



Capital Projects Report

to the

Board of Trustees

May 20, 2022

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AERIAL

Projects in Programming & Design

- 1 Athletics Stadium and Fields Project
- 2 Coachella Chelsea Property Tenant Improvement
- 3 Palm Springs Development Project
- 4 Roadrunner Motors (Automotive Technology Training Center)
- 5 Science Building Renovation Project

Projects in Construction

- 6 Indio Campus Expansion
- 7 Indio Child Development Center



Palm Desert Campus



Indio Campus



Palm Springs Development Project



**Roadrunner Motors
(Automotive Technology Training
Center)**



Coachella Chelsea Property

ATHLETICS STADIUM AND FIELDS PROJECT

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 create landscaped new and renovated parking.

Project Data

Project Manager: David Simpson

Design Professional: SGH Architects

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

Funding Source: Measure CC Funds

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

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

Project Update

- Design Development Phase in progress
- Value engineering recommendations and additional scope approved by District Administration
- Project budget augmented for revised scope



Stadium Entrance

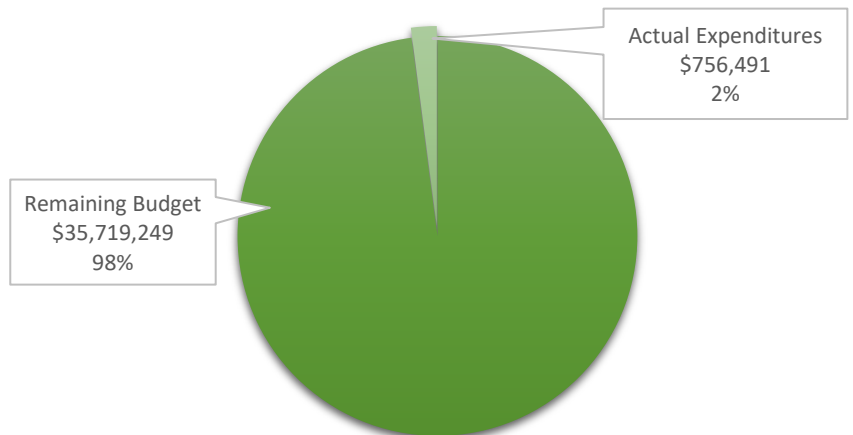
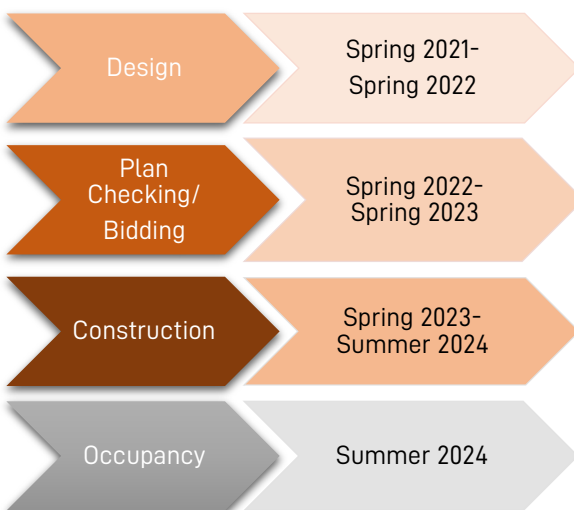


Football Stadium

Estimated Project Timeline

Total Budget: \$36,475,740

Construction Budget: \$23,200,000



COACHELLA CHELSEA PROPERTY TENANT IMPROVEMENT

DESIGN

Project Description

Tenant improvement of leased space in the heart of Coachella. The commercial units (#10 and #20 of Pueblo Viejo Villas) will be the new location for Student Services, which is currently temporarily located in the old Coachella Library. The 1,366 sf space is a "Cold Dark Shell" which requires full improvements including, but not limited to, framing and drywall installations, HVAC, fire alarm and sprinklers, interior paint, new flooring, acoustical ceiling, lighting, electrical alterations, data, and communication. The finished space will have two (2) single occupancy restrooms, two (2) offices, a Greeter's station, a computer lab with open workstations and a tutorial workshop space with systems furniture and audio visual equipment.

Project Data

Project Manager: Joseph Jackson
 Design Professional: SGH Architects
 Construction Manager: N/A
 Funding Source: RDA Funds
 Project Size : 1,366 GSF
 Project Address: 1279 6th Street, Coachella, CA 92236

Project Update

- Design Development Phase in progress
- Ongoing efforts to expedite procurement of furniture and equipment

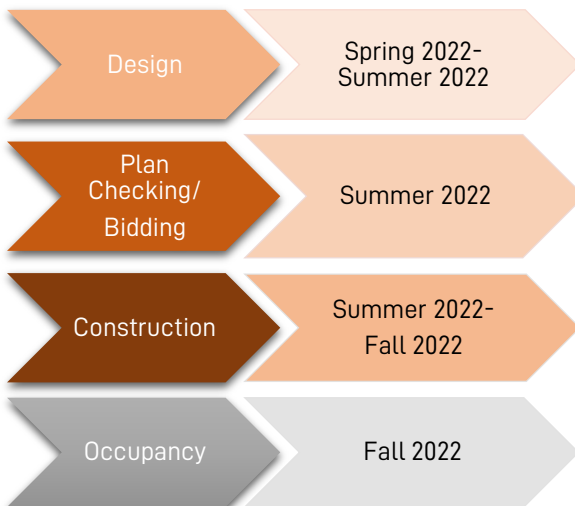


Aerial of Site



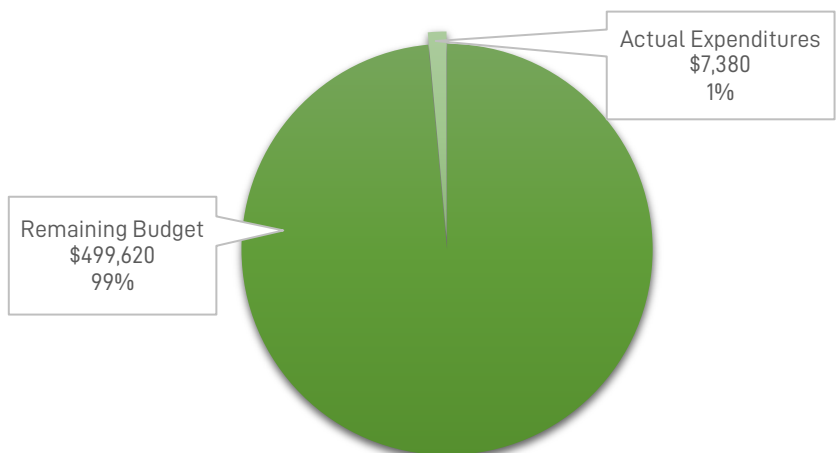
Pueblo Viejo Villas

Estimated Project Timeline



Total Budget: \$507,000

Construction Budget: \$252,100



INDIO CAMPUS EXPANSION - RENOVATIONS

DESIGN

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 include removal of the temporary modular classroom buildings and resurfacing that portion of the parking lot.

Project Data

Project Manager: Ryan Lamb

Design Professional: HMC Architects

Construction Manager: Tilden-Coil Constructors

Funding Source: Measure CC

Project Size: 10,000 GSF

Project Address: 45524 Oasis St., Indio, CA 92201



Lobby Renovation & Cyber Lab

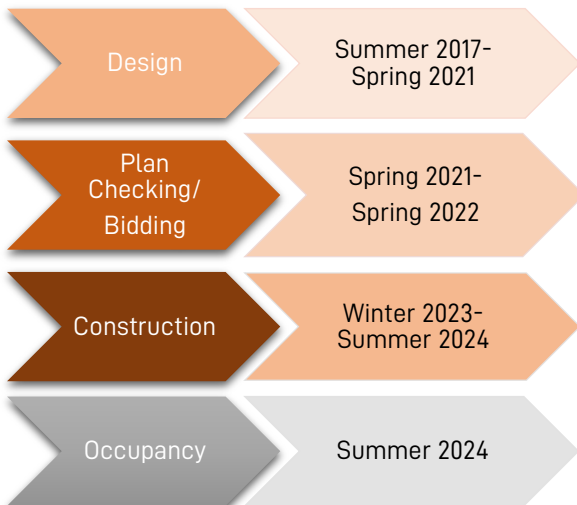


Perforated Metal at New Lobby

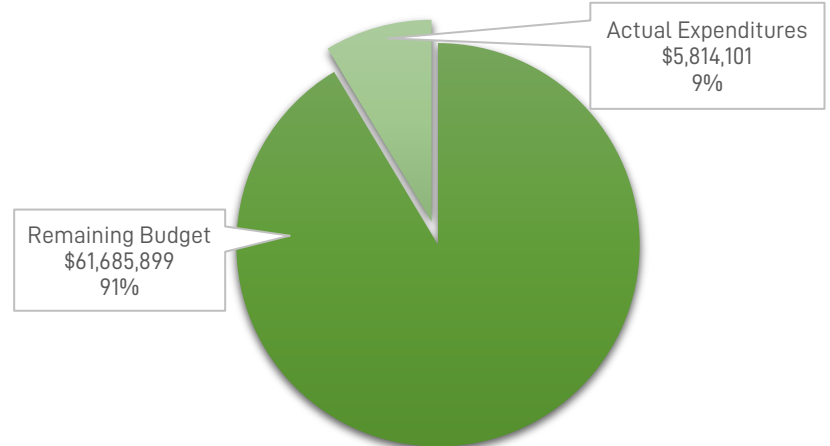
Project Update

- Construction will start following completion of the new building (Winter 2023-24)

Estimated Project Timeline



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



*Total Budget and Construction Budget are comprised of both the Indio Campus Expansion New Building and Site Development as well as Renovations to the Existing Building

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, Digital Media and Entertainment, Center of Excellence for Healthcare Education, and Sustainable Technologies. To accommodate these programs, the project includes construction of an education Accelerator containing flexible classrooms, meeting spaces, student services, maker spaces, and high-tech learning laboratories. A large Culinary Institute is planned to accommodate Palm Springs' robust restaurant industry. In addition, a full-service Learning Hotel, Conference and Event Center, and gracious site amenities are planned to engage the Desert community and serve the larger region. The development is to be executed as a world-class facility that will prepare students for immediate employment and lifelong, fulfilling careers.

Project Data

Project Manager: Mac McGinnis

Design Professional: WRNS Studio

Construction Manager: TBD

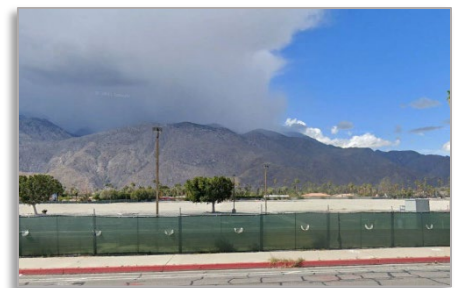
Funding Source: Measure CC Funds and Other Funds to be Determined

Project Size (New): 330,000 GSF

Project Address: 2363 Tahquitz Canyon Way, Palm Springs, CA 92262



Aerial of Site

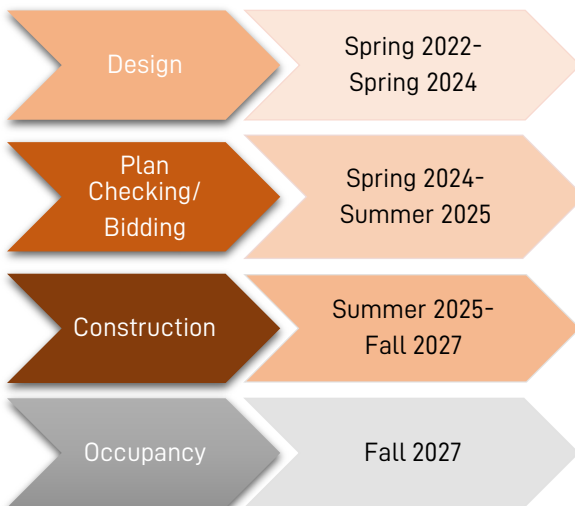


Existing Undeveloped Site

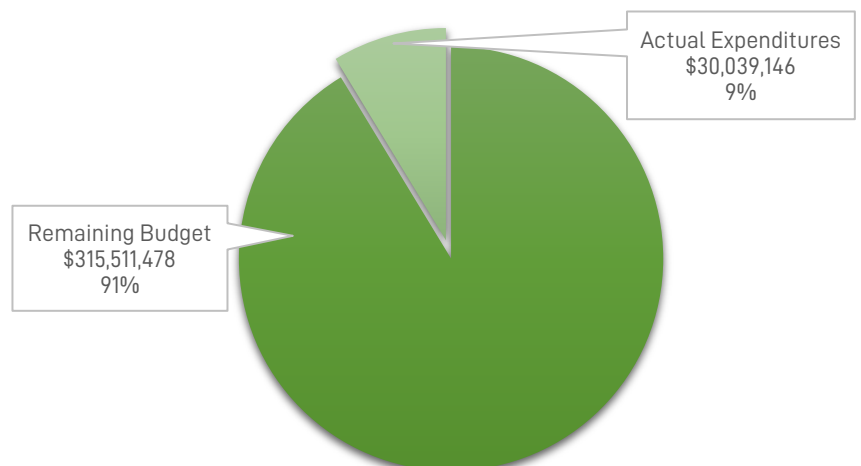
Project Update

- Design professional working on architectural language for campus
- Campus feedback sessions continue
- Program verification continues

Estimated Project Timeline



Total Budget: \$345,550,624



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: Ryan Lamb

Design Professional: Marlene Imirzian & Associates

Preconstruction Services: JTEC

Funding Source: Measure CC

Project Size: 24,162 GSF

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



Aerial of Site



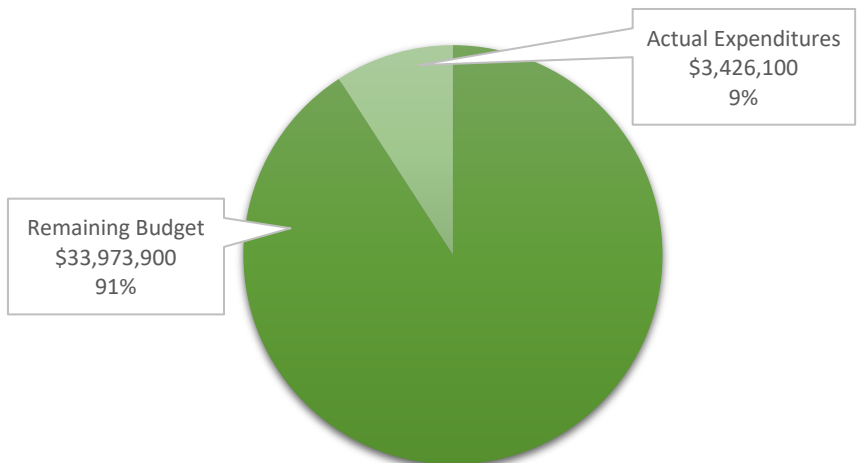
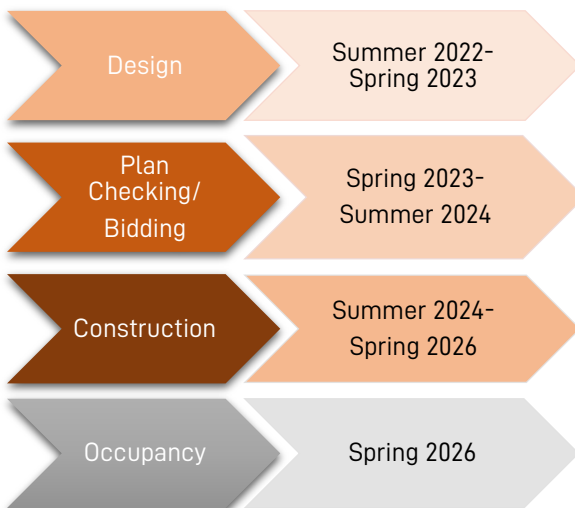
Existing Undeveloped Site

Project Update

- Project proceeding on original site in Cathedral City
- Project budget augmented for revised scope
- Design meetings being scheduled

Estimated Project Timeline

Total Budget: \$37,400,000 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: Keith Martinez

Design Professional: Gensler

Construction Manager: TBD

Funding Source: Measure CC/State Funding

Project Size: 15,025 GSF

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



South Elevation

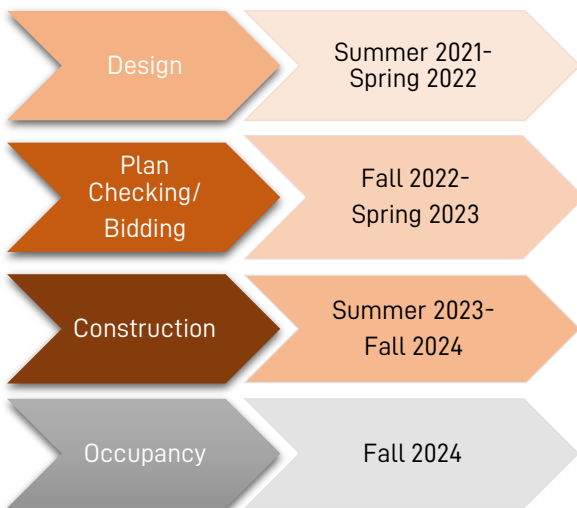


East Elevation

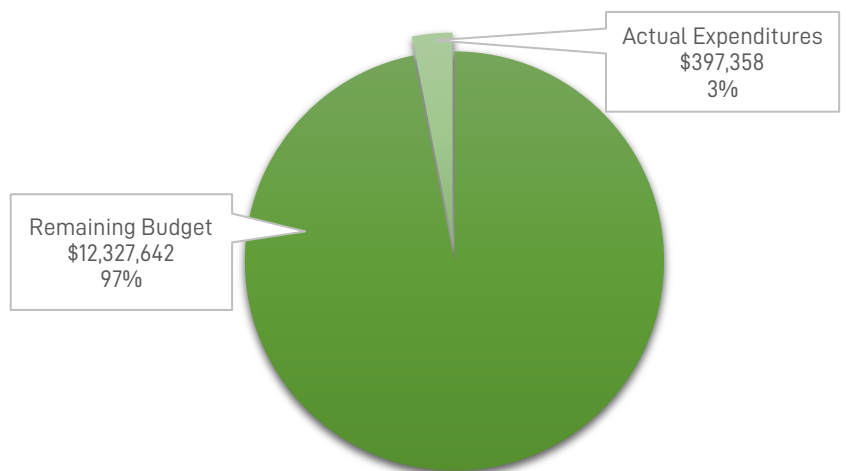
Project Update

- Design Development Phase in progress
- DSA approval expected early Winter 2023

Estimated Project Timeline



Total Budget: \$12,725,000 Construction Budget: \$11,255,000



INDIO CAMPUS EXPANSION – NEW BUILDING AND 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.

Project Data

Project Manager: Ryan Lamb
 Design Professional: HMC Architects
 Construction Manager: Tilden-Coil Constructors
 Funding Source: Measure CC
 Project Size: 67,000 GSF
 Project Address: 45524 Oasis St., Indio, CA 92201

Project Update

- Contractor Submittals in process
- Construction commenced May 2nd
- Site clearing in process

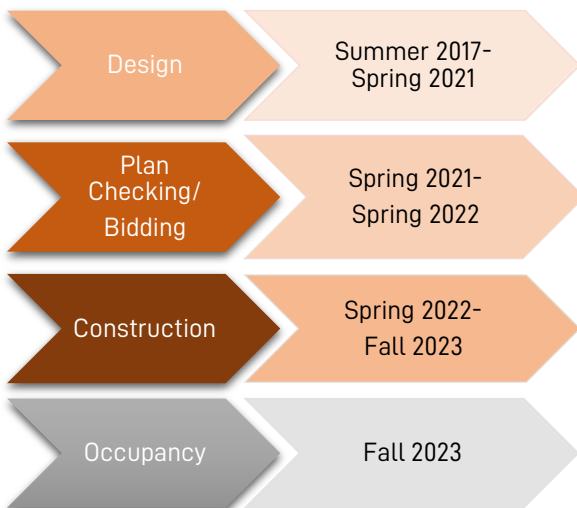


Site Demolition & Clearing

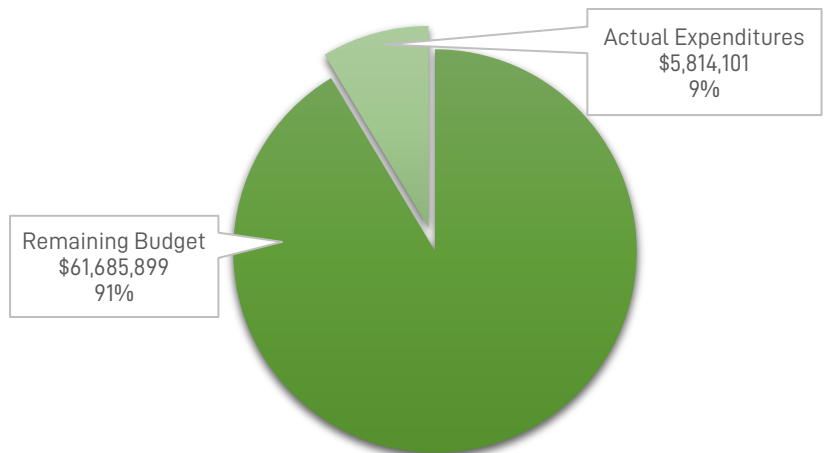


Site Demolition & Clearing

Estimated Project Timeline



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



*Total Budget and Construction Budget are comprised of both the Indio Campus Expansion New Building and Site Development as well as Renovations to the Existing Building

INDIO CHILD DEVELOPMENT CENTER

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: Ryan Lamb

Design Professional: HMC Architects

Construction Manager: Erickson-Hall Construction Co.

Funding Source: Measure CC

Project Size : 18,169 GSF

Project Address: 45742 Oasis St., Indio, CA 92201



Site Grading

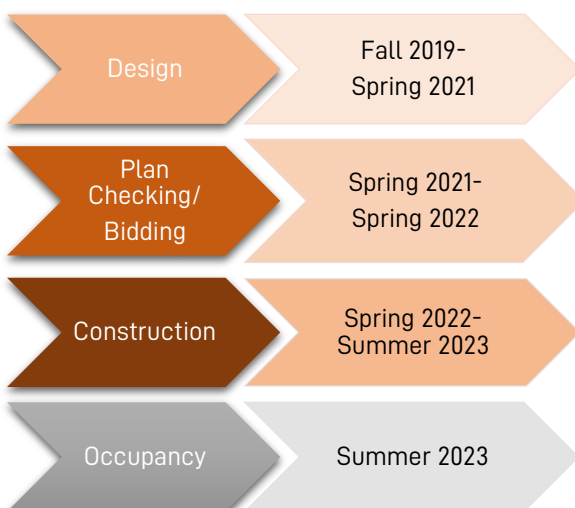


Underground Utilities

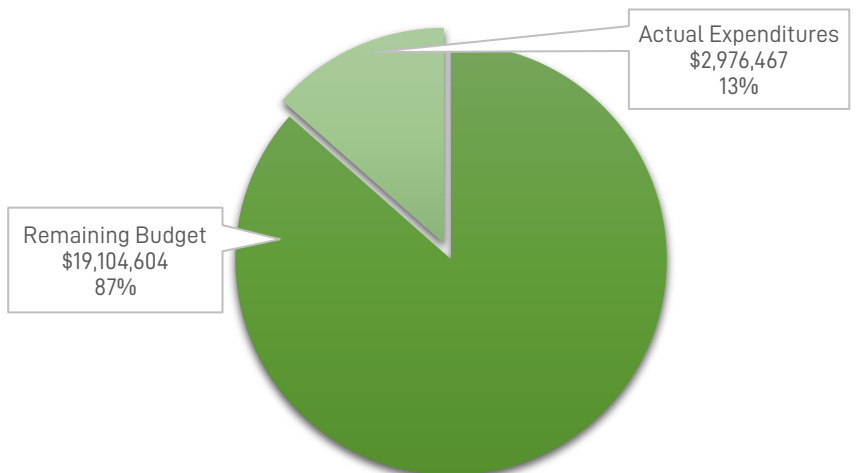
Project Update

- Contractor Submittals in process
- Construction commenced April 25th
- Site grading and underground utilities in progress

Estimated Project Timeline



Total Budget: \$22,081,071 Construction Budget: \$13,693,000



Active Projects

| Project Name | Budget | Actual Expenditures (as of 04.30.2022) | | | Remaining Budget |
|---|----------------------|--|---------------------|---------------------|----------------------|
| | | Measure B | Measure CC | Non-Bond | |
| ADA Transition Plan | \$484,935 | \$0 | | \$394,422 | \$90,513 |
| Ag Canopy | \$174,000 | \$0 | | \$113,650 | \$60,350 |
| Applied Sciences Canopy | \$481,300 | \$0 | | \$465,952 | \$15,348 |
| Athletics Stadium and Fields | \$36,475,740 | \$0 | \$649,751 | \$106,740 | \$35,719,249 |
| Building C Landscape Renovation | \$95,000 | \$0 | | \$67,187 | \$27,813 |
| CDC Internal Wall | \$6,000 | \$0 | | \$5,900 | \$100 |
| CDC Outdoor Lavatories | \$44,000 | \$0 | | \$38,230 | \$5,770 |
| Campus Electronic Sign | \$300,000 | \$20,891 | | \$0 | \$279,109 |
| Campus Energy Monitoring | \$295,801 | \$0 | | \$289,570 | \$6,230 |
| Campus Signage Standards | \$30,500 | \$0 | | \$9,845 | \$20,655 |
| Coachella Chelsea Property T.I. | \$507,000 | \$0 | | \$7,380 | \$499,620 |
| Cravens 269 | \$65,000 | \$0 | | \$56,783 | \$8,217 |
| Deferred Maintenance - HVAC Package Units | \$536,000 | \$0 | | \$7,537 | \$528,463 |
| Deferred Maintenance - MAL Towers | \$350,000 | \$0 | | \$7,524 | \$342,476 |
| Gates and Bollards | \$189,000 | \$0 | | \$161,637 | \$27,363 |
| HILB Site Modifications | \$96,000 | \$0 | | \$75,704 | \$20,296 |
| HILB and C Building | \$34,477,444 | \$4,750,980 | \$27,457,717 | \$250 | \$2,268,497 |
| Indio Bookstore Remodel | \$208,000 | \$0 | | \$35,412 | \$172,588 |
| Indio CDC | \$22,081,071 | -\$610 | \$2,203,006 | \$774,071 | \$19,104,604 |
| Indio Campus Expansion | \$67,500,000 | \$603,002 | \$5,203,266 | \$7,833 | \$61,685,899 |
| Indio Modulares | \$831,240 | \$0 | | \$826,881 | \$4,359 |
| Indio Modulares #2 | \$945,000 | \$0 | | \$885,165 | \$59,835 |
| Infrastructure Upgrade - Ph III | \$11,732,136 | \$10,284,009 | | \$647,042 | \$801,085 |
| Mecca/Thermal Campus | \$26,308,991 | \$3,749,519 | | \$0 | \$22,559,472 |
| Music Classroom Acoustics | \$92,300 | \$0 | | \$63,317 | \$28,983 |
| North Annex Two | \$997,000 | \$0 | | \$777,609 | \$219,391 |
| Old Coachella Library | \$88,000 | \$0 | | \$85,449 | \$2,551 |
| Old Warehouse Renovation | \$957,582 | \$0 | | \$956,284 | \$1,298 |
| PSD Office Remodel | \$59,000 | \$0 | | \$48,755 | \$10,245 |
| PaCE Furniture | \$304,059 | \$0 | | \$164,988 | \$139,071 |
| Palm Springs - Demolition (Jack in the Box) | \$675,888 | \$0 | \$675,888 | \$0 | \$0 |
| Palm Springs - Demolition (Mall) | \$3,773,488 | \$0 | \$3,773,488 | \$0 | \$0 |
| Palm Springs Development Project - Main | \$345,550,624 | \$19,647,456 | \$7,241,362 | \$3,150,328 | \$315,511,478 |
| Palm Springs Modulares | \$7,010,000 | \$5,111,070 | \$623,639 | \$592,120 | \$683,171 |
| Pollock Theater | \$50,000 | \$0 | | \$41,900 | \$8,100 |
| Quad Sculpture | \$815,000 | \$0 | | \$25,500 | \$789,500 |
| RDA Small Maintenance Projects | \$3,506,393 | \$0 | | \$3,401,021 | \$105,372 |
| Roadrunner Motors | \$37,400,000 | \$3,049,219 | \$376,881 | \$0 | \$33,973,900 |
| S/A Maker Space | \$27,000 | \$0 | | \$21,566 | \$5,434 |
| Science Building Renovation | \$12,725,000 | \$0 | \$46,671 | \$350,687 | \$12,327,642 |
| South Annex Assessment Testing | \$146,000 | \$0 | | \$74,699 | \$71,301 |
| South/East Annex | \$6,130,000 | \$0 | | \$6,067,972 | \$62,028 |
| TOTAL ACTIVE PROJECTS | \$624,521,492 | \$47,215,536 | \$48,251,669 | \$20,806,909 | \$508,247,378 |



Completed Projects (as of 04.30.2022)

| Project Name | Final Cost |
|--|--------------|
| Adjunct Faculty Office Renovation | \$966,211 |
| Admin. Bld. Conf. Rm | \$254,270 |
| Admin. Toilet Rm. Reconfiguration | \$181,320 |
| 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 |
| Art 100 Renovation | \$401,864 |
| ASCOD Offices | \$120,277 |
| Athletic Facilities | \$21,476,803 |
| Athletics Precinct Master Plan - Phase I | \$20,432 |
| Barker Nursing Complex | \$10,973,913 |
| Baseball Scoreboard | \$77,711 |
| BEEPS Salad Bar | \$51,641 |
| Berger Faculty Innovation Center | \$349,000 |
| Black Student Success Center | \$32,953 |
| Bond Office Modular | \$462,815 |
| Burn Tower | \$2,875,267 |
| Business Building Renovation | \$4,598,036 |
| 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 |
| CDC Re-Roof | \$57,487 |
| CDC Shade Structures | \$142,645 |
| CDC/ECE Laundry | \$37,393 |
| Central Annex Village | \$2,308,330 |
| Central Campus Quad Renovation | \$4,258,903 |
| 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 |
| CSSC 2 nd Floor Wall Opening | \$4,864 |
| CSSC 2 nd Floor Renovation | \$148,060 |
| CSSC Vet. Ctr. Furniture | \$15,405 |
| Culinary Kitchen | \$410,529 |

| Project Name | Final Cost |
|---|--------------|
| 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 |
| Dining Facility Renovation | \$5,399,910 |
| Dream Center | \$390,453 |
| ECE Build Back / Fire Repairs | \$1,539,763 |
| Facilities Yard Improvements | \$416,825 |
| Foundation Office Furniture | \$57,757 |
| Fred Waring Entrance Paving | \$238,925 |
| Friends of The Library | \$120,391 |
| Golf Academy Lighting Improvements | \$119,113 |
| 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 |
| KCOD Radio Station | \$192,104 |
| LA-13 Computer Lab | \$35,463 |
| M1 Renovation | \$125,028 |
| M2 | \$118,495 |
| Math Science Technology Center | \$24,303,698 |
| Mecca/Thermal Campus Expansion & Lab Redesign | \$3,440,913 |
| Mecca-Thermal Interim Modulares | \$9,913,929 |
| Mecca-Thermal Septic Sewer System | \$288,401 |
| Monterey Entrance | \$5,417,239 |
| Monterey Wall & Landscaping | \$1,544,946 |
| MSTC Renovation | \$85,782 |
| 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 |
| Parking Lot Improvement | \$286,588 |
| Parking Ticket Machines | \$81,324 |
| Pavement Removal North Alumni Road | \$28,721 |

Completed Projects (continued)

| Project Name | Final Cost |
|--|--------------|
| 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 |
| PSA Parking & Mag. Falls Entrance | \$949,794 |
| PSA ROOM 16 | \$228,621 |
| Public Safety Academy | \$14,917,722 |
| Relocations | \$568,049 |
| Road Repair | \$480,247 |
| Safety/Security Improvements CDC & AR | \$256,377 |
| Scene Shop | \$75,654 |
| Science Labs | \$223,624 |
| Second Floor Diesel Mechanics Renovation | \$703,992 |
| Security Cameras & Emergency Phones | \$132,450 |
| Sidewalk Repairs | \$38,846 |
| Site Remediation | \$318,301 |
| Soccer Field Lighting | \$57,449 |
| Sociology Classroom Furniture | \$142,293 |
| Softball Field Lighting | \$790,524 |
| 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 |

| Project Name | Final Cost |
|--|----------------------|
| South Annex Ph 1 | \$273,569 |
| South Annex Ph 2 | \$1,027,825 |
| South Annex Phase 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 |
| Transfer Center Renovation | \$424,066 |
| 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 |
| WVC Palm Springs Campus - Legacy | \$5,927,213 |
| TOTAL COMPLETED PROJECTS | \$321,260,152 |



Cravens Student Services Center



Indio Campus

Future Projects

| Project Name | Budget | Commitment 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

| Project Status | Budget | Actual Expenditures (as of 04.30.2022) | | | Remaining Budget |
|----------------------------------|------------------------|--|---------------------|---------------------|----------------------|
| | | Measure B | Measure CC | Non-Bond | |
| Active Projects | \$624,521,492 | \$47,215,536 | \$48,251,669 | \$20,806,909 | \$508,247,378 |
| Completed Projects | \$321,260,152 | \$251,242,077 | \$4,196,438 | \$65,821,637 | \$0 |
| Future Projects | \$2,500,000 | \$0 | \$0 | \$0 | \$2,500,000 |
| Auxiliary Operations | \$54,696,849 | \$31,266,473 | \$15,287,076 | \$937,863 | \$7,205,437 |
| TOTAL SUMMARY OF PROJECTS | \$1,002,978,493 | \$329,724,086 | \$67,735,183 | \$87,566,409 | \$517,952,815 |

