



COLLEGE
of the DESERT

Capital Projects Report

to the

Board of Trustees

October 16, 2020

TABLE OF CONTENTS

Overview of Projects

Aerial View.....	Page 1
------------------	--------

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

Indio Campus Expansion	Page 2
Indio Child Development Center.....	Page 3
Roadrunner Motors (Automotive Technology Training Center).....	Page 4
Softball Field Lighting.....	Page 5

Project Status Reports - Current Construction Projects

Central Campus Redevelopment.....	Page 6
-----------------------------------	--------

Financial Review

Project Allocations Budget.....	Page 7-11
---------------------------------	-----------





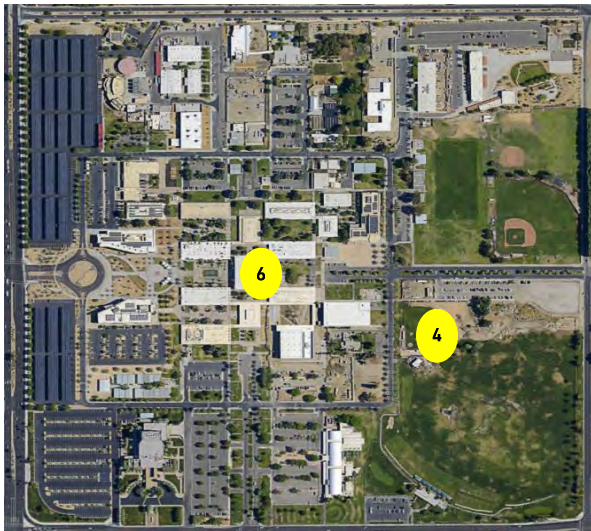
AERIAL

Projects in Programming & Design

- 1 Indio Campus Expansion
- 2 Indio Campus Child Development Center
- 3 Roadrunner Motors (Automotive Technology Training Center)
- 4 Softball Field Lighting
- 5 Palm Springs Development Project

Construction Projects

- 6 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

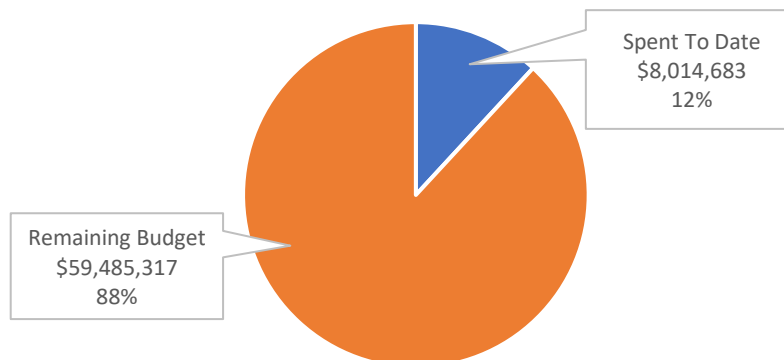
Project Update

- Construction documents in progress
- Addressing COVID-19 concerns

Project Timeline



Total Budget: \$67,500,000 Construction Budget: \$42,400,000



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

- Design Development Phase in progress
- Addressing COVID-19 concerns



North Elevation



Toddler Play Yard

Project Timeline

Design

Fall 2019– Spring 2021

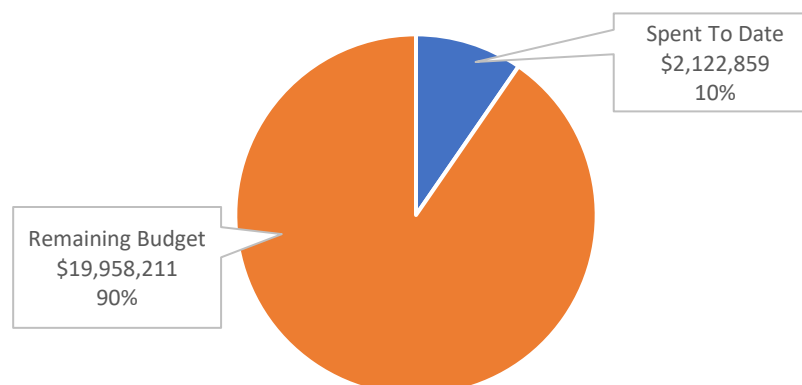
Plan Check/Bidding

Spring 2021 – Winter 2021/2022

Construction

Fall 2021 – Spring 2023

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

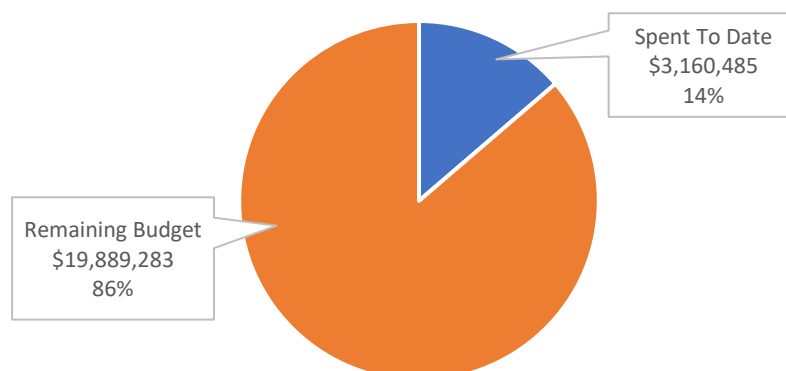
Project Update

- The Programming Report was received, and will be presented to the Executive Cabinet on October 20
- Terra Nova is continuing progress on the environmental study based on the finalized programming document
- The Design Services Agreement is being routed for approvals, with an anticipated start date of October 26
- The construction management scope of work is being finalized to allow the firm to engage in early involvement in an advisory role during the design phase

Project Timeline



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



SOFTBALL FIELD LIGHTING

DESIGN

Project Description

Installation of a 6-pole collegiate grade LED lighting system for the Softball Field Project consists of site design, site survey, geotechnical investigation, grading, new concrete foundations, underground electrical service and all required testing and inspections. The project will be broken up into two phases. The first phase will be to run underground electrical service from power house #3 out to the Softball Field and then the second phase will be procurement and installation of the 6 light poles.

Project Data

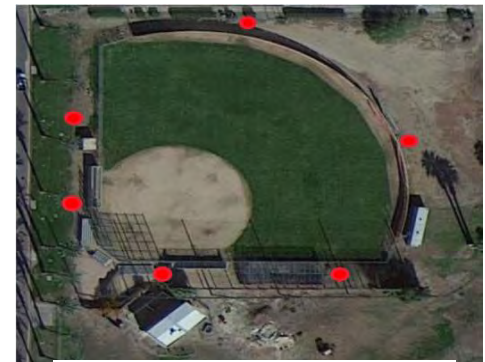
Project Manager: Michael Gage
Design Professional: HMC Architects
Construction Manager: N/A
Funding Source: RDA Funds

Project Update

- Phase 1: Underground site utilities work is set to be completed by 10/23/2020
- Phase 2: The third-party cost estimate was received from Cumming Corporation on 09/11/2020. The cost estimate was reviewed by the District on 09/14/2020 and the Bond Office was asked to move forward with this phase of the project. FEC Electric, Inc. was the low bidder and has been recommended as the General Contractor for the project.



Aerial of Site

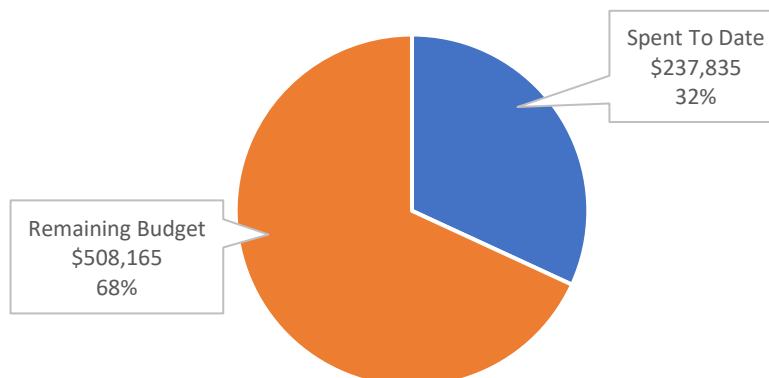


Locations of light Poles

Project Timeline



Total Budget: \$746,000 Construction Budget: \$637,987



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

- Project completed
- Building occupied

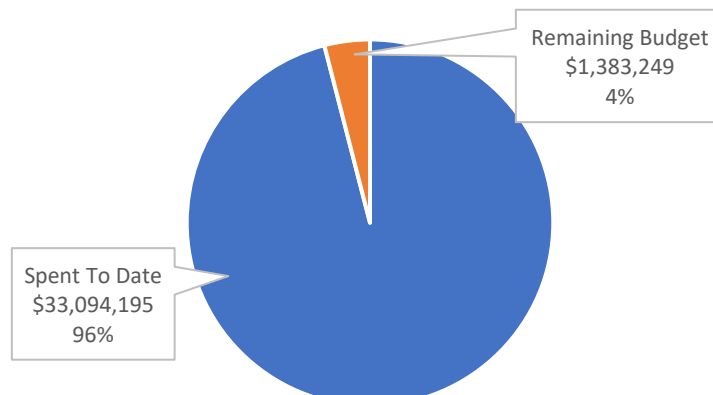
Building C, Increment 2

- Work remaining includes completion of DSA rev-1 changes, A/V equipment programming and training and turnover

Project Timeline



Total Budget: \$34,477,444 Construction Budget: \$28,380,945



CONSTRUCTION



Hilb Library



Dais in Board Room of "C" Building

Active Projects

Project Name	Budget	Spent to Date	Remaining Budget
Ag Canopy	\$174,000	\$108,809	\$65,191
Applied Science Canopy	\$132,000	\$37,850	\$94,150
Athletic Facilities Feasibility Study	\$108,500	\$106,740	\$1,760
Black Student Success Center	\$50,000	\$32,953	\$17,047
CDC/ECE Laundry	\$41,000	\$37,393	\$3,607
Campus Electronic Sign	\$300,000	\$20,891	\$279,109
Campus Energy Monitoring	\$295,801	\$289,570	\$6,230
Central Campus Quad Renovation	\$4,392,000	\$4,248,414	\$143,586
Central Campus Renovation (Hilb and C Building)	\$34,477,444	\$33,094,195	\$1,383,249
ECE Build Back / Fire Repairs	\$1,562,598	\$1,539,763	\$22,835
Fred Waring Entrance Paving	\$459,350	\$242,497	\$216,853
Indio Bookstore Remodel	\$208,000	\$50,900	\$157,100
Indio Child Development Center	\$22,081,071	\$2,122,859	\$19,958,211
Indio Campus Expansion	\$67,500,000	\$8,014,683	\$59,485,317
Indio Modulares	\$778,800	\$762,350	\$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	\$734,919	\$150,081
Old Warehouse Renovation	\$957,582	\$957,082	\$500
PSD Office Remodel	\$59,000	\$48,755	\$10,245
Palm Springs - Demolition	\$4,000,000	\$3,773,488	\$226,512
Palm Springs Development Project	\$300,000,000	\$5,239,743	\$294,760,257
Palm Springs Modulares	\$7,273,759	\$6,931,583	\$342,176
Pollock Theater	\$50,000	\$43,100	\$6,900
RDA Small Maintenance Projects	\$3,211,393	\$3,181,146	\$30,247
Roadrunner Motors	\$23,049,769	\$3,160,485	\$19,889,283
S/A Maker Space	\$27,000	\$18,712	\$8,288
Softball Field Lighting	\$746,000	\$237,835	\$508,165
South/East Annex	\$7,000,000	\$6,101,390	\$898,610
TOTAL ACTIVE PROJECTS	\$492,497,202	\$93,681,977	\$398,815,225

Completed Projects

Project Name	Final Cost
2nd Floor Diesel Mechanics Renovation	\$703,992
Adjunct Faculty Office Renovation	\$966,211
Admin. Bld. Conf. Rm	\$254,270
Administration Building	\$47,647
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
Central Plant Renovation	\$1,253,410
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



Barker Nursing Complex



Communication Building



Cravens Student Services Center

Project Name	Final Cost
Dining Facility Renovation	\$5,399,910
Dream Center	\$390,453
Facilities Yard Improvements	\$416,825
Friends of the Library	\$120,931
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 Modulares	\$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


Indio Campus

Math Science Technology Center

Public Safety Academy



Project Name	Final Cost
Science Labs	\$223,624
Security Cameras & Emergency Phones	\$132,450
Sidewalk Repairs	\$38,846
Site Remediation	\$318,301
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	\$312,220,522



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	\$492,479,702	\$93,645,522	\$398,834,180
Completed Projects	\$312,220,522	\$312,220,522	\$0
Future Projects	\$2,500,000	\$0	\$2,500,000
Bond Management and Other Fees	\$47,401,349	\$47,194,756	\$206,593
Contingency	\$2,629,721	\$0	\$2,629,721
TOTAL SUMMARY OF PROJECTS	\$857,248,794	\$453,097,255	\$404,151,539

