



# Capital Projects Report

to the

## Board of Trustees

July 21, 2022

# TABLE OF CONTENTS

## Overview of Projects

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

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

Athletics Stadium and Fields Project.....	Page 2
Coachella Chelsea Property Tenant Improvement.....	Page 3
Palm Springs Development Project.....	Page 4
Roadrunner Motors (Automotive Technology Training Center).....	Page 5
Science Building Renovation Project.....	Page 6

## Project Status Reports – Current Construction Projects

Indio Campus Expansion – New Building and Site Development.....	Page 7
Indio Campus Expansion - Renovation.....	Page 8
Indio Child Development Center.....	Page 9

## Financial Review

Project Allocations Budget.....	Pages 10-13
---------------------------------	-------------



## 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/Renovation
- 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
- District approved value engineering efforts being incorporated into the project by Design Professional
- Project schedules being updated



**Stadium Entrance**

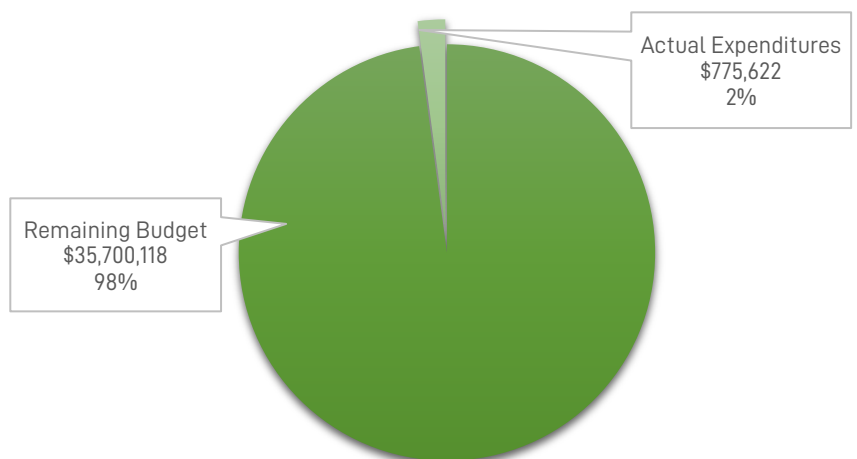
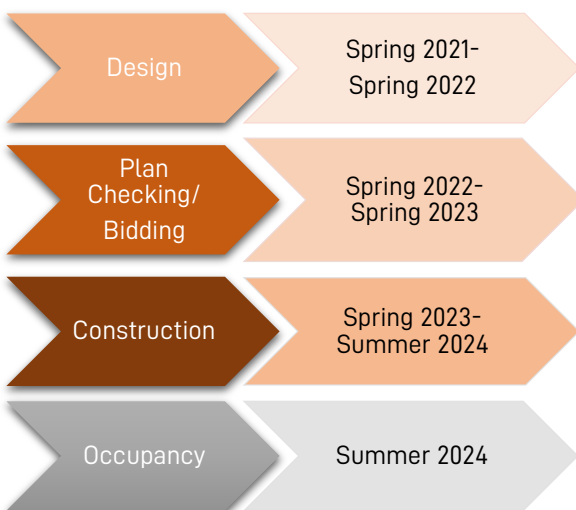


**Football Stadium**

### 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 6<sup>th</sup> Street, Coachella, CA 92236

### Project Update

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

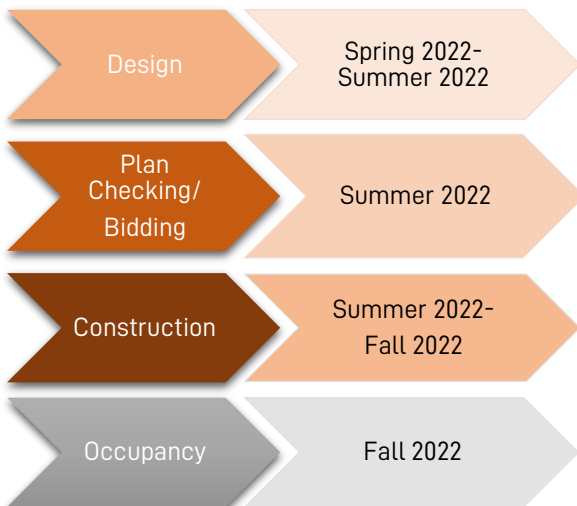


**Aerial of Site**



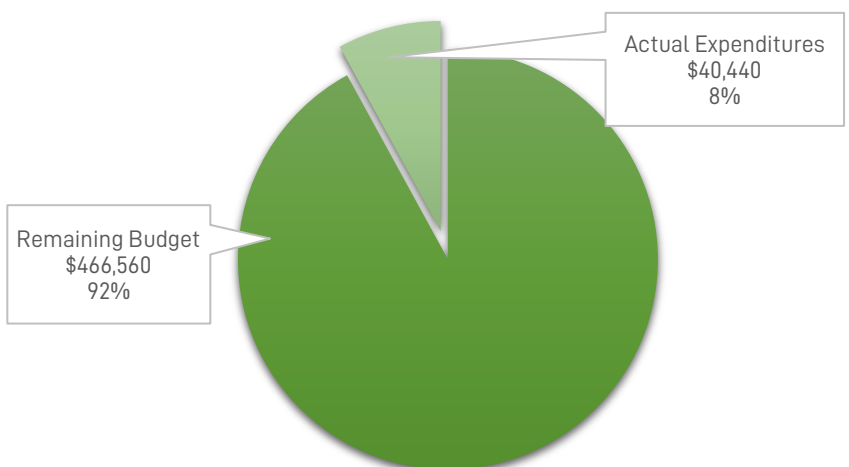
**Pueblo Viejo Villas**

### Estimated Project Timeline



**Total Budget: \$507,000**

**Construction Budget: \$252,100**



## 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

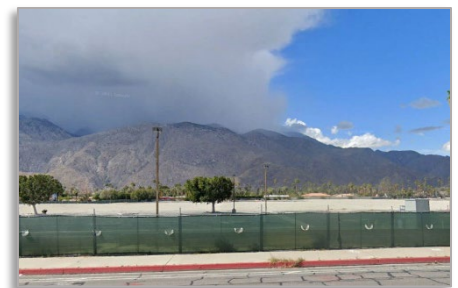
Funding Source: Measure CC Funds and Other Funds to be Determined

Project Size (New): 330,000 GSF

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



**Aerial of Site**

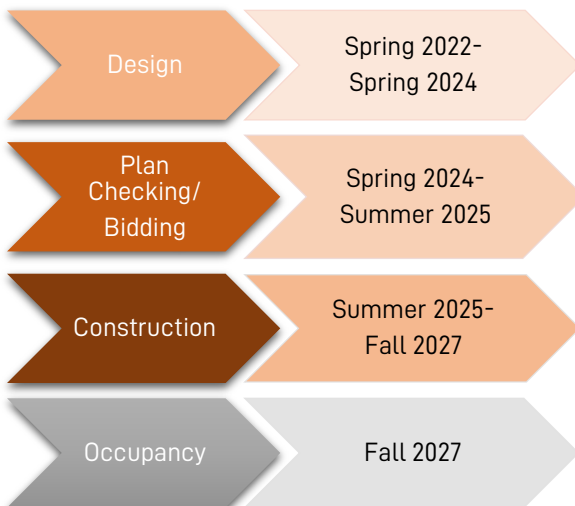


**Existing Undeveloped Site**

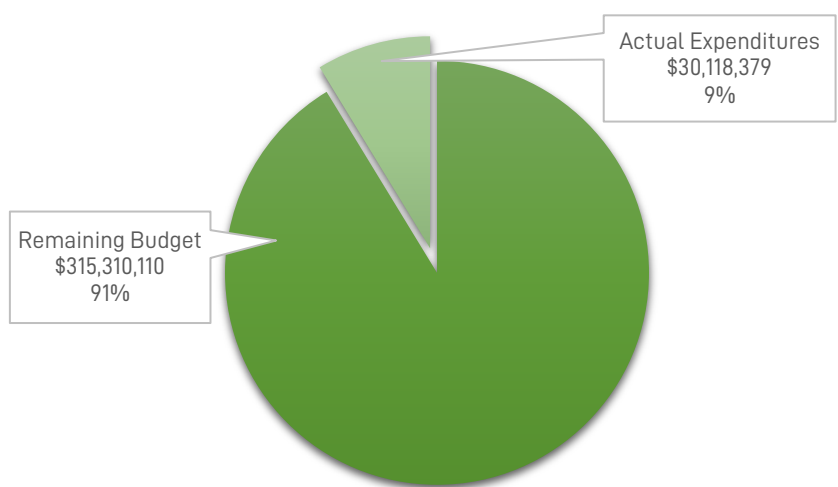
### Project Update

- Program verification continues
- Culinary Program to be relocated into the Accelerator Building
- Budget and scheduling work continues

### Estimated Project Timeline



### Total Budget: \$345,428,489



## 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**



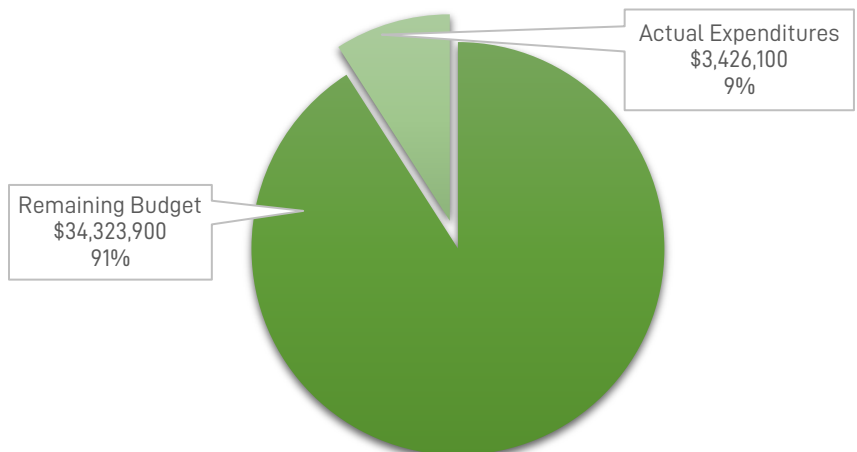
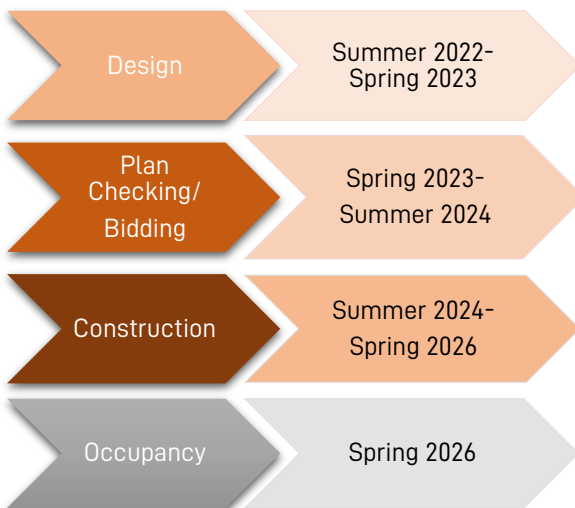
**Existing Undeveloped Site**

### Project Update

- Schematic Design 95% complete
- Scheduling Executive Cabinet Presentation
- Schedule a Board Presentation

### 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: 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

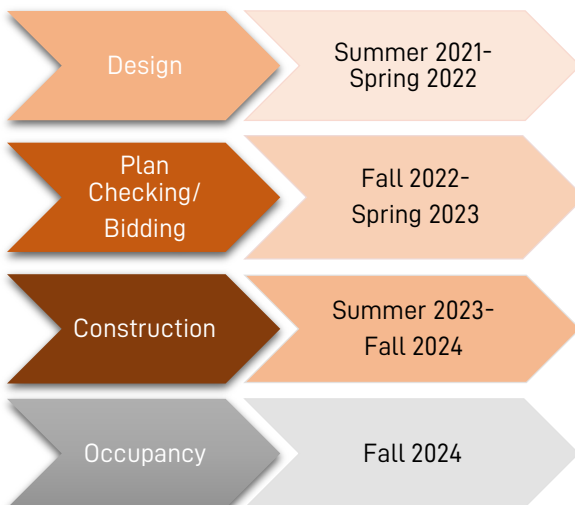


East Elevation

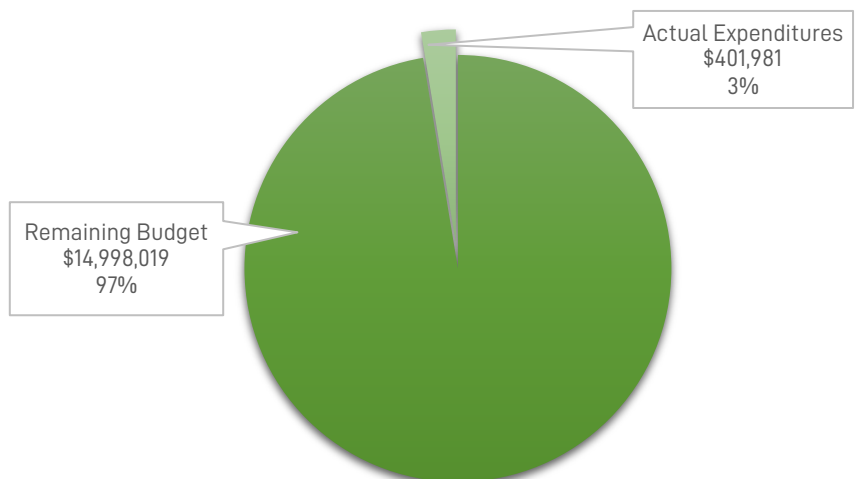
### Project Update

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

### Estimated Project Timeline



**Total Budget: \$15,400,000    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

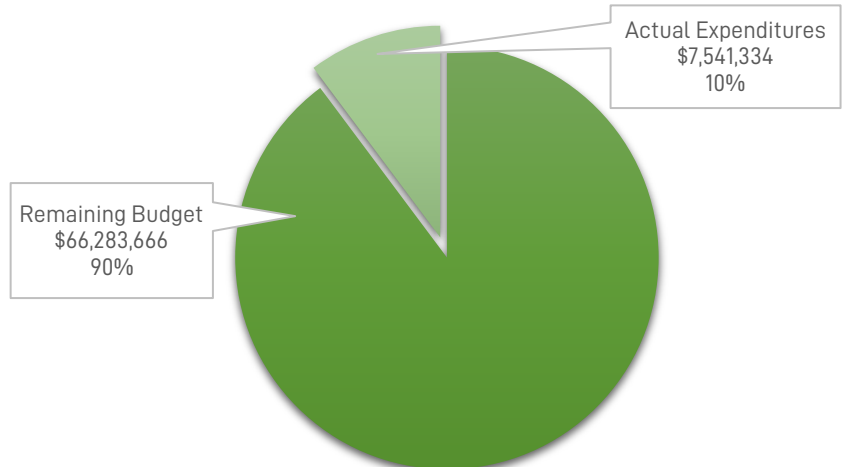


Site Demolition & Clearing

### Estimated Project Timeline

**\*Total Budget: \$73,825,000**

**\*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 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

### Project Update

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



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

## 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**

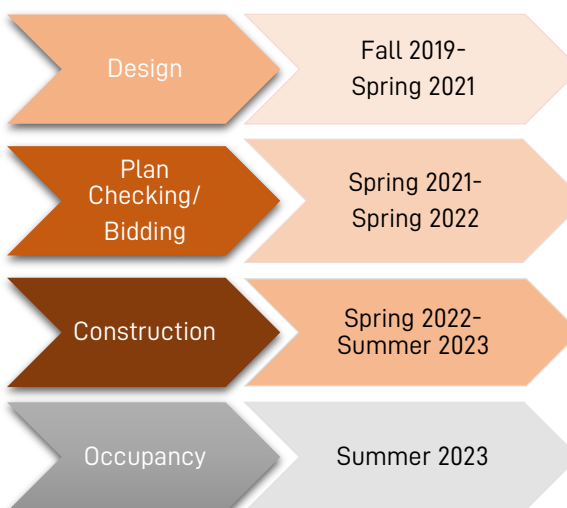


**Underground Utilities**

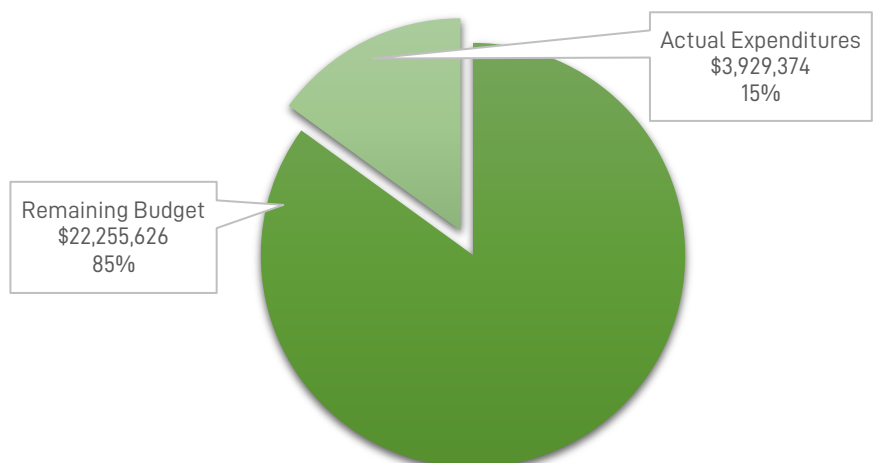
### Project Update

- Contractor Submittals continue
- Site grading and underground utilities continue
- Heavy equipment on site

### Estimated Project Timeline



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



## Active Projects

Project Name	Budget	Actual Expenditures (as of 06.29.2022)			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	\$668,882	\$106,740	\$35,700,118
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		\$42,010	\$1,990
CSSC Restroom Door Automation	\$10,000	\$0		\$0	\$10,000
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		\$40,440	\$466,560
Cravens 269	\$65,000	\$0		\$56,783	\$8,217
Deferred Maintenance – Access Controls	\$915,000	\$0		\$0	\$915,000
Deferred Maintenance – Central Plan Towers	\$383,000	\$0		\$172	\$382,828
Deferred Maintenance - FACP	\$598,000	\$0		\$232,553	\$365,447
Deferred Maintenance - HVAC Package Units	\$536,000	\$0		\$16,331	\$519,669
Deferred Maintenance - MAL Towers	\$350,000	\$0		\$12,924	\$337,076
Deferred Maintenance – Math Building Restrooms	\$200,000	\$0		\$0	\$200,000
Deferred Maintenance – Restroom Upgrades	\$105,000	\$0		\$0	\$105,000
ECE Shade Structures	\$116,600	\$0		\$0	\$116,600
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	\$26,185,000	-\$610	\$3,155,913	\$774,071	\$22,255,626
Indio Campus Expansion	\$73,825,000	\$603,002	\$6,930,499	\$7,833	\$66,283,666
Indio Modulares	\$831,240	\$0		\$826,903	\$4,337
Indio Modulares #2	\$945,000	\$0		\$887,744	\$57,256
Infrastructure Upgrade - Ph III	\$11,732,136	\$10,284,009		\$647,042	\$801,085
Lot 14 Asphalt	\$219,000	\$0		\$0	\$219,000
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		\$886,437	\$110,563
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		\$265,012	\$39,047
Palm Springs Development Project	\$345,428,489	\$19,647,456	\$7,320,595	\$3,150,328	\$315,310,110
Palm Springs Modulares	\$7,010,000	\$5,111,070	\$881,539	\$592,120	\$425,271
Pollock Theater	\$50,000	\$0		\$41,900	\$8,100
Quad Sculpture	\$815,000	\$0		\$25,500	\$789,500
RDA Small Maintenance Projects	\$3,608,445	\$0		\$3,475,167	\$133,278
Roadrunner Motors	\$37,750,000	\$3,049,219	\$376,881	\$0	\$34,323,900
S/A Maker Space	\$27,000	\$0		\$21,566	\$5,434
Science Building Renovation	\$15,400,000	\$0	\$51,294	\$350,687	\$14,998,019
South Annex Assessment Testing	\$146,000	\$0		\$74,699	\$71,301
South/East Annex	\$6,137,300	\$0		\$6,067,972	\$69,328
<b>TOTAL ACTIVE PROJECTS</b>	<b>\$636,059,863</b>	<b>\$47,215,536</b>	<b>\$46,843,320</b>	<b>\$21,376,266</b>	<b>\$520,624,741</b>



## Completed Projects (as of 06.29.2022)

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 <sup>nd</sup> Floor Wall Opening	\$4,864
CSSC 2 <sup>nd</sup> 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
Palm Springs – Demolition (Jack in the Box)	\$675,888
Palm Springs – Demolition (Mall)	\$3,773,488
Palm Springs – Preliminary Site Work	\$122,135
Parking Lot Improvement	\$286,588

## Completed Projects (continued)

Project Name	Final Cost
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
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

Project Name	Final Cost
South Annex 3 & 8 Remodel	\$72,024
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
<b>TOTAL COMPLETED PROJECTS</b>	<b>\$325,831,662</b>



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
<b>TOTAL FUTURE PROJECTS</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$2,500,000</b>

## Summary

Project Status	Budget	Actual Expenditures (as of 06.29.2022)			Remaining Budget
		Measure B	Measure CC	Non-Bond	
Active Projects	\$636,059,863	\$47,215,536	\$46,843,320	\$21,376,266	\$520,624,741
Completed Projects	\$325,831,663	\$251,242,077	\$8,767,949	\$65,821,637	\$0
Future Projects	\$2,500,000	\$0	\$0	\$0	\$2,500,000
Auxiliary Operations	\$54,696,849	\$31,266,473	\$15,918,767	\$937,863	\$6,573,746
<b>TOTAL SUMMARY OF PROJECTS</b>	<b>\$1,019,088,375</b>	<b>\$329,724,086</b>	<b>\$71,530,036</b>	<b>\$88,135,766</b>	<b>\$529,698,487</b>

