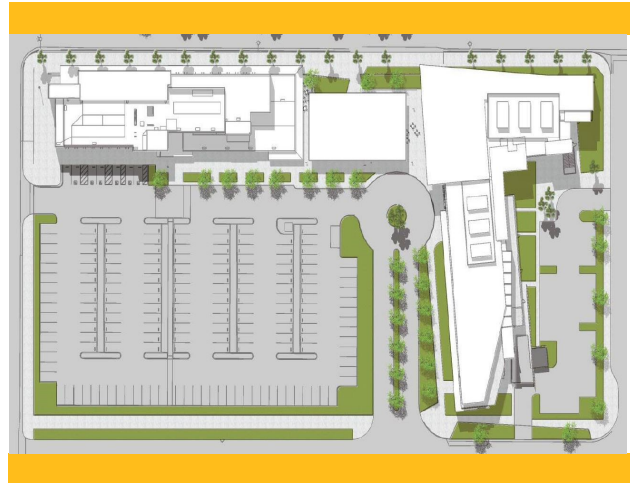
- Project Coordination meetings scheduled.

# 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 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



# 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

- Construction Documents completed
- Project submitted to the Department of State Architects (DSA) for approval
- Three (3) Practice Sound Rooms will be in fabrication (delivery / installation) until mid-July

# 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

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)** . . . . . TBD
- **Funding Source** . . . . . Measure CC
- **Construction Start** . . . . . TBD
- **Targeted Completion** . . . . . TBD

# COD PALM SPRINGS CAMPUS

## PROJECT STATUS REPORT DEMOLITION

### Project Update

- Hazmat abatement complete
- Electrical for site lighting and construction trailers in progress through May.
- Southern California Edison disconnected 4/26 with equipment removal in progress through 5/10.
- Demolition Contractor mobilization 4/29
- Interior Demolition started 5/1
- Heavy Demolition commencing 5/9 and continuing through October.



# CENTRAL PLANT RENOVATION

## PROJECT STATUS REPORT CONSTRUCTION

- **Address** 43500 Monterey Avenue  
Palm Desert, CA 92260
- **Project Manager** MAAS  
Robert Rauscher
- **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

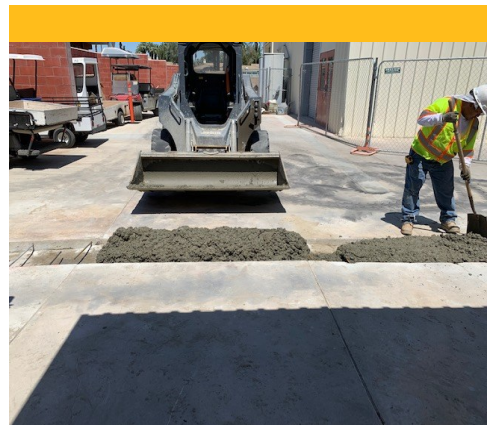
## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$1,300,000
- Construction Budget ..... \$1,100,000
- Expenditures To Date ..... \$704,512
- Percent Complete of Project Cost ..... 54%
- Percent Complete of Construction ..... 65%

### Project Update

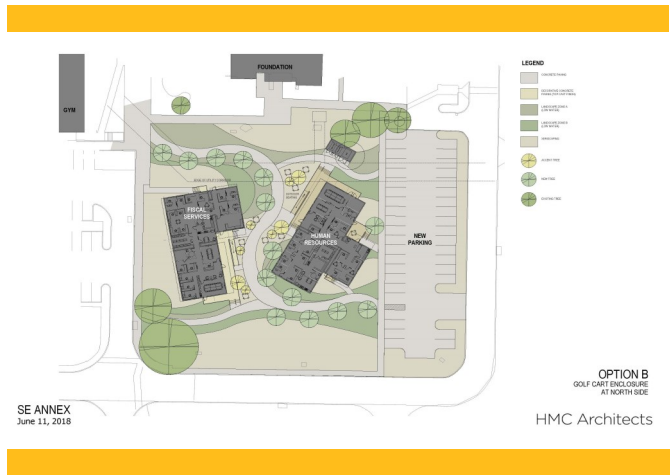
- Demolition of old wellhead equipment will begin soon
- Trenches have been repaired
- Underground electrical & data are underway



# 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



# SOUTH/EAST ANNEX

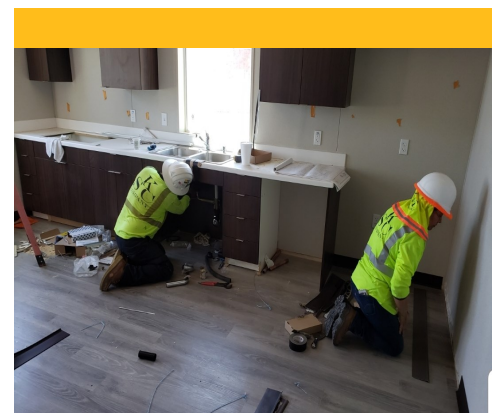
## PROJECT STATUS REPORT CONSTRUCTION

### Fast Financial Facts

- Total Project Budget ..... \$7,000,000
- Construction Budget ..... \$4,455,911
- Expenditures To Date ..... \$3,650,903
- Percent Complete of Project Cost ..... 52%
- Percent Complete of Construction ..... 70%

### Project Update

- All Modular Buildings are now on site
- On-site construction and utility work is continuing
- Preparing to move Human Resources and Fiscal Services Teams into their new offices.



# 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 . . . . . \$14,709,481
- Percent Complete of Project Cost . . . . . 39%
- Percent Complete of Construction . . . . . 59%

### Project Update

#### HILB Building, Increment 1

- Continued MEP overhead installations in basement
- Continued MEP rough-in 1<sup>st</sup> & 2<sup>nd</sup> floors
- Completed mechanical equipment placement in basement
- Continued metal decking at 2<sup>nd</sup> floor
- Continued metal stud wall framing at 1<sup>st</sup> & 2<sup>nd</sup> floor offices & Restrooms.
- Continued plaster at exterior of the building

#### C Building, Increment 2

- Continued retrofit at restroom 118
- Continued painting at interior rooms
- Completed ceramic tile in restrooms (except for retrofit, Rm 118).
- Completed MEP connections
- Continued electrical subpanel installation, wire pull/ terminations & low voltage.



# 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

<u>CURRENT PROJECTS</u>	<u>Budget</u> <b>Bond + Other</b>	<u>Expense</u> <b>Bond + Other</b>	<b>Balance</b>
ADA Transition Plan	\$484,935	\$394,422	\$90,513
Art 100 Renovation	\$503,875	\$44,649	\$459,226
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	\$9,845	\$20,655
Central Campus Redevelopment	\$34,525,091	\$14,709,481	\$19,815,610
Central Plant Renovation	\$1,300,000	\$704,512	\$595,488
Child Development Center Shade Structure	\$154,717	\$140,555	\$14,162
**Early Childhood Center Build-back/Fire Repair	\$1,557,898	\$1,478,676	\$79,222
Indio Campus Expansion	\$56,343,000	\$923,645	\$55,419,355
Indio Campus - Modulares	\$690,000	\$631,830	\$58,170
Indio Campus - Modulares #2	\$945,000	\$684,454	\$260,546
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	\$118,719	\$51,281
Mecca/Thermal Campus	\$24,700,000	\$102,597	\$24,597,403
MSTC Renovation	\$120,000	\$82,332	\$37,668
North Annex Two	\$885,000	\$651,493	\$233,507
Old Art Building Renovation	\$572,000	\$0	\$572,000
RDA Small Maintenance Projects	\$2,949,893	\$2,899,984	\$49,909
Southeast Annex	\$7,000,000	\$3,650,903	\$3,349,097
Transfer Center Renovation	\$594,780	\$418,006	\$176,774
Palm Springs Temporary Modular Campus	\$6,500,059	\$5,748,367	\$751,692
Palm Springs Campus	\$31,082,122	\$1,437,123	\$29,644,999
<b>SUB TOTAL</b>	<b>\$183,776,242</b>	<b>\$47,063,798</b>	<b>\$136,712,444</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	\$183,776,242	\$47,063,798	\$136,712,444
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$40,123,485	\$37,917,832	\$2,205,653
Contingency	\$2,629,721	\$0	\$2,629,721
<b>TOTAL</b>	<b>\$522,872,846</b>	<b>\$378,825,028</b>	<b>\$144,047,818</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**