



Capital Projects Report

to the

Board of Trustees

October 20, 2023

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OVERVIEW OF PROJECTS

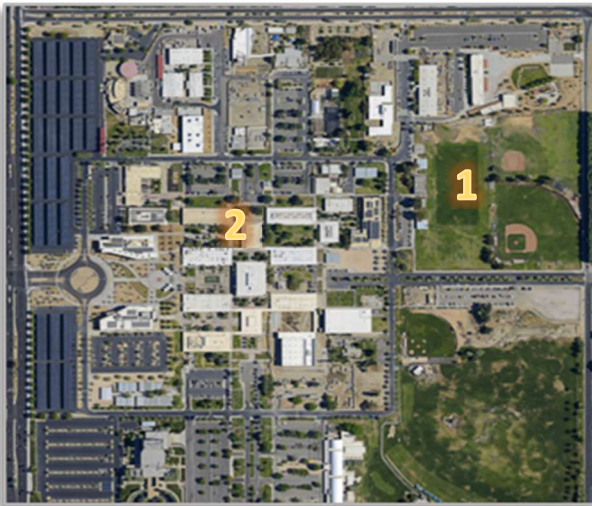
Aerial View

Projects in Programming & Design

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

Projects in Construction

5. Indio Campus Expansion/Renovation Project
6. Indio Child Development Center Project



Palm Desert Campus



Indio Campus



Palm Springs Development Project



RoadRunner Motors (Auto Tech Training Center)

PROJECT STATUS REPORTS — PROJECTS IN INITIAL START-UP, PLANNING & DESIGN

Athletics Stadium and Fields (Design)

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.

Project Data

Project Manager: Mark Avery

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



Stadium Entrance

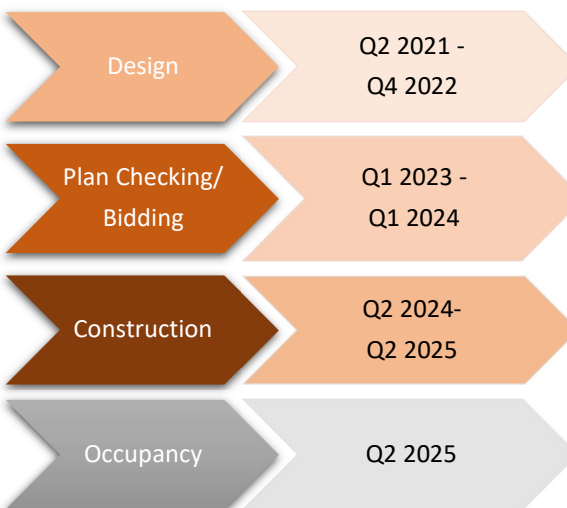


Football Stadium

Project Update

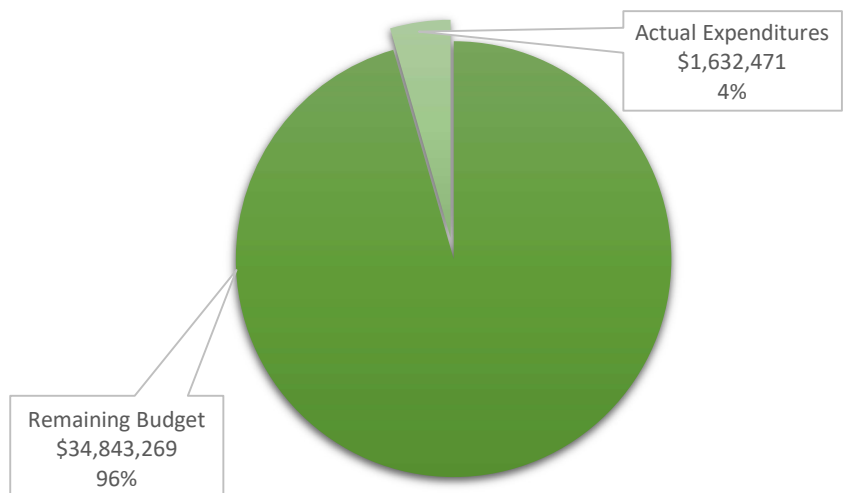
- Currently in review with Division of the State Architect (DSA).

Estimated Project Timeline



Total Budget: \$36,475,740

Construction Budget: \$23,200,000



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 Accelerator containing flexible classrooms, meeting spaces, student services, maker spaces, 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: TBD

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 @ Farrell

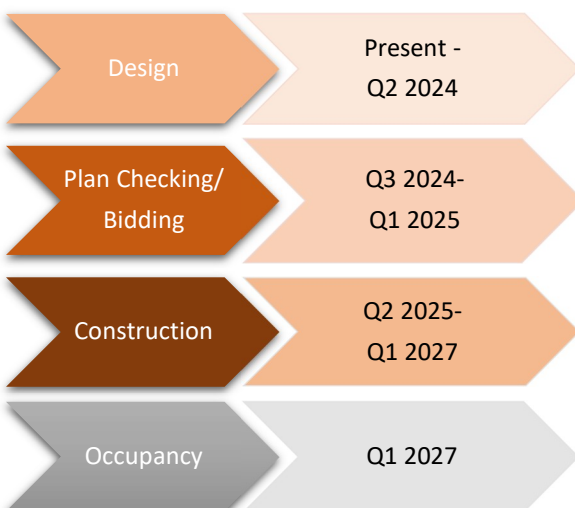


Accelerator Technology Lab

Project Update – Phase 1

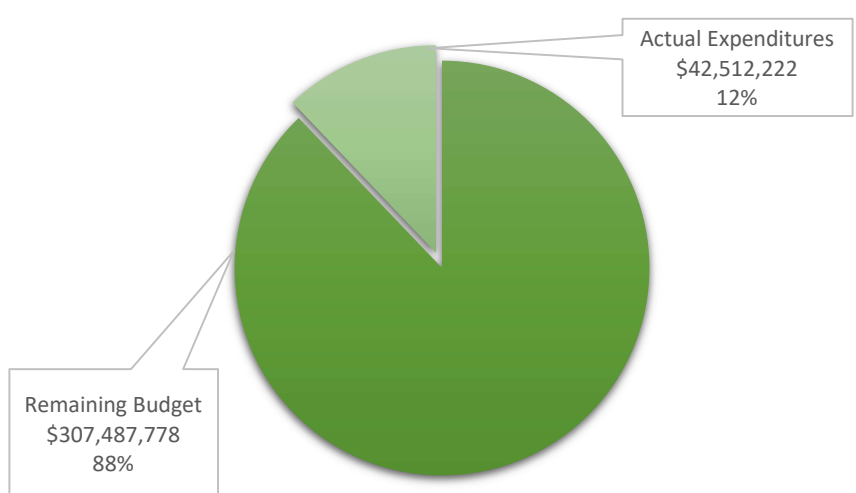
- Design Development (DD) continues. The design team has submitted the 50% DD milestone plans for review and cost analysis.
- Bond Office has released a Request For Proposals (RFP) to qualified Construction Management firms to begin pre-construction services this year.

Estimated Project Timeline – Phase 1



Current Budget: \$350,000,000

Targeted Total Budget \$405,700,000*



*Allocations to the current budget will reflect a total project budget of \$405,700,000

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

Preconstruction Services: Ledesma & Meyers Construction Company, Inc.

Primary Funding Source: Measure CC

Project Size: 25,983 GSF

Project Address: 67893 and 67905 East Palm Canyon Drive, Cathedral City, CA 92234

Purchase Cost of Site: \$3,049,219

Purchase Date of Site: September 2019



Main Entrance

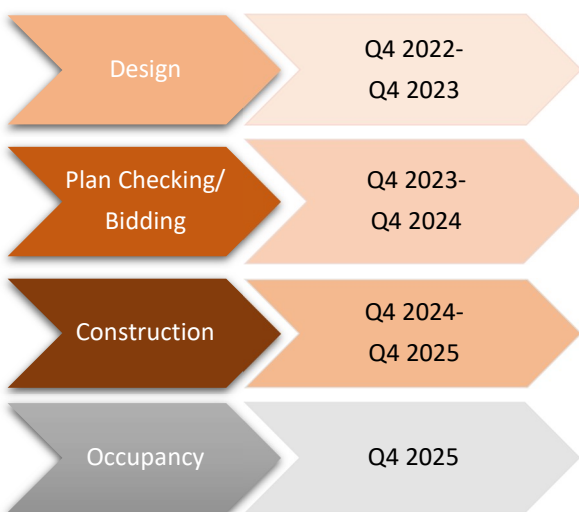


Interior Lift Gallery

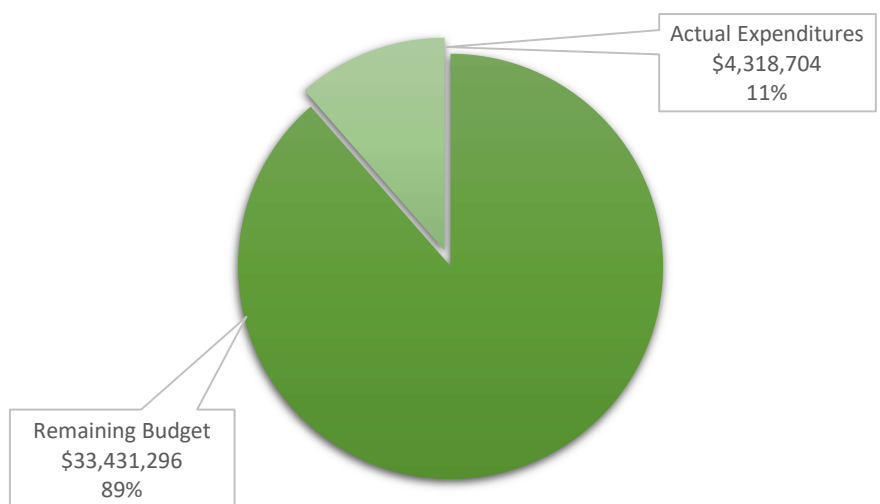
Project Update

- Construction Documents Phase 95% complete.
- Plans have been submitted to DSA for review.
- Construction Estimate and Reconciliation complete: September 28, 2023.
- Construction Manager selection in process.

Estimated Project Timeline



Total Budget: \$37,750,000 Construction Budget: \$21,750,000



Science Building Renovation Project (Design)

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 also include the replacement of all utilities including, but not limited to the electrical, plumbing, and mechanical systems, including new exhaust systems for the laboratory hoods. A new roof will be provided as part of the minimal Exterior improvements.

Project Data

Project Manager: Jennefer Dawson Garcia

Design Professional: Gensler

Construction Manager: N/A

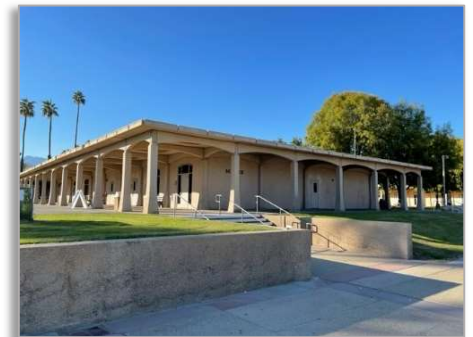
Primary Funding Sources: Measure CC/State Funding

Project Size: 15,025 GSF

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



South Elevation

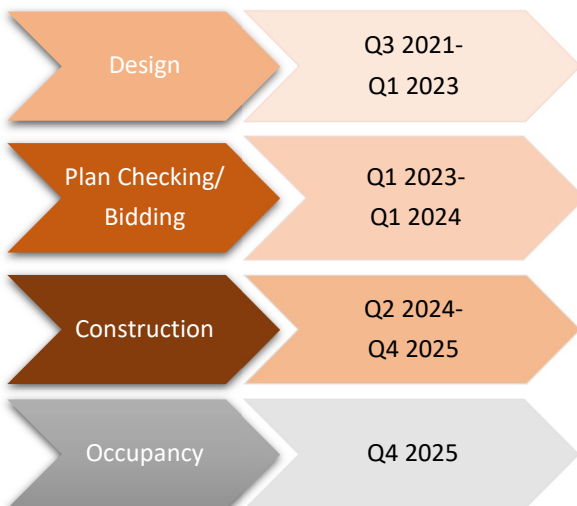


East Elevation

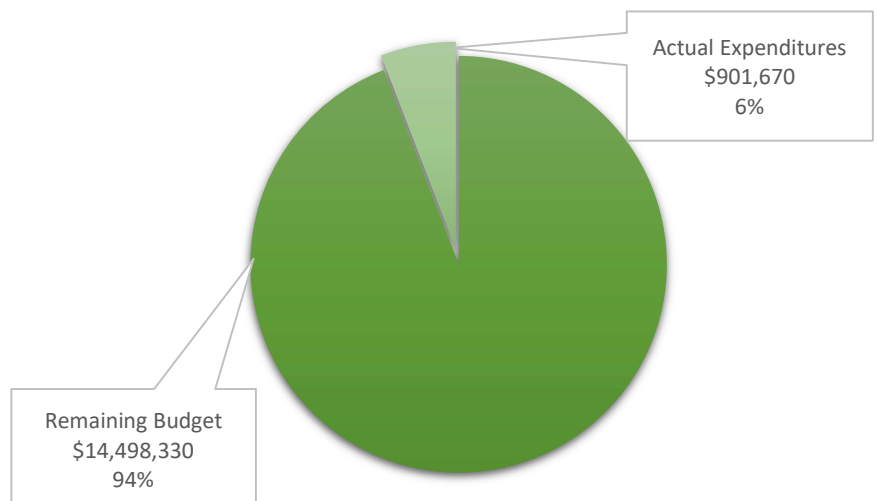
Project Update

- Approval by the Division of the State Architect (DSA) expected late Q4 2023.
- Approval by California Community College Chancellor's Office (CCCCO) expected early Q1 2024

Estimated Project Timeline



Total Budget: \$15,400,000 Construction Budget: \$11,255,000



PROJECT STATUS REPORTS – CURRENT CONSTRUCTION PROJECTS

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.



Main Building - Interior

Project Data

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 Oasis St., Indio, CA 92201
 Purchase Cost of Site: \$518,503
 Purchase Date of Site: May 2018



Main Building Steel Erection

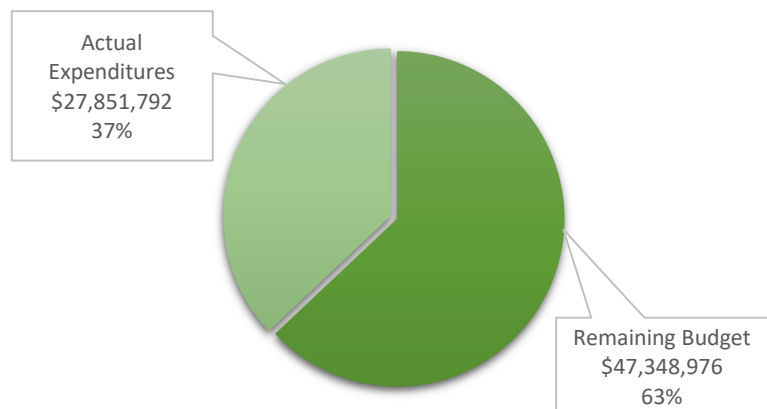
Project Update

- Slab on grade pour completed September 25, 2023.
- Roof Deck poured with deck curbs in process.
- Building scaffolding, exterior framing, interior framing and drywall in process.
- Mechanical, Electrical & Plumbing installation in process.

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

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

Project Update

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

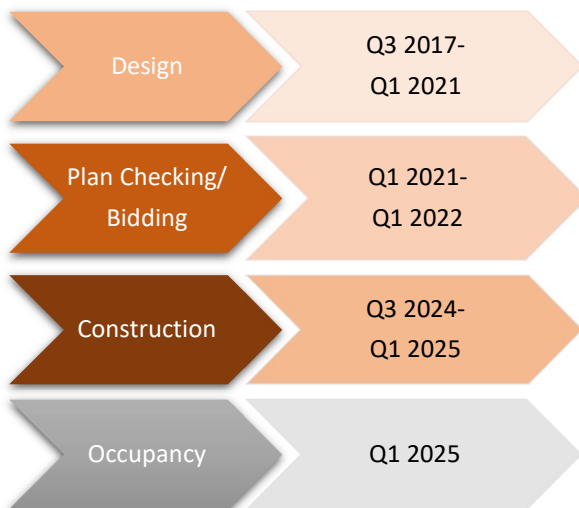


Lobby Renovation & Cyber Lab



Perforated Metal at New Lobby

Estimated Project Timeline



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

Indio Child Development Center Project (Construction)

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 18,000 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: Mark Avery
 Design Professional: HMC Architects
 Construction Manager: Erickson-Hall Construction Co.
 Primary Funding Source: Measure CC
 Project Size: 18,169 GSF
 Project Address: 45742 Oasis St., Indio, CA 92201
 Purchase Cost of Site: \$774,071
 Purchase Date of Site: September 2019



Exterior Hallway

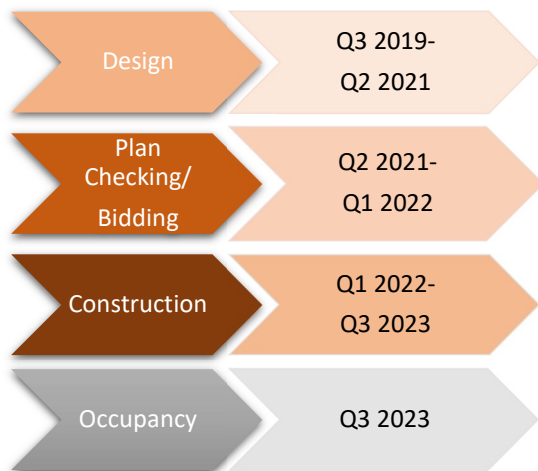


Exterior Parking Area

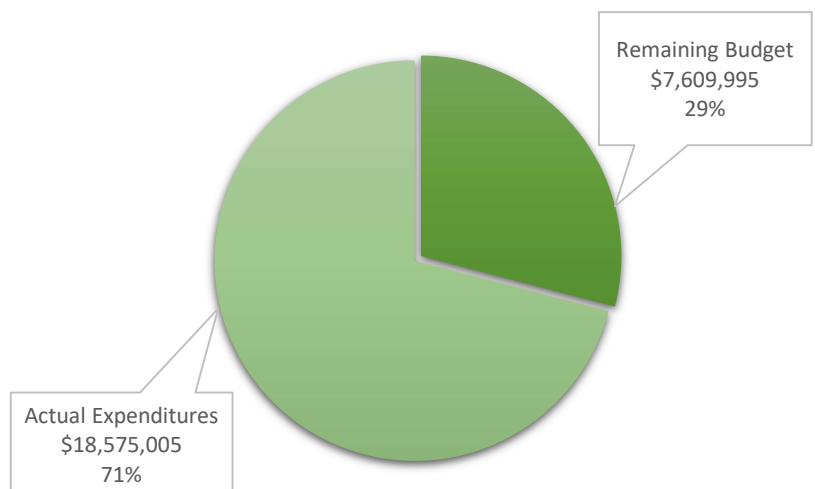
Project Update

- The project is currently being finalized for turnover to the District.

Estimated Project Timeline



Total Budget: \$26,185,000 Construction Budget: \$13,693,000



FINANCIAL REVIEW: BUDGETS, EXPENDITURES & REMAINING BUDGET

Active Projects (as of 09.30.2023)

Project Name	Budget	Expenses Measure B	Expenses Measure CC	Expenses Non-Bond	Budget Remaining
ADA Transition Plan	484,935			\$394,421	90,514
Ag Canopy	174,000			\$113,649	60,351
Applied Sciences Canopy	481,300			\$465,951	15,349
Athletics Stadium and Fields	36,475,740		1,525,731	\$106,740	34,843,269
Barker Nursing Renovation (BNC38)	272,000			\$22,222	249,778
Building C Landscape Renovation	95,000			\$67,186	27,814
Campus Signage Standards	30,500			\$9,845	20,655
CCR-HILB and C Building	32,977,444	3,942,722	28,697,026	\$0	337,696
CDC Internal Wall	6,000			\$5,900	100
CDC Outdoor Lavatories	44,000			\$42,010	1,990
Central Plant Upgrade	2,420,000			\$221,806	2,198,194
Child Development Center - Flooring	180,000			\$177,993	2,007
Coachella Chelsea Property T.I.	667,000			\$606,308	60,692
Cravens 269	65,000			\$56,782	8,218
CSSC Restroom Door Automation	10,000			\$9,097	903
Culinary Electrical Upgrades	75,000			\$58,890	16,110
Deferred Maintenance - Access Controls	900,000			\$322,030	577,970
Deferred Maintenance - Central Plant Towers	1,213,000			\$1,044,129	168,871
Deferred Maintenance - FACP	598,000			\$497,904	100,096
Deferred Maintenance - Gym Flooring Repair	120,000			\$118,792	1,208
Deferred Maintenance - HVAC Package Units	536,000			\$383,996	152,004
Deferred Maintenance - MAL Towers	350,000			\$309,700	40,300
Deferred Maintenance - Math Building Restrooms	200,000			\$14,903	185,097
Deferred Maintenance - Restroom Upgrades	105,000			\$63,040	41,960
ECE Shade Structures	116,600			\$111,311	5,289
Gates and Bollards	189,000			\$161,637	27,363
HILB Site Modifications	96,000			\$75,704	20,296
Indio Bookstore Remodel	208,000			\$34,722	173,278
Indio Campus Expansion	75,200,768	648,297	27,189,755	\$13,740	47,348,976
Indio CDC	26,185,000		17,800,935	\$774,070	7,609,995
Indio Modulares	858,030			\$842,712	15,318
Indio Modulares #2	945,000			\$922,584	22,416
Lot 14 Asphalt	347,000			\$268,983	78,017
McCallum Theater Asphalt Replacement	1,727,000			\$1,194,236	532,764
Multi-Agency Library Renovation	50,000			\$9,358	40,642
Music Classroom Acoustics	92,300			\$63,316	28,984
North Annex Two	997,000			\$910,836	86,164
Old Coachella Library	111,000			\$101,884	9,116
Old Warehouse Renovation	957,582			\$956,283	1,299
PaCE Furniture	304,059			\$267,211	36,848
Palm Springs Development Project	350,000,000	19,647,456	19,668,438	\$3,196,328	307,487,778
Palm Springs Modulares	7,820,630	5,415,250	464,987	\$1,320,595	619,798
Palm Springs Site Asphalt Repair	585,000			\$52,314	532,686
Pollock Theater	50,000			\$41,900	8,100
PSD Office Remodel	59,000			\$48,755	10,245
Quad Sculpture	815,000			\$25,500	789,500
RDA Small Maintenance Projects	3,789,957			\$3,708,700	81,257
Roadrunner Motors	37,750,000	3,049,219	1,269,485	\$0	33,431,296
S/A Maker Space	27,000			\$21,565	5,435
Science Building Renovation	15,400,000		422,903	\$478,767	14,498,330
South Annex 13-14 Physical Therapy	91,500			\$69,557	21,943
South Annex 9-BSSC Furniture	76,268			\$1,500	74,768
South Annex Assessment Testing	146,000			\$74,698	71,302
South/East Annex	6,137,300			\$6,105,640	31,660
Total	609,611,913	32,702,944	97,039,260	26,967,700	452,902,009

Completed Projects (as of 09.30.2023)

Project Name	Completion Date	Final Cost
Adjunct Faculty Office Renovation	Oct 2017	\$966,211
Admin. Bld. Conf. Rm	May 2020	\$254,270
Admin. Toilet Rm. Reconfiguration	Mar 2019	\$181,320
Administration Building	Jun 2018	\$47,647
Ag Science Project	Aug 2010	\$105,804
Alumni Centre	Jun 2009	\$2,714,816
Applied Sciences	Dec 2014	\$12,125,867
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
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
CDC Re-Roof	Aug 2019	\$57,487
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 Campus Redevelopment - Legacy	May 2018	\$1,808,503
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



Monterey Entrance



Central Campus Quad Renovation



Cravens Student Services Center

Completed Projects (as of 09.30.2023) – continued

Project Name	Completion Date	Final Cost
Child Development Center Outdoor Lab	Aug 2018	\$709,679
Classroom Utilization Study	Nov 2018	\$42,000
Communication Building	Dec 2014	\$20,258,662
Contractor Lay Down Area	Apr 2007	\$724,890
Cravens Student Services Center	Apr 2010	\$22,954,847
CSSC 2nd Floor Wall Opening	Aug 2016	\$4,864
CSSC Second Floor Renovation	Jan 2014	\$148,060
CSSC Vet. Ctr. Furniture	Jan 2019	\$15,405
Culinary Kitchen	Jul 2007	\$410,529
Date Palm Removal	Nov 2004	\$311,447
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
ECE Build Back / Fire Repairs	Jun 2021	\$1,539,763
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
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
Imaging	Jun 2013	\$399,540
Indio Campus	Feb 2015	\$24,123,997
Indio Campus Retail Space/Classroom	Jan 2018	\$1,589,125
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
Institutional Effectiveness Renovation	Aug 2016	\$243,369
KCOD Antenna	Jan 2019	\$16,084
KCOD Radio Station	Aug 2018	\$192,104
LA-13 Computer Lab	Jan 2018	\$35,463



Indio Campus



Barker Nursing Complex



Early Childhood Development Center

Completed Projects (as of 09.30.2023) – continued

Project Name	Completion Date	Final Cost
M1 Renovation	May 2019	\$125,028
M2	Jul 2016	\$118,495
Math Science Technology Center	Jul 2013	\$24,303,698
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
Music Building Interior Storage	Feb 2017	\$16,516
Music Building Shade Structure Demo	Feb 2017	\$52,000
Nursing Building Renovation	Aug 2010	\$3,538,287
Nursing Building Rm.10	Aug 2018	\$125,741
Old Art Building Renovation	Mar 2017	\$332,997
Parking Lot Improvement	Dec 2015	\$286,588
Parking Ticket Machines	Sep 2016	\$81,324
Pavement Removal North Alumni Road	Sep 2007	\$28,721
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
Public Safety Academy	Nov 2009	\$14,917,722
Relocations	Sep 2018	\$568,049
Road Repair	Jun 2016	\$480,247
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



Visual Arts Building



Math Science Technology Center



Public Safety Academy

Completed Projects (as of 09.30.2023) - continued

Project Name	Completion Date	Final Cost
Softball Field Lighting	Aug 2020	\$790,524
Softball Stadium	Dec 2007	\$1,093,803
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 3 & 8 Remodel	Aug 2016	\$72,024
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 Annex Tenant Improvement	Mar 2016	\$39,127
South Parking Lot	Oct 2007	\$1,004,767
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 Campus - Legacy	Apr 2018	\$5,927,213
TOTAL COMPLETED PROJECTS		\$333,402,847



Solar Photovoltaic System



Stagecraft Shop



Communication Building

All Projects Summary (as of 09.30.2023)

Project Status	Budget	Expenses Measure B	Expenses - Measure B Interest Income	Expenses Measure CC	Expenses Non-Bond	Budget Remaining
Active	\$609,611,913	\$32,702,944	\$0	\$97,039,260	\$26,967,700	\$452,902,009
Complete	\$333,402,847	\$277,481,615	\$13,079,624	\$4,266,776	\$38,574,832	\$0
Auxiliary Operations	\$62,393,354	\$36,315,441	\$0	\$21,680,900	\$10,089	\$4,386,924
Total Summary	\$1,005,408,114	\$346,500,000	\$13,079,624	\$122,986,936	\$65,552,621	\$457,288,933

