



Capital Projects Report

to the

Board of Trustees

August 16, 2024

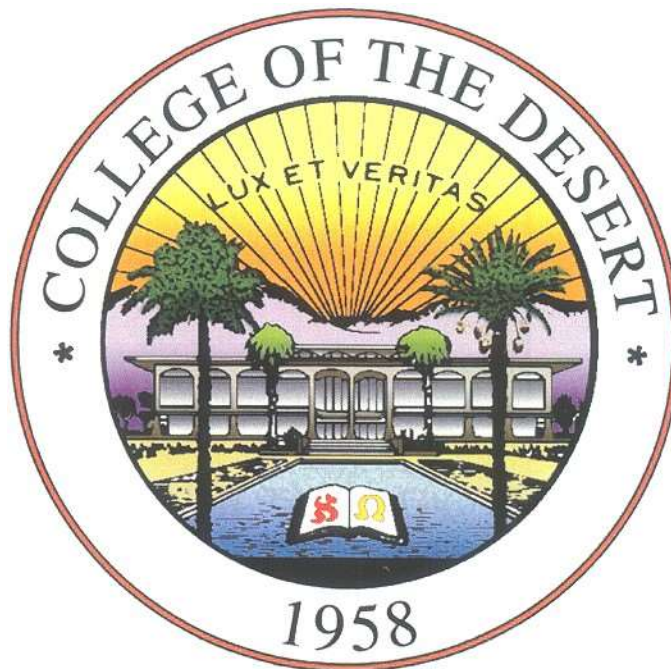


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Indio Campus Expansion – Exterior

OVERVIEW OF PROJECTS

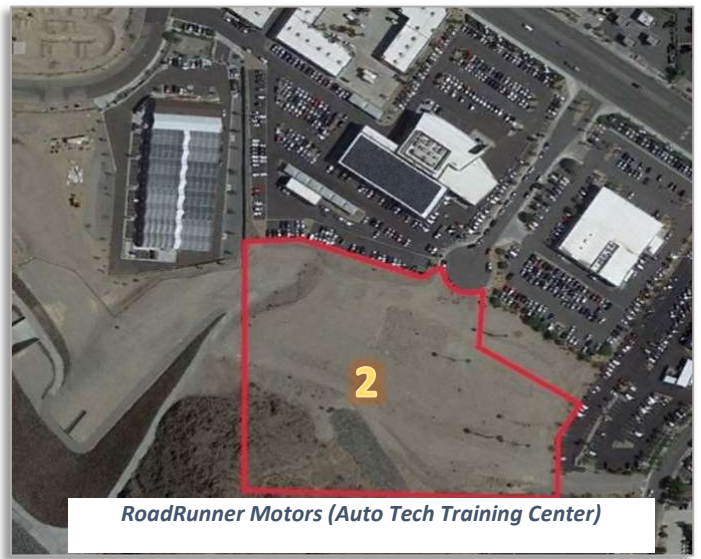
Aerial View

Projects in Programming/Design/Bidding

1. Palm Springs Development Project
2. RoadRunner Motors (Auto Tech Training Center) Project
3. Athletics Stadium and Fields Project

Projects in Construction

4. Science Building Renovation Project
5. Indio Campus Expansion/Renovation Project



FEATURED PROJECTS STATUS REPORTS

Palm Springs Development Project (Design)

Project Description

The planning and development of a new campus on approximately 27 acres of reclaimed land in Palm Springs. The campus will accommodate a combination of traditional instruction methodologies and hands-on technical education. Informed by industry partners and local stakeholders, the campus will establish and augment signature programs including Hospitality and Culinary Arts, Architecture, Digital Media and Media Production, Radio, and Healthcare. To accommodate these programs, Phase 1 of the project includes construction of an education Learning Hub containing flexible classrooms, meeting spaces, student services, maker spaces, science labs, and high-tech learning laboratories, along with a Culinary Institute and Events Center. The project is targeting LEED Gold Certification and will be designed as an all-electric campus with integrated photovoltaic/solar energy generation systems.

Project Data

Project Manager: Todd Campbell
 Design Professional: WRNS Studio
 Construction Manager: C.W. Driver, LLC.
 Primary Funding Source: Measure CC Funds
 Project Size: Approximately 175,000 GSF
 Project Address: 2363 Tahquitz Canyon Way, Palm Springs, CA 92262
 Purchase Cost of Site: \$22,810,300
 Purchase Date of Site: 2018



Main Entry at Farrell Dr.

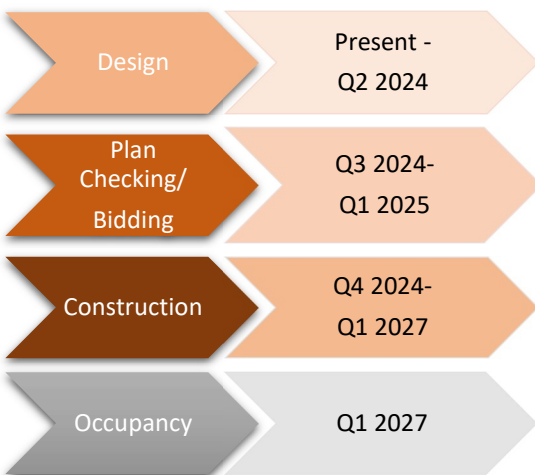


Mobility Hub at Baristo Rd.

Project Update – Phase 1

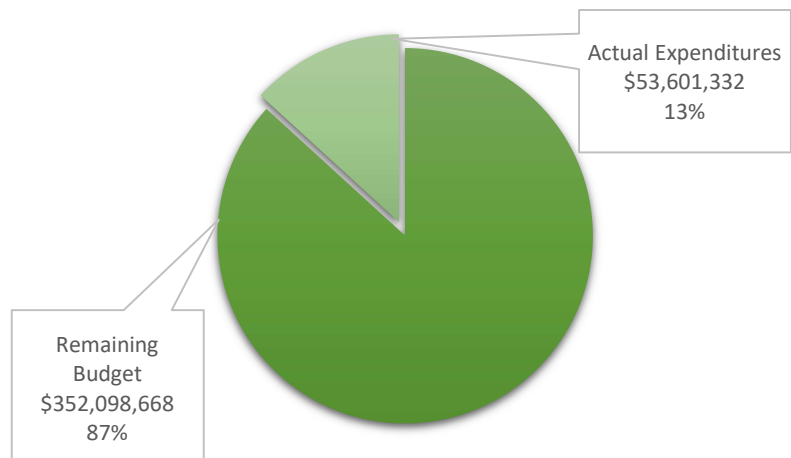
- District Administration provided an update presentation to the Palm Springs City Council on July 25, 2024.
- Conducted Pre-Bid Conference on July 18, 2024, with bid opening scheduled for mid-August for grading/infrastructure work.
- The bid opening for the grading and infrastructure package is scheduled for mid-August.

Estimated Project Timeline – Phase 1



Total Budget: \$405,700,000

Construction Budget: \$320,000,000



Roadrunner Motors - Auto Tech Training Center Project (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 room, support space, and parking. The initial effort involved programming, site planning, and schematic design.

Project Data

Project Manager: Jon Hudson
 Design Professional: Marlene Imirzian & Associates Architects
 Construction Management Services: ProWest Constructors
 Primary Funding Source: Measure CC
 Project Size: 26,020 GSF
 Project Address: 67905 East Palm Canyon Drive, Cathedral City, CA 92234
 Purchase Cost of Site: \$3,049,219
 Purchase Date of Site: September 2019



Main Entrance

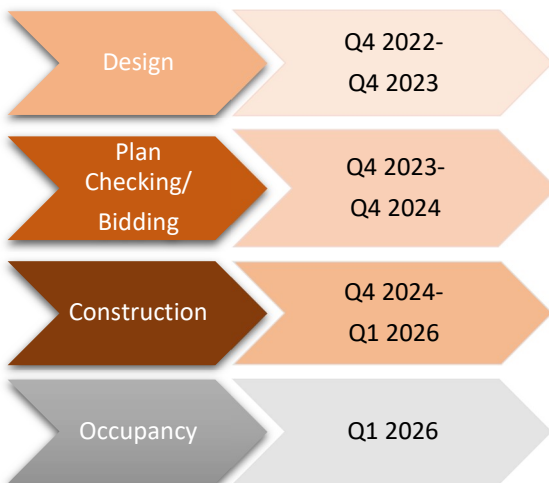


Interior Lift Gallery

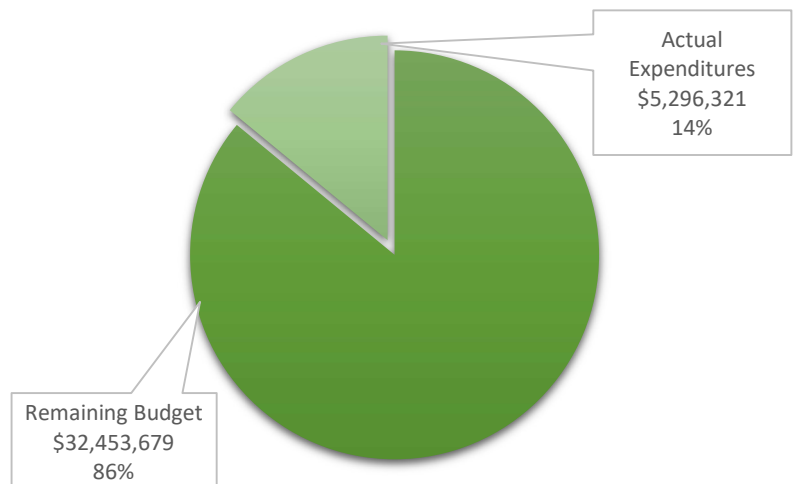
Project Update

- Completed site property line survey and geotechnical investigations.
- The Bid Opening is scheduled for August 20, 2024.
- Sitework and grading is planned to begin in mid-October.

Estimated Project Timeline



Total Budget: \$37,750,000 Construction Budget: \$27,551,000



Athletics Stadium and Fields (Bidding/Pre-Construction)

Project Description

The Athletics Facilities Feasibility study was completed in 2020, and identified a menu of options, which were prioritized and assembled into proposed phases. This phase will demolish the existing football stadium and construct a new 20,000 sf stadium building which will house team locker rooms and associated auxiliary spaces, a 3,000-sf weight room, sports official facilities, and support areas including equipment storage rooms, laundry, video, and IT rooms. In addition, the project will install new sports lighting at both the football and soccer fields and renovate an existing parking lot.



Stadium Entrance

Project Data

Project Manager: Jennefer Dawson-Garcia

Design Professional: SGH Architects

Pre-Construction Manager: W.E. O'Neil Construction Company

Primary Funding Source: Measure CC Funds

Project Size: 390,000 SF (Buildings & Land)

Project Address: 43500 Monterey Avenue, Palm Desert, CA 92260

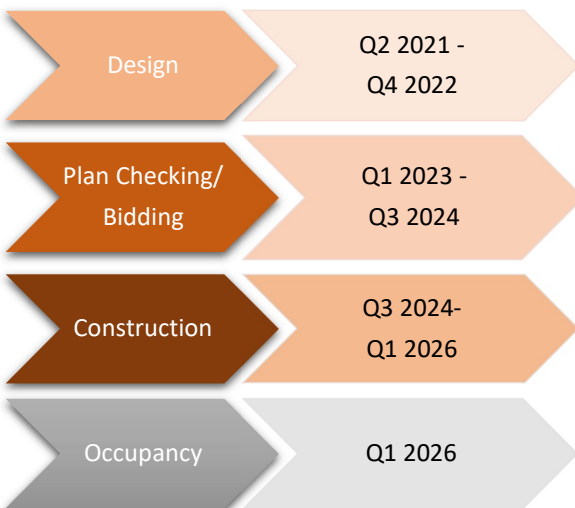


Football Stadium

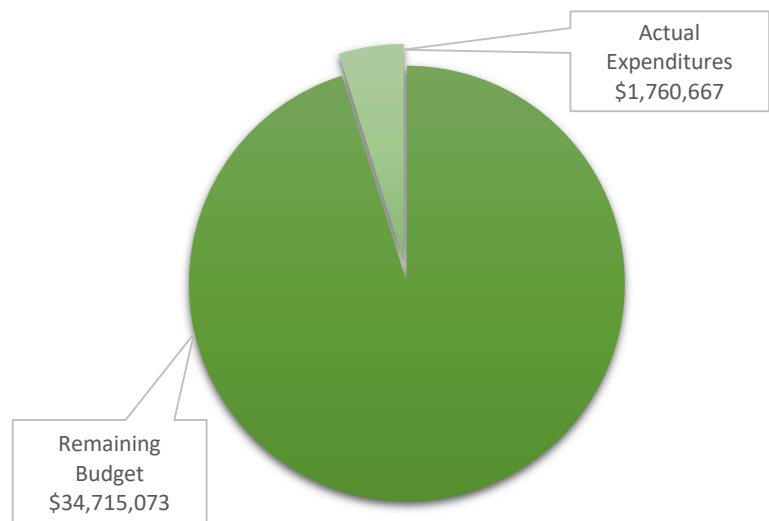
Project Update

- DSA addenda 01 and 02 approved and released.
- Multiple Pre-bid job walks have been completed.
- Bidding continues, with eight viable bids currently being presented to the Board for approval.

Estimated Project Timeline



Total Budget: \$36,475,740 Construction Budget: \$23,200,000



Science Building Renovation Project (Construction)

Project Description

The project scope includes the interior renovation and modernization of the Science Building, originally built in the early 1960's and partially upgraded in 2002. Located on the College's Palm Desert campus, it is part of the campus's core complex of "historic" buildings. The intent is to preserve the original exterior architecture of the building while upgrading its structure and services to meet current codes. The existing building is approximately 15,025 gsf in size, of which 10,150 sf is considered assignable space. The project's current scope of work will require the demolition of the interior with a complete interior remodel providing new laboratory and classroom spaces with the latest technology, finishes and lighting, all providing an enhanced instruction experience. Building support spaces, laboratory services and new staff offices will also be included with an efficient layout connected by minimal circulation/hall space to maximize space efficiency. The remodel will include the replacement of all utilities, electrical, gas, plumbing, mechanical systems, including new exhaust systems for the laboratory hoods. A new roof will be provided as part of the minimal exterior improvements.



South Elevation



East Elevation

Project Data

Project Manager: Jennefer Dawson Garcia

Design Professional: Gensler

Construction Manager: N/A

Primary Funding Sources: Measure CC/State Funding

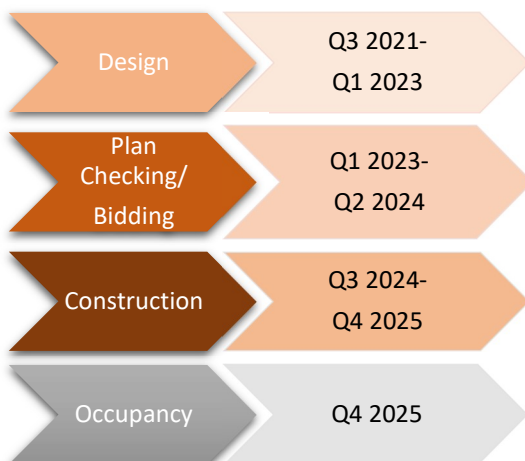
Project Size: 15,025 GSF

Project Address: 43500 Monterey Avenue, Palm Desert, CA 92260

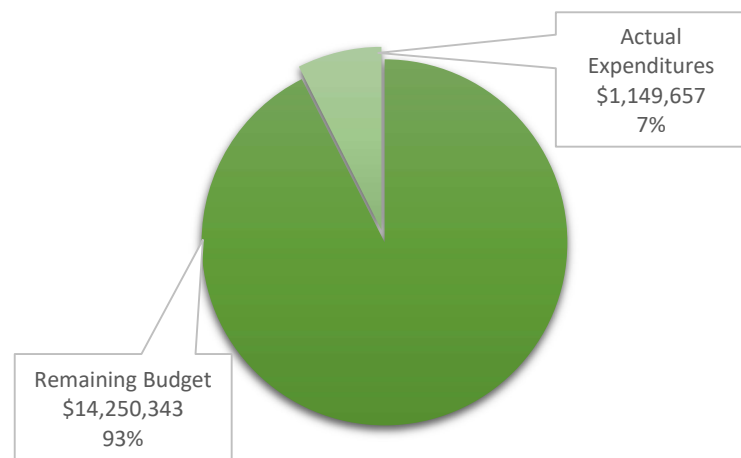
Project Update

- Pre-Construction meeting - August 1, 2024.
- Notice to Proceed – August 1, 2024.
- Site mobilization began on August 1, and construction is now underway.

Estimated Project Timeline



Total Budget: \$15,400,000 Construction Budget: \$13,335,000



Indio Campus Expansion – New Building & Site Development (Construction)

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, 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. Site improvements include parking lots, landscape buffers, and vehicular circulation for the new enlarged campus extents.



Indio Expansion - Exterior

Project Data

Senior Project Manager: Keith Martinez
 Design Professional: HMC Architects
 Construction Manager: Tilden-Coil Constructors
 Primary Funding Source: Measure CC
 Project Size: 67,000 GSF
 Project Address: 45524-B Oasis St., Indio, CA 92201
 Purchase Cost of Site: \$518,503
 Purchase Date of Site: May 2018

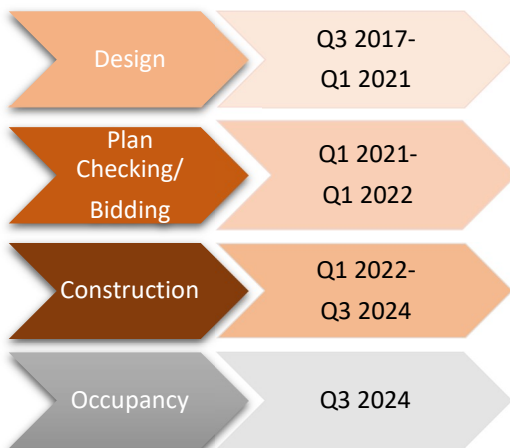


Indio Expansion - Main Building Exterior

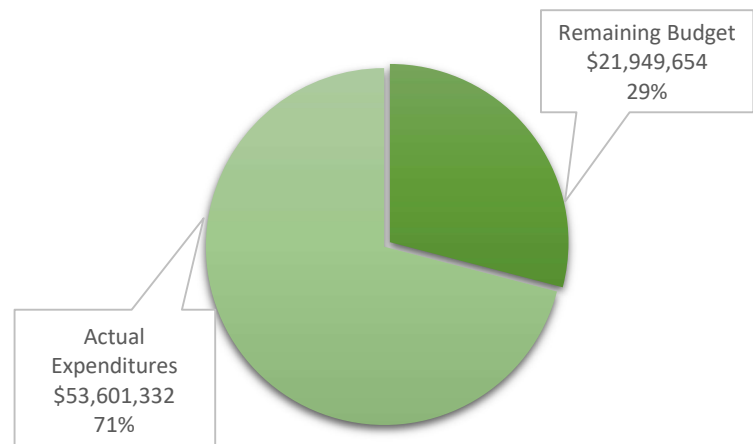
Project Update

- In-Progress: Landscaping installation, decorative concrete panels (interior lobby & exterior building façade).
- Underway: Installation of student services built-in counters, computer equipment and furnishings.
- Project is tracking for completion this month, to be ready for instructional use for the Fall term.

Estimated Project Timeline



***Total Budget: \$75,200,768 *Construction Budget: \$42,400,000**



Indio Campus Expansion - Renovation (Construction)

Project Description

The expansion of College of the Desert's Indio Campus includes 10,000 sf of renovations to the existing building. Renovations 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 have included the removal of the temporary modular classroom buildings and resurfacing that portion of the parking lot.

Project Data

Senior Project Manager: Keith Martinez
 Design Professional: HMC Architects
 Construction Manager: Tilden-Coil Constructors
 Primary Funding Source: Measure CC
 Project Size: 10,000 GSF
 Project Address: 45524 Oasis St., Indio, CA 92201



Lobby Renovation & Cyber Lab

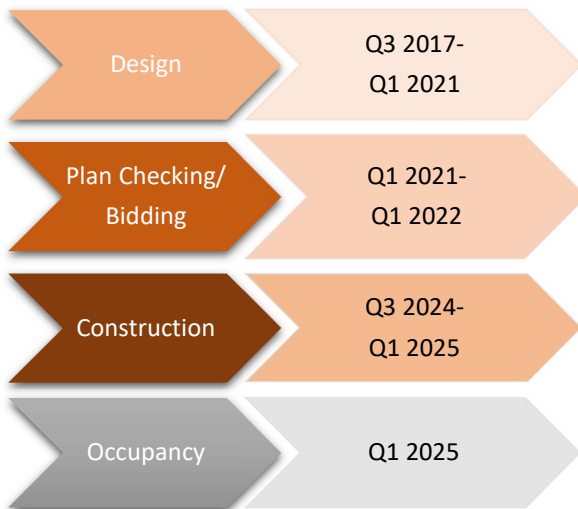


Perforated Metal at New Lobby

Project Update

- Construction will start following completion of the new building (Q3.2024)

Estimated Project Timeline



*For budget information see Indio Expansion – New Building and Site Development

FINANCIAL REVIEW: BUDGETS, EXPENDITURES & BUDGETS REMAINING
All Projects Summary (as of 7.31.2024)

Project Status	Budget	Expenses Measure B	Expenses Paid by Measure B Interest Income	Expenses Measure CC	Expenses Non-Bond	Budget Remaining
Active	\$652,704,981	\$33,917,448		\$136,032,391	\$14,424,431	\$468,330,711
Complete	\$348,688,220	\$277,199,132	\$13,314,015	\$4,266,776	\$53,908,297	\$0
Auxiliary Operations	\$73,698,227	\$35,383,420		\$25,527,123	\$10,089	\$12,777,595
Total Summary	\$1,075,091,428	\$346,500,000	\$13,314,015	\$165,826,290	\$68,342,817	\$481,108,306

Active Projects (as of 7.31.2024)

Project Name	Total Budget	Expenses Measure B	Expenses Measure CC	Expenses NonBond	Budget Remaining
ADA Transition Plan	\$484,935	\$0	\$0	\$394,422	\$90,513
Athletics Stadium and Fields	\$36,475,740	\$0	\$1,653,927	\$106,740	\$34,715,073
Barker Nursing Renovation (BNC38)	\$615,000	\$0	\$0	\$85,688	\$529,312
Campus Signage Standards	\$30,500	\$0	\$0	\$9,845	\$20,655
CCR-HILB and C Building	\$32,977,445	\$5,157,225	\$27,482,524	\$0	\$337,696
Central Plant Upgrade	\$2,720,000	\$0	\$0	\$1,318,193	\$1,401,807
Deferred Maintenance - Central Plant Tower	\$1,136,005	\$0	\$0	\$1,126,048	\$9,957
Deferred Maintenance - Math Building Rest	\$200,000	\$0	\$0	\$62,987	\$137,013
Indio Campus Expansion	\$75,200,768	\$648,297	\$51,986,312	\$616,505	\$21,949,654
Indio CDC	\$26,185,000	\$0	\$20,551,886	\$774,071	\$4,859,043
Indio Surface Parking	\$4,950,000	\$0	\$0	\$0	\$4,950,000
Multi-Agency Library Renovation	\$50,000	\$0	\$0	\$9,359	\$40,641
North Annex Two	\$997,000	\$0	\$0	\$910,837	\$86,163
Palm Springs Development Project	\$405,700,000	\$19,647,457	\$30,757,546	\$3,196,329	\$352,098,668
RDA Small Maintenance Projects	\$3,789,957	\$0	\$0	\$3,760,022	\$29,935
Roadrunner Motors	\$37,750,000	\$3,049,219	\$2,247,102	\$0	\$32,453,679
Science Building Renovation	\$15,400,000	\$0	\$624,808	\$524,849	\$14,250,343
TASC Building Renovation	\$222,000	\$0	\$0	\$207,940	\$14,060
WVC Palm Springs Modulars	\$7,820,631	\$5,415,250	\$728,286	\$1,320,596	\$356,499
Total	\$652,704,981	\$33,917,448	\$136,032,391	\$14,424,431	\$468,330,711

Completed Projects (as of 7.31.2024)

Project Name	Completion Date	Final Cost
Admin. Bld. Conf. Rm	May-2020	\$254,270
Admin. Toilet Rm. Reconfig.	Mar-2019	\$181,320
Ag Canopy	Dec-2019	\$113,650
Ag Science Project	Aug-2010	\$105,804
Alumni Centre	Jun-2009	\$2,714,816
Applied Sciences	Dec-2014	\$12,125,867
Applied Sciences Canopy	Dec-2019	\$465,952
Applied Sciences Solar Yard	Aug-2017	\$43,223
Aquatics Swimming Pool Demolition	Oct-2008	\$310,103
Art 100 Renovation	Sep-2019	\$401,864
ASCOD Offices	Jun-2019	\$120,277
Athletic Facilities	Apr-2015	\$21,476,803
Athletics Precinct Master Plan - Phase I	May-2014	\$20,432
Barker Nursing Complex	Mar-2009	\$10,973,913
Baseball Scoreboard	Oct-2007	\$77,711
BEEPS Salad Bar	Jan-2018	\$51,641
Berger Faculty Innovation Center	Aug-2015	\$349,000
Black Student Success Center	Apr-2020	\$32,953
Bond Office Modular	Oct-2020	\$462,815
Building C Landscape Renovation	Jun-2021	\$67,187
Burn Tower	Mar-2009	\$2,875,267
Business Building Renovation	Jan-2010	\$4,598,036
Campus Electronic Sign	Nov-2016	\$20,891
Campus Energy Monitoring	Mar-2013	\$289,570
Campus IT Infrastructure	Jun-2013	\$2,498,904
Campus Standards & Design	Jul-2006	\$615,343
Career & Workforce Solutions Center	May-2016	\$299,875
Carol Meier Hall 1 & 4	Aug-2016	\$145,999
Carol Meier Lecture Hall Roof Repair	Jun-2007	\$317,728
CCR-Adjunct Faculty Office Renovation	Oct-2017	\$966,211
CCR-Administration Building	Jun-2018	\$47,647
CCR-Central Campus Redevelopment - Legacy	May-2018	\$1,808,503
CCR-Institutional Effectiveness Renovation	Aug-2016	\$243,369
CCR-South Annex Tenant Improvement	Mar-2016	\$39,127
CDC Internal Wall	Jul-2021	\$5,900
CDC Outdoor Lavatories	Aug-2021	\$42,010
CDC Re-Roof	Aug-2019	\$57,487


Palm Desert Campus - Monterey

Central Campus Quad towards HILB

Palm Springs Campus – Main Entrance

Completed Projects (as of 7.31.2024) – continued

Project Name	Completion Date	Final Cost
CDC Shade Structures	Oct-2019	\$142,645
CDC/ECE Laundry	Jun-2020	\$37,393
Central Annex Village	Feb-2007	\$2,308,330
Central Campus Quad Renovation	May-2020	\$4,258,903
Central Plant	Jan-2010	\$13,127,485
Central Plant MBCx	Sep-2013	\$3,335,803
Central Plant Renovation	Apr-2019	\$1,253,410
Child Development Center	Dec-2014	\$6,066,890
Child Development Center - Flooring	Jun-2023	\$177,994
Child Development Center Outdoor Lab	Aug-2018	\$709,679
Classroom Utilization Study	Nov-2018	\$42,000
Coachella Chelsea Property T.I.	Feb-2023	\$606,308
Communication Building	Dec-2014	\$20,258,662
Contractor Lay Down Area	Apr-2007	\$724,890
Cravens 269	Dec-2020	\$56,783
Cravens Student Services Center	Apr-2010	\$22,954,847
CSSC 2nd Floor Wall Opening	Aug-2016	\$4,864
CSSC Restroom Door Automation	Sep-2022	\$9,097
CSSC Second Floor Renovation	Jan-2014	\$148,060
CSSC Vet. Ctr. Furniture	Jan-2019	\$15,405
Culinary Electrical Upgrades	Mar-2023	\$58,890
Culinary Kitchen	Jul-2007	\$410,529
Date Palm Removal	Nov-2004	\$311,447
Deferred Maintenance - Access Controls	Feb-2024	\$653,274
Deferred Maintenance - FACP	Oct-2022	\$497,905
Deferred Maintenance - Gym Flooring Repair	Jul-2023	\$118,793
Deferred Maintenance - HVAC Package Units	Feb-2023	\$383,996
Deferred Maintenance - MAL Towers	Feb-2023	\$309,701
Deferred Maintenance - Restroom Upgrades	Nov-2023	\$91,540
Demo Central Annex / Cooling Tower	Dec-2014	\$336,262
Desert Energy Enterprise Center	Sep-2016	\$14,220
Desert Hot Springs	Aug-2009	\$1,140
Desert Hot Springs Campus Renovation	Jun-2017	\$691,635
Diesel Mechanics Flooring	Apr-2007	\$14,154
Diesel Mechanics Lifts	Aug-2017	\$7,500
Dining Facility Renovation	Jun-2010	\$5,399,910
Dream Center	May-2020	\$390,453


Indio Campus

Barker Nursing Complex

Early Childhood Development Center

Completed Projects (as of 7.31.2024) – continued

Project Name	Completion Date	Final Cost
ECE Build Back / Fire Repairs	Jun-2021	\$1,539,763
ECE Shade Structures	Feb-2023	\$111,312
Facilities Yard Improvements	Jul-2010	\$416,825
Foundation Office Furniture	May-2020	\$57,757
Fred Waring Entrance Paving	Sep-2020	\$238,925
Friends of The Library	Dec-2019	\$120,391
Gates and Bollards	Sep-2021	\$161,637
Golf Academy Lighting Improvements	Aug-2011	\$119,113
Golf Ball Screening	Jan-2010	\$64,663
Gym Concessions Room 3 Remodel	Aug-2015	\$8,451
Gymnasium Quick Start Repairs	Mar-2007	\$144,679
HILB Site Modifications	May-2021	\$75,704
Imaging	Jun-2013	\$399,540
Indio Bookstore Remodel	Oct-2021	\$34,722
Indio Campus	Feb-2015	\$24,123,997
Indio Campus Retail Space/Classroom	Jan-2018	\$1,589,125
Indio Modulares	Sep-2022	\$842,713
Indio Modulares #2	Sep-2022	\$922,584
Indio Student Kiosk	Mar-2018	\$925,398
Infrastructure Upgrade - Ph I	Aug-2009	\$14,512,593
Infrastructure Upgrade - Ph II	Dec-2009	\$11,727,628
Infrastructure Upgrade - Ph III	Jun-2015	\$11,729,637
KCOD Antenna	Jan-2019	\$16,084
KCOD Radio Station	Aug-2018	\$192,104
LA-13 Computer Lab	Jan-2018	\$35,463
Lot 14 Asphalt	Jan-2024	\$319,071
M1 Renovation	May-2019	\$125,028
M2	Jul-2016	\$118,495
Math Science Technology Center	Jul-2013	\$24,303,698
McCallum Theater Asphalt Replacement	Jan-2024	\$1,252,834
Mecca/Thermal Campus	Jun-2019	\$102,597
Mecca/Thermal Campus Expansion & Lab Redesign	Aug-2016	\$3,440,913
Mecca-Thermal Interim Modulares	Mar-2009	\$9,913,929
Mecca-Thermal Septic Sewer System	Aug-2012	\$288,401
Monterey Entrance	Sep-2014	\$5,417,239
Monterey Wall & Landscaping	Sep-2007	\$1,544,946
MSTC Renovation	Mar-2019	\$85,782


Visual Arts Building

Math Science Technology Center

Public Safety Academy

Completed Projects (as of 7.31.2024) – continued

Project Name	Completion Date	Final Cost
Music Building Interior Storage	Feb-2017	\$16,516
Music Building Shade Structure Demo	Feb-2017	\$52,000
Music Classroom Acoustics	Aug-2021	\$63,317
Nursing Building Renovation	Aug-2010	\$3,538,287
Nursing Building Rm.10	Aug-2018	\$125,741
Old Art Building Renovation	Mar-2017	\$332,997
Old Coachella Library	Feb-2023	\$101,884
Old Warehouse Renovation	Jul-2020	\$956,284
PaCE Furniture	Aug-2023	\$267,211
Parking Lot Improvement	Dec-2015	\$286,588
Parking Ticket Machines	Sep-2016	\$81,324
Pavement Removal North Alumni Road	Sep-2007	\$28,721
Pollock Theater	Jun-2021	\$41,900
Practice Fields Lighting Improvements	Jan-2011	\$266,772
Prop 39 - Year 1 RCX	Aug-2014	\$343,194
Prop 39 - Year 2	Mar-2015	\$355,300
Prop 39 - Year 3	Aug-2016	\$241,432
Prop 39 - Year 4 and Year 5	Jun-2019	\$656,987
PSA Parking & Mag. Falls Entrance	May-2010	\$949,794
PSA ROOM 16	Aug-2017	\$228,621
PSD Office Remodel	Dec-2020	\$48,755
Public Safety Academy	Nov-2009	\$14,917,722
Quad Sculpture	Nov-2021	\$25,500
Relocations	Sep-2018	\$568,049
Road Repair	Jun-2016	\$480,247
S/A Maker Space	Mar-2021	\$21,566
Safety/Security Improvements CDC & AR	Jun-2007	\$256,377
Scene Shop	Sep-2007	\$75,654
Science Labs	Dec-2007	\$223,624
Second Floor Diesel Mechanics Renovation	Aug-2017	\$703,992
Security Cameras & Emergency Phones	Apr-2012	\$132,450
Sidewalk Repairs	Aug-2006	\$38,846
Site Remediation	Sep-2018	\$318,301
Soccer Field Lighting	Feb-2008	\$57,449
Sociology Classroom Furniture	Jan-2019	\$142,293
Softball Field Lighting	Aug-2020	\$790,524
Softball Stadium	Dec-2007	\$1,093,803


Solar Photovoltaic System

Stagecraft Shop

Communication Building

Completed Projects (as of 7.31.2024) – continued

Project Name	Completion Date	Final Cost
Solar Photovoltaic System	Jan-2014	\$14,022,190
South Annex - HR Renovation	Jun-2017	\$106,871
South Annex 13 Remodel	Aug-2016	\$54,815
South Annex 13-14 Physical Therapy	Feb-2023	\$69,558
South Annex 3 & 8 Remodel	Aug-2016	\$72,024
South Annex 9-BSSC Furniture	Dec-2023	\$48,321
South Annex Assessment Testing	Sep-2021	\$74,699
South Annex Ph I	Sep-2008	\$273,569
South Annex Ph II	Feb-2009	\$1,027,825
South Annex Ph III - DSPS Modulares	Jun-2010	\$646,294
South Parking Lot	Oct-2007	\$1,004,767
South/East Annex	Oct-2023	\$6,122,711
South/North Annex Ph I Classroom Modulares	Jun-2008	\$1,920,155
Stadium Showers & Lockers	Jun-2006	\$37,187
Stagecraft Shop	Dec-2014	\$2,042,836
Storm Drain Outlet Structure	Jan-2009	\$1,563,111
Telephone Systems / VOIP Upgrade Ph I	Sep-2008	\$964,487
Temporary Access Road	Nov-2007	\$87,252
Temporary Dining Facility	Aug-2009	\$752,840
Transfer Center Renovation	May-2020	\$424,066
Velma Dawson House Lot	Dec-2007	\$27,500
Visual Arts Building	Jul-2014	\$8,434,163
Visual Arts Canopy	Aug-2016	\$194,258
Visual Arts Kiln Building Demo	Apr-2010	\$179,079
Wayfinding	Oct-2014	\$473,684
Wayfinding - Phase 2	Jul-2015	\$197,543
Weatherproofing	Jun-2016	\$459,990
Weight/Training Rooms	Mar-2012	\$1,255,138
Western Parking Lot	Apr-2008	\$2,564,965
Western Parking Lot Landscaping	Nov-2007	\$266,422
Wireless Access Project	Apr-2008	\$322,555
WVC Palm Springs - Legacy	Apr-2018	\$5,879,120
WVC Palm Springs Site Asphalt Repair	Jan-2024	\$112,203
Total		\$348,688,220


Indio Child Development Center aerial

Inside HILB Building

Cravens Student Services Center