



Capital Projects Report

to the

Board of Trustees

August 16, 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

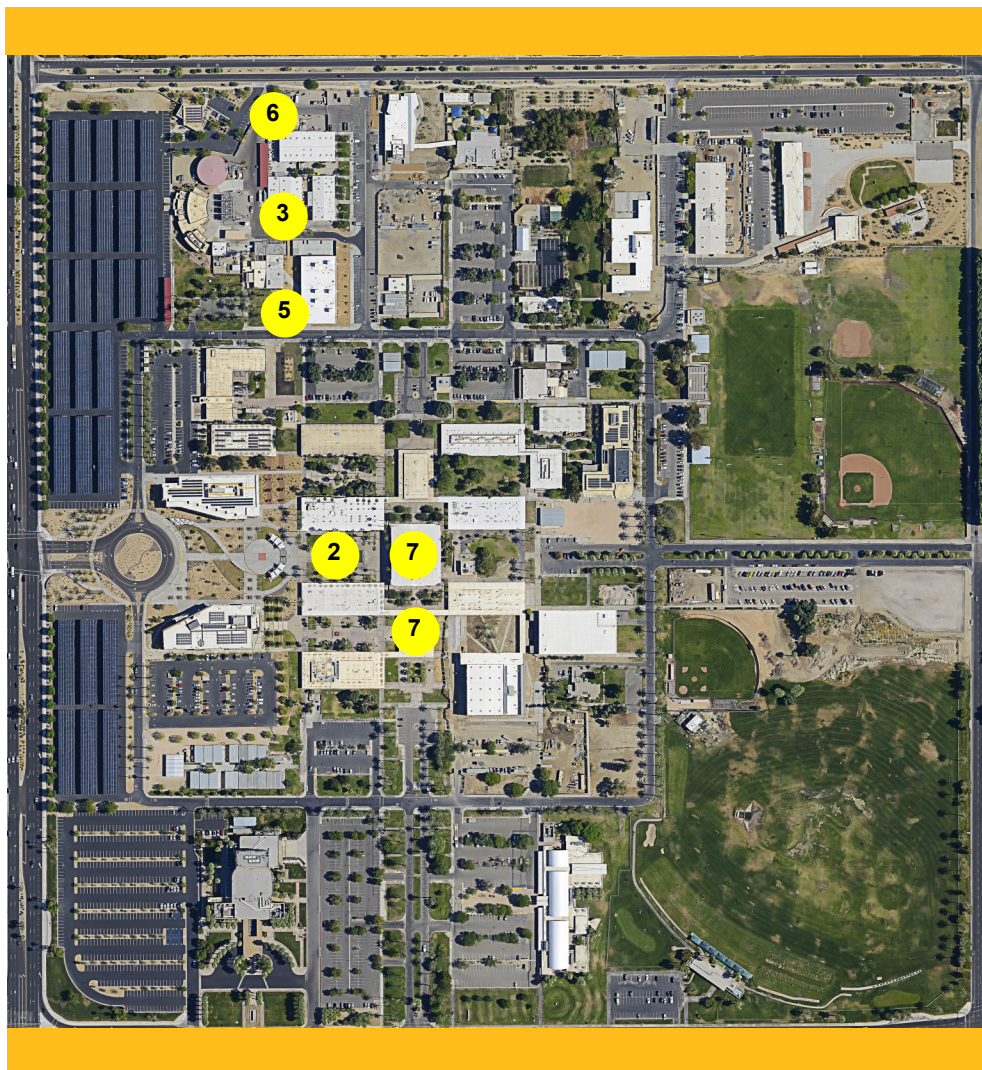
Upcoming Events.....	Page 23
----------------------	---------

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

- **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

- Construction Manager onboard coordinating project schedule, and reviewing documents for constructability
- Project Coordination Meetings ongoing
- Design complete
- Utility Study complete
- DSA comments received and being incorporated
- Plaza Demo Phase bidding is underway
- Anticipated demo start in October 2019
- Preparing DSA submittal for the Art Monument

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 \$56,884,475
- 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

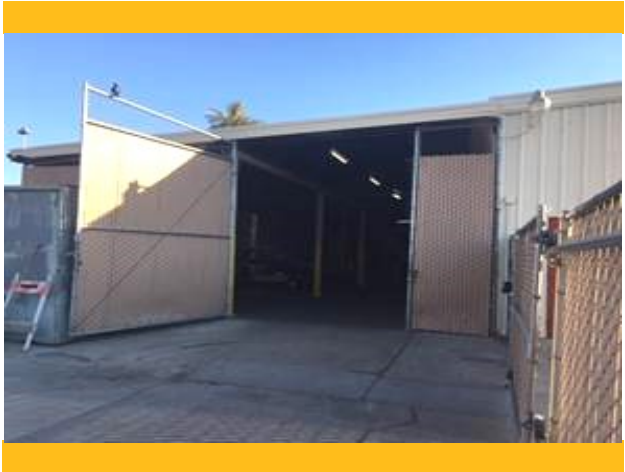
- Schematic Design being presented to Board of Trustees for review/approval on 8/16/19
- Design Development Phase in progress

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
- Non-Code Compliant Storage Shed Demolition to start August 2019
- Advertise for General Contractor Bids in August 2019
- Bid Opening in August 2019



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.

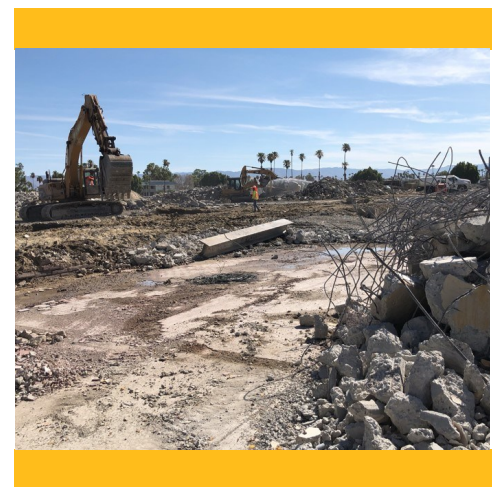
- **Total Project Budget** \$31,082,122
- **Project Square Footage (GSF)** TBD
- **Funding Source** Measure CC
- **Construction Start** TBD
- **Targeted Completion** TBD

COD PALM SPRINGS CAMPUS

PROJECT STATUS REPORT DEMOLITION

Project Update

- Heavy demolition in progress through October 2019
- Demolition 65% 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

ART 100 RENOVATION

PROJECT STATUS REPORT CONSTRUCTION

Fast Financial Facts

- Total Project Budget \$503,875
- Construction Budget \$276,467
- Expenditures To Date \$ 70,019
- Percent Complete of Project Cost 14%
- Percent Complete of Construction 75%

Project Update

- Practice sound rooms completed
- Mechanical, electrical, & fire alarm renovation continues
- Ceiling and wall finishes continues
- Carpet installation starting August 2019
- Furniture, fixtures, and finishes installation starting August 2019



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

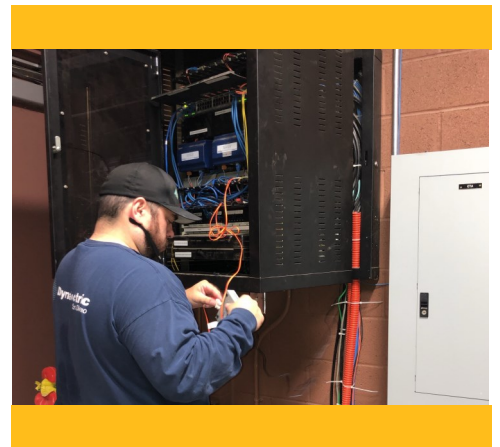
CONSTRUCTION

Fast Financial Facts

- Total Project Budget \$1,300,000
- Construction Budget \$1,100,000
- Expenditures To Date \$1,083,771
- Percent Complete of Project Cost 83%
- Percent Complete of Construction 91%

Project Update

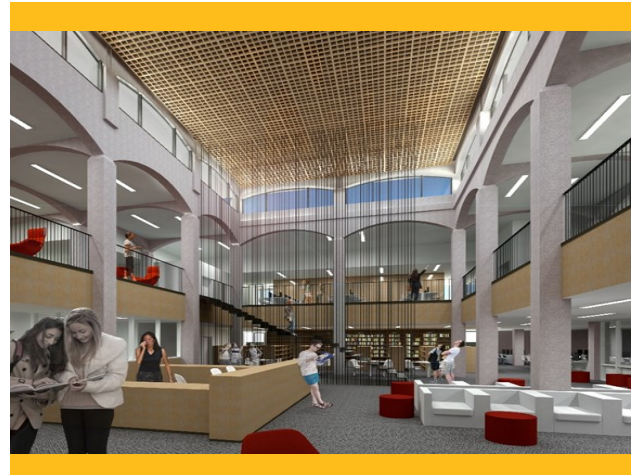
- Demolition of old wellhead equipment will begin soon
- New wellhead has been connected to the existing campus infrastructure
- Final testing of new equipment continues



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 \$19,553,965
- Percent Complete of Project Cost 57%
- Percent Complete of Construction 72%

Project Update

HILB Building, Increment 1

- Continued MEP rough-in 2nd floor
- Continued drywall tape/finishing, 1st and 2nd floor offices & restrooms
- Continued electrical transformer, switchgear & subpanel installations

C Building, Increment 2

- Continued retrofit of restroom 118
- Continued electrical transformer, switchgear & subpanel installation
- Continued work on dais & conference room



Building C

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 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
EXPENDED TOTAL	\$293,843,398	\$293,843,398	\$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	\$0	\$174,000
Applied Science Canopy	\$132,000	\$0	\$132,000
Art 100 Renovation	\$503,875	\$70,019	\$433,856
ASCOD Offices	\$134,000	\$117,574	\$16,426
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	\$91,182	\$4,208,818
Central Campus Redevelopment	\$34,525,091	\$19,553,965	\$14,971,126
Central Plant Renovation	\$1,300,000	\$1,083,771	\$216,229
Child Development Center Shade Structure	\$154,717	\$142,645	\$12,072
Dream Center	\$50,000	\$0	\$50,000
**Early Childhood Center Build-back/Fire Repair	\$1,562,598	\$1,485,552	\$77,046
Indio Campus Expansion	\$56,884,475	\$1,045,182	\$55,839,293
Indio Campus - Modulares	\$690,000	\$631,830	\$58,170
Indio Campus - Modulares #2	\$945,000	\$699,661	\$245,339
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	\$17,649	\$554,351
RDA Small Maintenance Projects	\$2,999,893	\$2,921,734	\$78,159
Softball Field Lighting	\$570,000	\$0	\$570,000
Southeast Annex	\$7,000,000	\$5,615,418	\$1,384,582
Transfer Center Renovation	\$594,780	\$423,466	\$171,315
Palm Springs Temporary Modular Campus	\$6,500,059	\$6,008,482	\$491,576
Palm Springs Campus	\$31,082,122	\$2,304,201	\$28,777,921
SUB TOTAL	\$189,673,217	\$55,834,893	\$133,838,324

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	\$293,843,398	\$293,843,398	\$0
Current Projects	\$189,673,217	\$55,834,893	\$133,838,324
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$40,123,485	\$38,818,950	\$1,304,535
Contingency	\$2,629,721	\$0	\$2,629,721
TOTAL	\$528,769,821	\$388,497,240	\$140,272,581

Total Bond Funds Issued	\$346,500,000
--------------------------------	----------------------

<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