Palm Springs Development Project (PSDP): Phase 1

College of the Desert

September 15, 2022

Programming

What is programming (or pre-design)?

- Finalizes the project objective
- Determines the project and user requirements
- Establishes the total building and site area
- Confirms the project scope
- Establishes the program adjacencies

What is <u>not</u> included in programming?

- Building elevations
- Floor plans
- Design principles
- Colors, finishes, fixtures, materials
- Information on future phases

Evolution

College of the Desert - Palms Springs Development Project (as of Aug. 2019)

Phase 1 Development

Major Site Development

Infrastructure

Maker Space

Phase 1 Signature Programs

Hotel

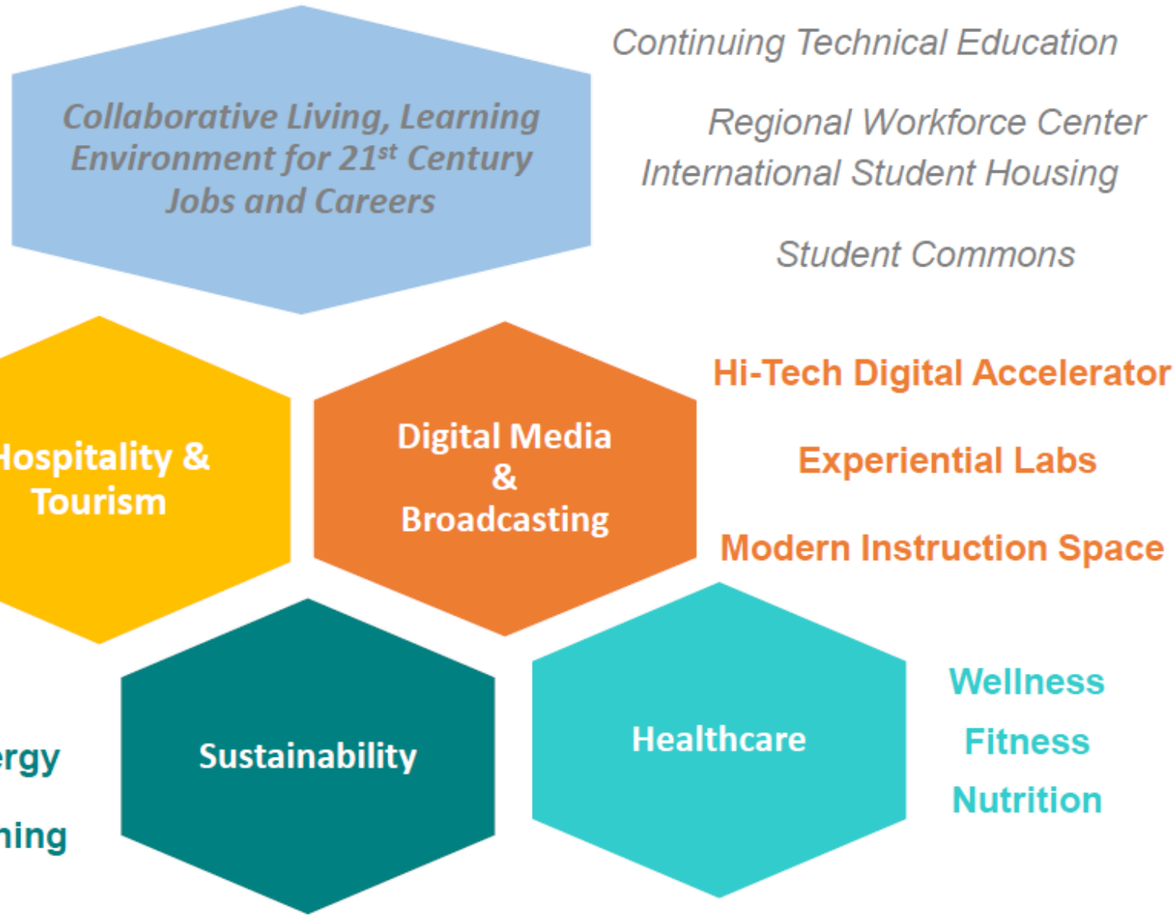
Restaurant

Event Space

Teaching Kitchen

Phase 2 Signature Programs

Sustainable Energy & Technology Training



Continuing Technical Education

Regional Workforce Center

International Student Housing

Student Commons

Hi-Tech Digital Accelerator

Experiential Labs

Modern Instruction Space

Wellness

Fitness

Nutrition

Competition Illustrations

07/02/2020:

- **WRNS shortlisted for the Design Competition**

10/27/2020:

- **WRNS awarded the PSDP**

Competition Illustrations

01/26/2021:

- **Schematic Design Kickoff Meeting**

03/26/2021:

- **50% Schematic Design Submission**

04/26/2021:

- **PSDP Placed on Hold (approx. 60% SD)**
- **<u>Never had Board approval</u>**

Current Space Program

UPDATES ARE A RESULT OF:

- Stakeholder meetings with Culinary; Architecture; Information Technology; Media Arts; Public Safety; Student Services; Sustainability (HVAC, Maintenance, Landscape)
- Classroom utilization study for academic programs
- Industry partner (Cal Poly) space verification
- Cambridge West Partnership feasibility study and total cost of ownership
- Community forum and surveys

Bond CC

BOND PROJECT LIST

The Bond Project List below lists the specific projects the District proposes to finance with proceeds of the bonds. The Bond Project List shall be considered a part of the bond proposition and shall be reproduced in any official document required to contain the full statement of the bond proposition. Listed projects will be completed as needed at a particular District facility or site according to Board-established priorities, and the order in which such projects appear on the Bond Project List is not an indication of priority for funding or completion. Any authorized repairs shall be capital expenditures. The project list does not authorize non-capital expenditures. Each project is assumed to include its share of costs of the election and bond issuance, construction-related costs, such as project and construction management, architectural, engineering, inspection and similar planning and testing costs, demolition and interim housing costs, legal, accounting and similar fees, costs related to the independent annual financial and performance audits, a contingency for unforeseen design and construction costs, and other costs incidental to and necessary for completion of the listed projects (whether the related work is performed by the District or third parties). The final cost of each project will be determined as plans are finalized, construction bids are awarded, and projects are completed. In addition, certain construction funds from non-bond sources, including State of California grant funds for eligible projects and redevelopment pass-through funds, have not yet been secured and/or received. Therefore, the Board cannot guarantee that the bonds will provide sufficient funds to allow completion of all listed projects. Alternatively, if the District obtains unexpected funds from non-bond sources with respect to listed projects, such projects may be enhanced, supplemented or expanded to the extent of such funds. Some projects may be subject to further government approvals, including by State officials and boards and/or local environmental or agency approval. Inclusion of a project on the Bond Project List is not a guarantee that the project will be completed (regardless of whether bond funds are available).

The specific projects authorized to be financed with proceeds of the bonds under this proposition are as follows:

- Palm Desert Campus
- East Valley Campus
- Indio Campus
- West Valley Campus
- Community Centered sites throughout the Coachella Valley

Approved for College Expansion, Repair and Modernization Projects

BOND CC BUDGET

$577,860,000

PROJECT	Measure CC	Other $	TOTAL
Hilb Library and Building C	$28,888,398	$5.6M	$34.5M
Central Campus Quad	$4,196,439	$62,464	$4.3M
Science Building Reno.	$9,036,000	$6.4M	$15.4M
Athletic Stadium & Fields	$36,369,000	$106,740	$36.5M
Palm Springs Modular Bldgs.	$881,538	$6.1M	$7M
Palm Springs Dev. Proj.-Phase1	$290,000,000	$34.7M	$345.5M
Remaining PSDP-Future	$20,800,000		
Indio Campus Expansion	$73,825,000	$0	$73.8M
Indio Child Develop. Center	$26,185,000	$5,000	$26.2M
Roadrunner Motors	$37,750,000	$0	$37.8M
Other Expenses/Services, & Auxiliary Operations	$49,928,625	N/A	N/A
Total:	**$577,860,000**		

PALM SPRINGS EXPENDITURES

Spending from All Sources

Per 9/15/2022

Capital Projects Report

Tramview Site	Total Expended	Bond B	Bond CC	Non-Bond
WVC (PS Campus) Legacy	$5,927,213	$5,927,213	$0	$0

Temp. PS Site	Total Expended	Bond B	Bond CC	Non-Bond
PS Modular Bldgs.	$6,584,729	$5,111,070	$881,539	$592,120

Mall Site	Total Expended	Bond B	Bond CC	Non-Bond
PSDP (includes site purchase)	$30,178,756	$19,647,456	$7,380,972	$3,150,328
PS Demo (Jack in the Box)	$675,888	$0	$675,888	$0
PS Demo (Mall)	$3,773,488	$0	$3,773,488	$0
PS Preliminary Site Work	$122,135	$0	$122,135	$0
Mall Site Sub-totals:	**$34,750,267**	$19,647,456	$11,952,483	$3,150,328

Total	Total Expended	Bond B	Bond CC	Non-Bond
Total:	**$47,262,209**	$30,685,739	$12,834,022	$3,742,448

PSDP PHASE 1 COST MODEL

Initial Budget	**$300M**
Current Budget	**$345.5M**
Expended	**$34.7M**
Phase 1	**$290M**
Remaining for Future	**$20.8M**

Estimated Cost per GSF	Area Type	Est. GSF	Est. Total
$834/SF	Accelerator	108,350	$90,363,900
$1,124/SF	Culinary	20,000	$22,480,000
$1,471/SF	Central Utility Plant	10,900	$16,033,900
$678/SF	M&O	5,900	$4,000,200
$52/SF	Site (grading, parking, landscaping, street improvements, walkways, lighting)	765,000	$39,780,000
	Square Foot Estimate Subtotal:		$172,658,000
	Escalation (19%)—*rising cost of labor and materials*		$32,805,020
	Construction Estimate Subtotal:		$205,463,020
	Soft Costs (31%)—FF&E, *services, permits, mgmt., etc.*		$63,693,536
	Estimated Additional Cost for Event Space and Other Changes		$20,843,444
	Estimated Total Project Cost:		**$290,000,000**

Full Space Program - Phase 1

	ASF	GSF
Accelerator and Hospitality	**85,174**	**125,766**
Student Commons/Student Services	12,864	
Student Academic Support/Technology Services	10,840	
Instructional Classrooms	18,405	
Digital Media	7,335	
Student Architecture	12,760	
Radio Station	625	
Culinary Management	10,190	
Hospitality Management	2,430	
Student Health Services	1,880	
Partnership and Community Education (PaCE)	1,510	
Faculty/Staff Offices	1,770	
Administration	1,800	
Building Support	2,765	
Central Utility Plant	**n/a**	**10,967**
Maintenance and Operations	**4,730**	**5,913**
	89,904	**142,646**

* Assignable Square Footage (ASF) - areas that are assigned to a function. *Includes classrooms, offices, conference rooms, etc.*

* Gross Square Footage (GSF) - total area to the outside walls. *Includes wall thicknesses, circulation, stairwells, mechanical equipment, etc.*

Community Feedback

EXTERNAL COMMUNITY

- 122 responses
- 86 Palm Springs, 5 La Quinta, 5 Cathedral City, 7 Indio, 5 DHS, 5 Rancho Mirage, 9 Other
- Fairly even distribution of positive, neutral, and negative

COD COMMUNITY

- 40 responses
- 5 Palm Springs, 5 La Quinta, 4 Cathedral City, 8 Indio, 10 Palm Desert, 8 Other
- Decidedly more positive

Community Feedback

INCORPORATED FEEDBACK

- Need a regular entrance road from Tahquitz
- Need library, bookstore, and vending spaces
- Move M&O building away from residences
- Make Central Utility Plant less visible, closer to M&O
- Accommodate Coachella Valley Econ. Partnership space
- Prioritize Culinary restaurant and create event/conference space

NOTED FEEDBACK

- Comments and opinions (eg., “build what was promised”)
- Questions (eg., “when will there be a mock up?”)
- Nonspecific (eg., “make _____ bigger/smaller”)
- Feedback about future phases
- Feedback about other sites (eg., “consider closing the small DHS campus”)
- Need science labs
- Need student housing
- Need space for career counseling

Comparison to Previous Programming

PROGRAM CHANGES

PREVIOUS (APRIL 2021)

Culinary Institute **18,000 ASF**
Demonstration Kitchen
Foundation/Skills Lab
Advance Skills Kitchen Lab
Ideation Kitchen
Culinary Arts Restaurant
Faculty Offices
Back-of-House Support

Accelerator **84,500 ASF**
PACE
Student Commons/Services
Large Technology Lab
Digital Media Program
Center of Excellence for Health Care

CURRENT (SEPT. 2022)

Culinary Management **10,190 ASF**
Foundation/Skills Kitchen
Restaurant/Technology Kitchen
Pastry & Bakery Kitchen
Confection/Packaging Lab Faculty
Offices
Culinary Restaurant/Event Space **7,239 ASF**

Accelerator **65,315 ASF**
PACE
Student Commons/Services
Large Technology Lab
Digital Media Program
Architecture Program
Student Health Center

Comparison to Previous Programming

PROGRAM CHANGES

PREVIOUS (APRIL 2021)

Learning Hotel **65,000 ASF**
Hotel (+/- 100 keys)
Lobby/Coffee Bar
Front-of-House/Offices
Restaurants (2)
Fitness Center
Board Room
Back-of-House Support

Event Center **17,200 ASF**
Event space for 400
Pre-Function Space
Breakout Rooms
Event Kitchen

CURRENT (SEPT. 2022)

Hospitality **2,430 ASF**
Mock Training Hotel Rooms
Mock Training Lobby
Mock Training Housekeeping
Mock Training Laundry
Mock Training Front Desk
Debriefing Rooms

Considering Hotel for Future Phase

Event Center--see ASF Restaurant/Event Space
Considering Center for Future Phase

Accelerator Building Programs

Digital Media	7,335 *ASF*	• Recording Studio Suite • Film Screening Room (50 seats) • TV/Video/Green Screen/ Multiuse Studio	• Sound & Lighting Lab • Editing Rooms (6) • Green Room/Make-Up Room • Faculty Offices (4)
Architecture	12,760 *ASF*	• Design Studios for COD and CPP (5 Cohorts) • Woodshop • Faculty Offices (5)	
Radio Station	625 *ASF*	• On-Air Studios • Production Room	
Student Commons / Student Services	12,864 *ASF*	• Concierge/Help/Welcome Desk • Lounge Seating (55 seats distributed) • Hospitality Restaurant/Event Space(200 seats) • Cafe/Grab & Go	• Retail (Culinary School Sales) • Interview Rooms (6) • Vending Area • Lockers/Changing Rooms • Lactation Room
Student Academic Support/ Technology Services	10,840 *ASF*	• Computer Lab (135 seats) • Library/Tutoring • Digital / Media Arts and Social Media Lab • Large & Small Group Study/Tutoring Rooms (12)	
Instructional Flex Space (Classrooms)	18,405 *ASF*	• Large & Small Instructional Classrooms (9) • Flat Floor Studio/Exhibit Presentation (100 seats) • Demonstration Theater (100 seats) • Maker Space (55 seats)	

Culinary Management	10,190 ASF	• Foundation Culinary Skills Kitchen • Restaurant & Technology Kitchen • Pastry & Bakery Kitchen	• Confection / Packaging Lab • Faculty Offices (4)
Hospitality Management	2,430 ASF	• Mock Training Hotel Rooms • Mock Training Housekeeping • Mock Training Laundry Room • Mock Training Front Desk	• Mock Training Lobby • Debriefing Room • Faculty Offices (2)
Student Health Center	1,880 *ASF*	• Waiting / Reception • Counselor/Therapist Offices (2) • Exam Rooms (3)	• Offices (3) • Workstations (4)
PaCE	1,510 *ASF*	• Monitoring/Testing Lab (30 seats) • Private Offices	
Faculty/Staff Offices	1,770 *ASF*	• Faculty Offices (7) • Conference Room • Workroom	
Administration	1,800 *ASF*	• Administrative Offices (4) • Trio Offices (3) • Mail Room	• Breakroom • Workroom

Building Programs Efficiencies

DEDICATED SPACE + *SHARED USE*

Digital Media	7,335 *ASF*
Architecture	12,760 *ASF*
PaCE	1,510 *ASF*
Culinary Management	10,190 *ASF*
Hospitality Management	2,430 *ASF*

32,400 *ASF*

- Lounge Seating (55 seats distributed)
- Computer Lab (135 seats)
- Library/Tutoring
- Digital / Media Arts and Social Media Lab
- Large & Small Group Study/Tutoring Rooms (12)
- Large & Small Instructional Classrooms (9)
- Flat Floor Studio/Exhibit Presentation (100 seats)
- Demonstration Theater (100 seats)
- Maker Space (55 seats)
- Film Screening Room (50 seats)
- TV/Video/Green Screen/Multiuse Studio
- Radio Station On-Air Studio + Production

Culinary & Hospitality Programs Efficiencies

	DEDICATED SPACE		*PRIMARY SHARED USE*		
Culinary Management	10,190 *ASF*	+	• Hospitality Restaurant/Event Space (200 seats) • Cafe/Grab & Go • Retail (Culinary School Sales) • Lockers/Changing Rooms • Digital / Media Arts and Social Media Lab • Classrooms (2 @28 Seats) • Demonstration Theater (100 seats)	14,489 *ASF* =	24,679 *ASF*
Hospitality Management	2,430 *ASF*		• Classrooms (2 @28 Seats)	1,600 *ASF* =	4,030 *ASF*

Existing Palm Desert Culinary & Hospitality Dedicated Space

Existing Dedicated Culinary	Room	Est. ASF
Storeroom for Main Kitchen	Liberal Arts-4A	1060
Main Kitchen	Liberal Arts-5	252
Baking Kitchen	Liberal Arts-6	616
Storeroom	Liberal Arts-7	280
Walk in refrigerator and freezer	Liberal Arts-7	112
	TOTAL:	2320

Existing Dedicated Hospitality	Room	ASF
None (only regular classrooms)	N/A	N/A

Maintenance and Operations

Maintenance & Operations	3,700 *asf*	• Offices • Central Loading/Receiving • Maintenance Equipment • Tool Shop • Conference Room	• Kitchen/Lunch Room • Workroom/Copy Room/Supplies • Locker Room • Restrooms
Campus Security	1,010 *asf*	• Campus Security Office • Interview Rooms • Storage - Lost & Found • Storage - Mobile Command Center	
Exterior	*n/a*	• Parking Spaces (4+) • Electric Carts (8-10) • Parking Space Campus Security • Electric Carts Campus Security (2) • Outdoor Heavy Equipment Storage	• Bulk Disposal Area (40 yd bin) • Barricade Exterior Storage • Warehousing for Landscape Materials/Receiving

Central Utility Plant

Central Utility Plant	10,967 *sf*	• Primary Campus Electrical Service • Electrical Switchgear for Equipment • Chilled Water Plant • Heating Plant • Plumbing Services • Emergency Generator • Cooling Towers

Phase 1 Scoping Diagram

1. Accelerator + Hospitality Institute
2. Mobility Hub
3. Central Utility Plant
4. M&O Building
5. M&O Service Yard
6. Service Road

Property Line

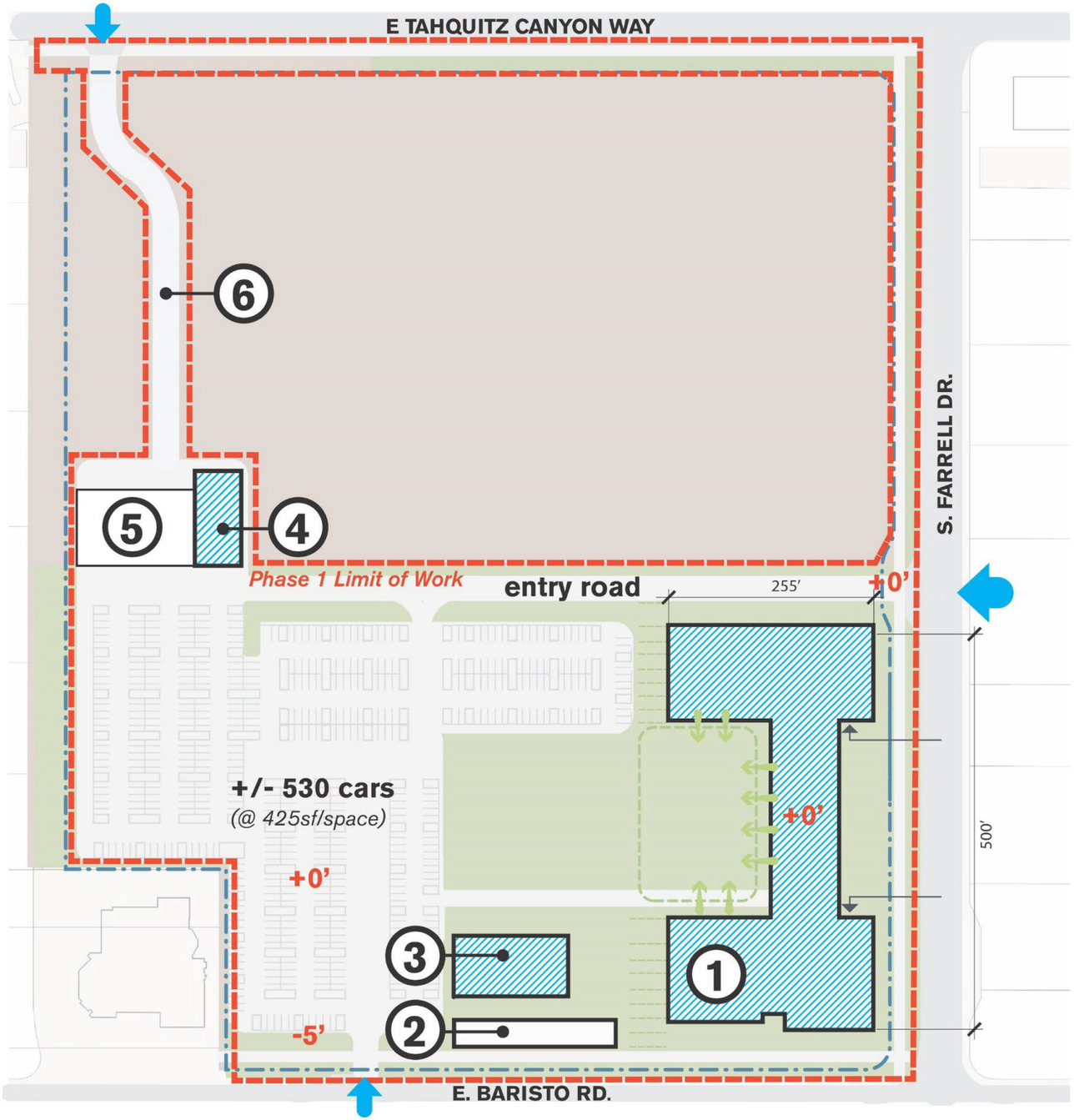
Phase 1 Limit of Work

Building Footprint

PREVIOUS 8/4/2022 DIAGRAM

**The building configurations shown are subject to change and represent just one possible solution. Other solutions will be studied in the next phase of work (Schematic Design).*

0' 125' 250'



Phase 1 Scoping Diagram

1. Accelerator + Hospitality Institute
2. Mobility Hub
3. Central Utility Plant
4. M&O Building
5. M&O Service Yard
6. Service Road

Property Line

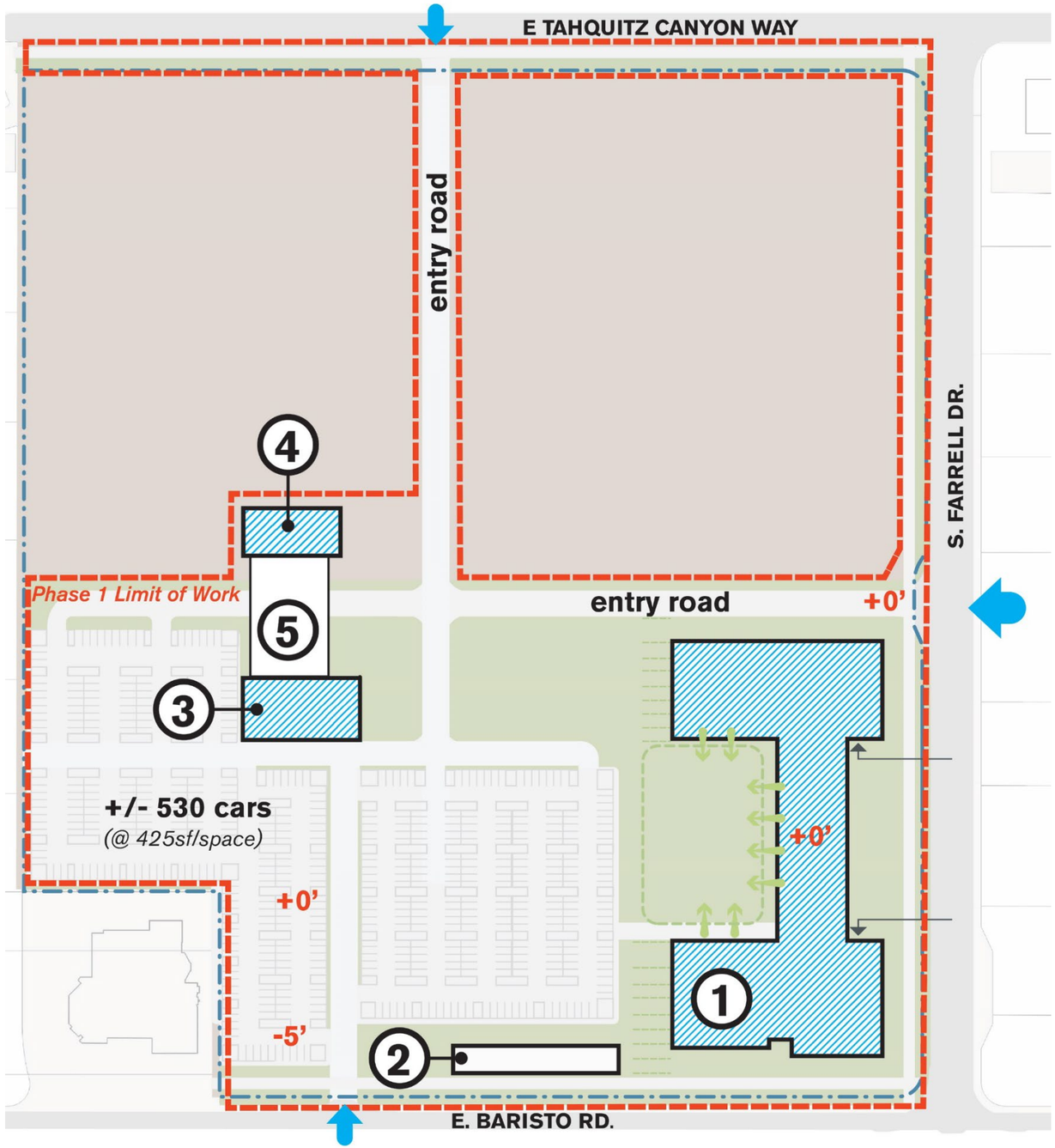
Phase 1 Limit of Work

Building Footprint

REVISED 9/15/2022 DIAGRAM

**The building configurations shown are subject to change and represent just one possible solution. Other solutions will be studied in the next phase of work (Schematic Design).*

0’ 125’ 250’

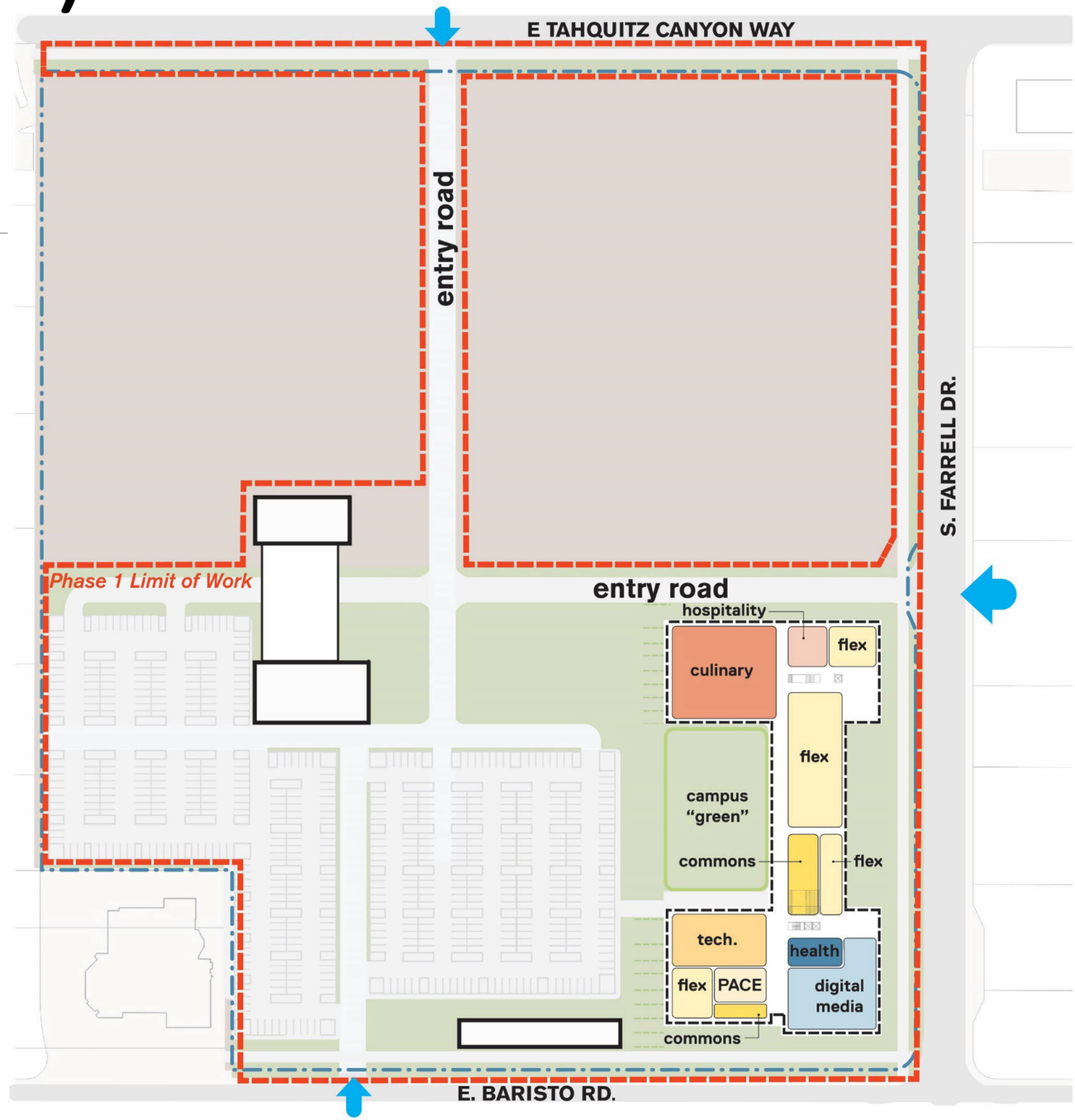


Program Blocking (Level 1)

**The building configurations shown are subject to change and represent just one possible solution. Other solutions will be studied in the next phase of work (Schematic Design).*

- STUDENT COMMONS/ SERVICES
- STUDENT ACADEMIC SUPPORT/TECH SERVICES
- INSTRUCTIONAL FLEX /ARCHITECTURE
- PACE
- DIGITAL MEDIA / RADIO
- ADMIN./ FACULTY
- STUDENT HEALTH
- CULINARY MANAGEMENT
- HOSPITALITY MANAGEMENT
- BUILDING SUPPORT

0’ 125’ 250’

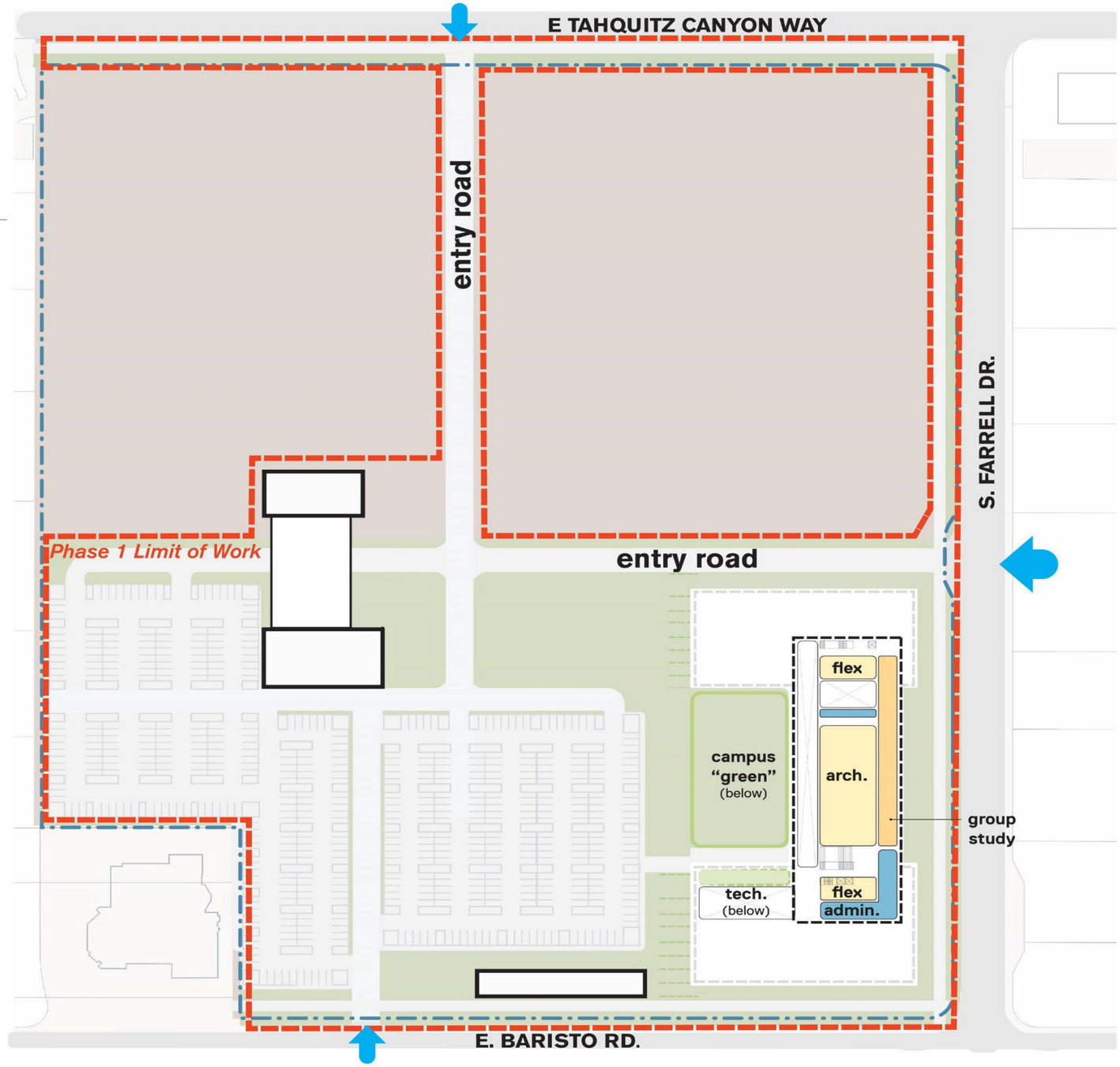


Program Blocking (Level 2)

**The building configurations shown are subject to change and represent just one possible solution. Other solutions will be studied in the next phase of work (Schematic Design).*

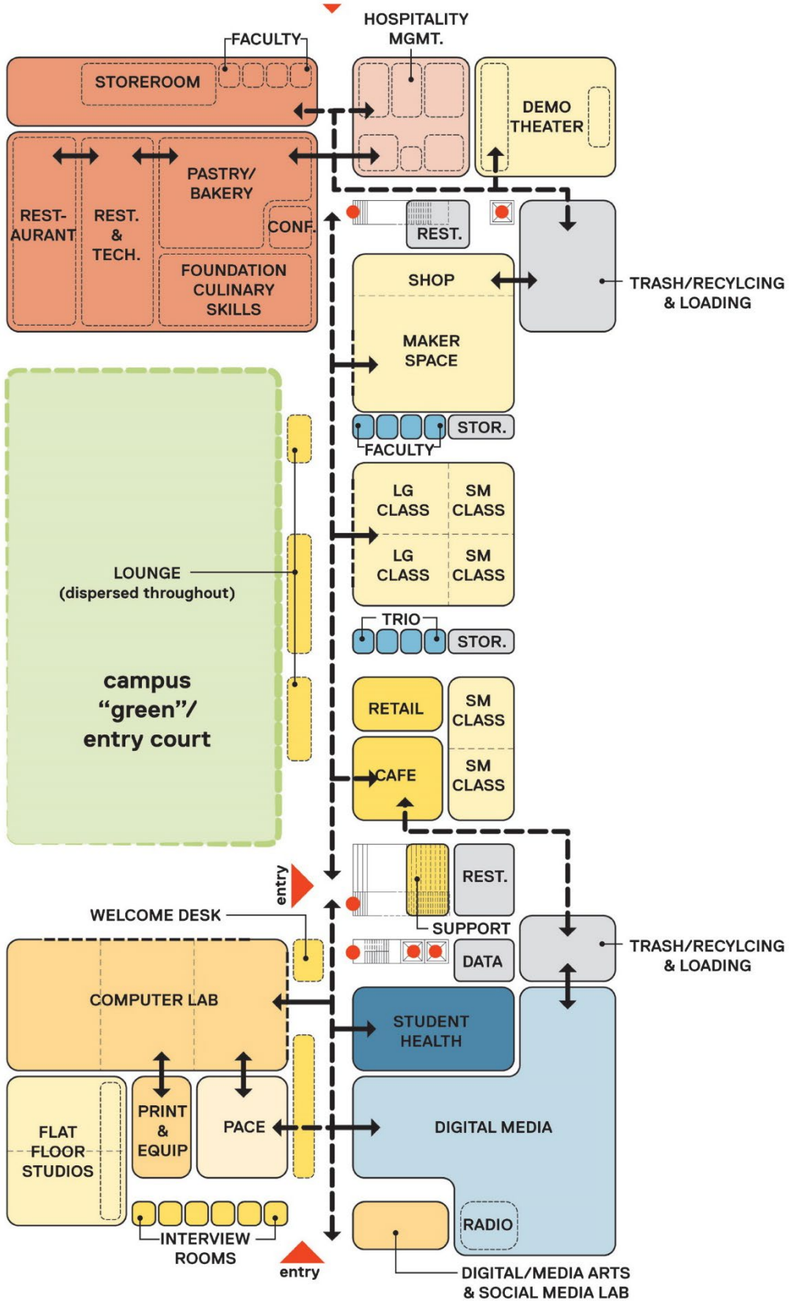
- STUDENT COMMONS/ SERVICES
- STUDENT ACADEMIC SUPPORT/TECH SERVICES
- INSTRUCTIONAL FLEX /ARCHITECTURE
- PACE
- DIGITAL MEDIA / RADIO
- ADMIN./ FACULTY
- STUDENT HEALTH
- CULINARY MANAGEMENT
- HOSPITALITY MANAGEMENT
- BUILDING SUPPORT

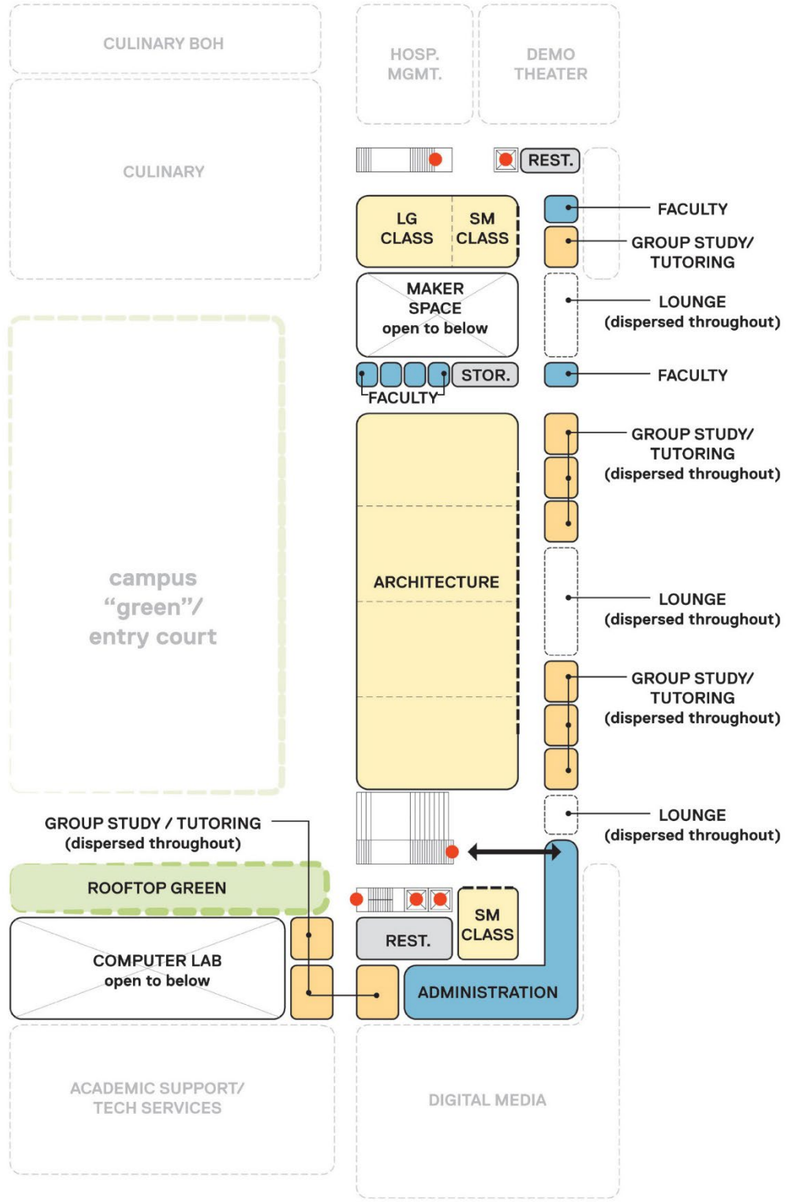
0’ 125’ 250’



Adjacencies

- STUDENT COMMONS/ SERVICES
- STUDENT ACADEMIC SUPPORT/TECH SERVICES
- INSTRUCTIONAL FLEX /ARCHITECTURE
- PACE
- DIGITAL MEDIA / RADIO
- ADMIN./ FACULTY
- STUDENT HEALTH
- CULINARY MANAGEMENT
- HOSPITALITY MANAGEMENT
- BUILDING SUPPORT
- VERTICAL CIRCULATION
- DIRECT ADJACENCY
- PROXIMITY
- RETRACTABLE ROOM DIVIDER
- OPERABLE WALL





LEVEL 1

LEVEL 2

Sustainability Goals

- 50% of campus energy generated onsite from photovoltaics*
- Studying “all-electric” campus (no gas, except in culinary)
- Electric vehicle charging
- 40% indoor water savings
- 30% landscape dedicated to native/adaptive plants
- Tap into recycled water connection
- 20% of site dedicated to open space
- 75% construction waste diversion
- LEED Gold Baseline. Goal is for LEED Platinum.

*Photovoltaic cost is not yet budgeted

Timeline

Examine current aspects of ***feasibility***:

- Validate programming, update and expand the data from the Master Plan (based on today's needs).

Completed August 2022

Ensure ***sustainability***:

- Develop a district-wide Total Cost of Ownership Plan, including long term operational costs.

Gather ***input***

- Collect updated feedback from faculty, staff and student advisory groups, and others. We will host one virtual community forum.

Schematic Design (estimated completion January 2023)

Design Development (estimated completion April 2023)

Construction Documents and DSA approval (estimated completion July 2024)

Bidding & Construction (estimated completion August 2026)

Estimated move in: late 2026

Schematic Design:

- Describes the project three-dimensionally (not just the building)
- Explore range of alternative massing and siting concepts
- Explore range of program adjacency and stacking concepts
- Define the character and aesthetics of the architecture (e.g. cladding systems, finishes…etc.)
- Explore and define building systems (e.g. structural, mechanical, electrical…etc.)
- Explore and define the site design (e.g. landscape, flatwork, utilities…etc.)
- Deliverables: Site Plan, Floor Plans, Sections, Elevations, Renderings, Building Systems Drawings