



Palm Springs Development Project Frequently Asked Questions

What is the current status of the College of the Desert West Valley Campus in Palm Springs?

Development of a new West Valley Campus at the site of the abandoned Palm Springs Mall reached the 60% schematic design stage before being paused in 2021 during a leadership transition at the college. Since that time, additional study and community outreach has been completed and multiple scenarios considered to guide development moving forward.

In February 2023, the College of the Desert Board of Trustees took final action to approve the project schematic design dated March 23, 2021 and a final budget for the project with direction to staff and the project management team to expedite completion of the plans for submittal to the state for approval.

What specific Board direction was provided for completing final plans?

In its February 16, 2023 approval, the Board directed that the final Palm Springs Development Project (PSDP) schematic design exclude the learning hotel, but incorporate program recommendation targets outlined in a culinary and hospitality program report presented to the Board September 2, 2022 as well as aspects to accommodate the architectural program from the project schematic design dated *January 26, 2022*.*

*Subsequent to the Board meeting, it was clarified that the actual date is January 20, 2023.

What if other modifications are necessary?

The design team will identify necessary modifications as part of the normal schematic design process and solicit input from the project management team.

Who is the project management team?

Working teams comprised of college and design professionals in place at the time and familiar with the vision and development of the March 23, 2021 schematic design will work with a Project Management Team co-chaired by Robert Rauscher, The MAAS Companies Project Manager for the Palm Springs Development Project and Dr. Scott Adkins, COD director of West Valley Campuses. Both Rauscher and Dr. Adkins were part of the design team that led development of the approved schematic design.

The Board also directed that one designated member from each of the west valley cities; Palm Springs, Cathedral City and Desert Hot Springs will join the team as liaisons for their respective cities to facilitate communications as the final schematic design is produced. City designees are: Flinn Fagg, Palm Springs Deputy City Manager; Rita Lamb, Cathedral City Mayor; and Daniel Porras, Deputy City Manager, city of Desert Hot Springs.

Additional subject matter experts, architects and other professionals will be added as needed.

Does the final schematic design come back to the College Board of Trustees for approval?

COD Trustees have already approved the final schematic design with staff direction to incorporate specified changes prior to packaging with final design and construction documents for submittal to the California Department of General Services, Division of the State Architect (DSA). The MAAS Companies is responsible for ensuring final plans are within Board approved project budget allocations as reported quarterly to the Citizens Bond Oversight Committee.

Public schematic design project management team meetings will be broadcast live on the college website, with agendas and minutes posted in compliance with the Brown Act. The videos of the meetings will be posted to the COD YouTube channel after the meeting is over. As with all bond and construction projects, updates are periodically provided at District Board meetings and posted to the college website to ensure the Board and public are kept up to date.

What is the role of the Project Management Team once the PSDP schematic design is completed?

The charge of the project management team will conclude with completion of the final schematic design, incorporating Board specifications from its approval dated February 16, 2023.

Is the schematic design the final step prior to state approval?

Schematic Design is the first phase of the architectural design process. During this phase, the architects focus on the function and aesthetic of the building and each space within. They present visuals and schematic drawings that show the development that is to be built, setting the expectation for what the project will become without knowing all of the variables of the cost and assembly of the building components.

As is the standard practice with all college projects, once the schematic design is completed, The MAAS Companies advance it as presented through subsequent phases of work and ultimately submit the final design package to the DSA for approval.

What happens after plans are submitted to the State for review?

While the final plans are under state review, program and partnership development for the West Valley Campuses will continue as MAAS works with the DSA as needed to facilitate final state approval.