DESERT COMMUNITY COLLEGE DISTRICT
REGULAR BOARD MEETING
CRAVENS STUDENT SERVICES CENTER
FRIDAY, OCTOBER 21, 2011
MINUTES

I. CALL TO ORDER – PLEDGE OF ALLEGIANCE

Chair Hayden called the meeting to order at 9:30 a.m. and asked Student Trustee Bonner to lead the Pledge of Allegiance.

II. ROLL CALL

Chair Hayden announced that President Patton is ill and will not be in attendance. Vice President Farley Herzek called the roll. Trustees Broughton, Hayden, Marman, O'Neill, and Student Trustee Bonner were present. Trustee Stefan was not in attendance and is excused.

III. CONFIRMATION OF AGENDA

A motion was made by Trustee Broughton, seconded by Student Trustee Bonner, to approve the agenda of the October 21 2011 Board meeting. Dr. Deas announced that the review of the Administration Building schematic design by Perkins-Will will be rescheduled. Motion carried with one absent.

IV. PUBLIC COMMENTS

Michael Hildebrand of So Cal and Associates Plumbing, Inc., distributed a packet of materials to the members and addressed the board regarding the non-potable water job he bid on.

Dr. Deas suggested the Board take the issue under advisement until he is able to familiarize himself with it.

V. APPROVE THE MINUTES

There were no corrections to the minutes of September 16, 2011 and October 3, 2011 and they stand approved. Both Trustees Broughton and O'Neill commended Lee Ann Weaver, Board Administrative Assistant on a great job on these very long meetings and complex minutes.

VI. REPORTS

A. GOVERNING BOARD

Student Trustee Bonner:

- Thanked the students who visited him during his office hours and discussed their concerns and suggestions with him
- He continues to promote communication with ASCOD and the student body. He thanked Vice President Academic Affairs Farley Herzek for meeting with him to discuss the student's concerns.
- Visited the Mecca/Thermal Campus and thanked Trustee Broughton for meeting him there. He talked to students to let them know ASCOD is here for them and they are a part of main campus. He found the students as committed as the Palm Desert Campus students. He talked with them about events they'd like to see on their campus. They expressed the need for more communication and events. He went to the common area and found the vending machines are cash only and do not accept debit cards.
- He developed a project called "Index Card Survey". With permission from the individual faculty members he went into the classrooms to get information and input from the students. He expressed a warm thank you to Zerryl Becker and the faculty for encouraging the continuation of the project. He surveyed 400 students so far with a goal of 1000. He will then analyze the data and will present the information to the Board. He thanked Adrian Gonzales, Interim Vice President Student Affairs inspiring him to do it.
- He sat on the Revenue/Fees think tank and thanked Dr. Annebelle Nery for her leadership skills and engaging in great discussion.
- Attended Homecoming and the tailgate party. A local radio station was present, food was served and he thanked John Arroyo, ASCOD Officer of Academic Affairs and Tony Aguilar, ASCOD External Affairs and everyone that contributed to the event.
- Thanked and congratulated the homecoming king and queen and ASCOD
- Participated in Paint El Paseo Pink, a breast cancer walk, along with Trustee Marman. He thanked Flora Diaz, ASCOD Independent Senator, who took the lead on the event and the COD students that participated in the walk.

Trustee Broughton:

- Met Student Trustee Bonner at the Mecca/Thermal Campus and commented it was good to have the Student Trustee there. She enjoyed being with him and interacting with faculty and students. She heard very good comments from the students.
- Attended the Homecoming and pre-game fun. The alumni bar-b-q was very good and she thanked the Alumni Association. She also commented it was great to have the foundation participation. She suggested it would be fun to have the names of the Homecoming court in the program in future years.
- Attended parts of some of the Facilities Think Tank meetings.
- Teamed with Juan Lujan on the east valley friends and alumni group with the goal of working together with faculty and administration on the college vocational tech night. It was a wonderful event and she thanked Adrian, the Deans, staff, faculty, and administration. The COD outreach van was a nice statement. COD is the school most of those students will come to. She was pleased the way it dovetailed into our transfer fair that same day. She suggested making those events dovetail to make it easier for those having to drive distances.

  *Adrian reported they had asked us to dovetail. The previous night there was a college night at Xavier high school that we participated in, along with other colleges. The

following morning was COD's Transfer Fair and that evening to Indio for the Voc Tech night. It was a great day and a half of college information for the valley.

Trustee Marman:

- Attended homecoming and it's always better when you win. He was pleased with the great turn-out and thanked Gene Marchu for the Alumni bar-b-q.
- Attended a Think Tank meeting. There is a lot of misinformation out there and some good will come out of these not only in planning for the future but in curtailing some of the rumors.
- Reported the Alumni Association gave $25,000, along with one of the Indian Tribes, for the outreach van. He suggests using the van more for the various deliveries the college makes, especially for the east valley as the more it's out there the more it's seen.
- Presented to third graders about going to college, fire safety and attending COD to become a firefighter.
- Talked to officials from Gisborne, New Zealand about a possible student exchange.

Trustee O'Neill:

- Thanked everyone for their expressions of kindness and sympathy in the passing of his mother. He appreciates all the emails and cards and very gratefully acknowledged the support.
- He was happy to facilitate Wednesday's event with Cielo Vista Charter School. Each class has adopted a college and the kindergarten class adopted COD. You could see their enthusiasm. Professor Bert Bitanga's daughter attends this school and was interviewed. He also thanked Carlos Maldonado and Rachael Goldberg for setting it up and thanked Adrian for letting him work with his staff directly. He's heard from the Cielo Vista teachers and they were ecstatic.
- Thanked Zerryl Becker and the Faculty Senate Committees for sharing their minutes with the board. It is very helpful in order to keep on top of what it going on and encouraged them to continue it.
- The Ed Policies committee had a presentation by Vice President Gonzales regarding all the new legislation affecting community colleges and how that impacts Student Services. He asked if Adrian could present this at the next board meeting.
- Attended the Classified Breakfast

Trustee Hayden:

- Apologized to Mary Lisi for missing the Classified Breakfast.

B. ASCOD

Simon Myer was present and gave a brief report.

C. FACULTY ASSOCIATION

Gary Bergstrom was present and gave a brief report.

D. C.O.D.A.A.

David Bashore was present and gave a brief report.

E. CSEA

Mary Lisi was present and gave a brief report.

F. COLLEGE OF THE DESERT ALUMNI ASSOCIATION

Gene Marchu was present and gave a brief report.

G. COLLEGE OF THE DESERT FOUNDATION

Jim Hummer was present and gave a brief report.

H. ACADEMIC SENATE

Zerryl Becker was present and gave a brief report.

The Board requested these reports be attached to the minutes.

VII. ADMINISTRATIVE REPORTS

Faculty Acknowledgement
Mr. Herzek introduced James Rose, Counselor and acknowledged his contributions to College of the Desert. Mr. Gonzales read a short bio on Mr. Rose.

Proclamations
There are two proclamations to be approved by the board later in the meeting. Petra Schultz, an international student from Germany read the International Education Week Proclamation. Mr. Jereme Smith, a Beta Rho Iota student read the Phi Theta Kappa Week Proclamation.

Search Firm Introductions-Presentations
Ms. Susan Kitagawa, HR and EEO Analyst, explained there are 5 search firms here today and one representative waiting online via Skype to make presentations summarizing their search services. They have been asked to make a 20 minute presentation, including questions and each will be timed. The names will be drawn randomly for the order.

Dr. James Walker with Community College Search Services
Ms. Sally Savage & Dr. Edward Valeau with ELS Group
Sperry Mac Naughton with College CEO's
Dr. Linda Spink with ACCT and Dr. Narcisa Polonio via telephone
Dr. Don Averill with Professional Personnel Leasing, Inc

Dr. Stan Arterberry with Ralph Anderson & Assoc.

Review of Community Input Methodology

Ms. Pam LiCalsi is filling in for Mr. Blizinski, who is on vacation. She had emailed 2 pieces of information to the Board; one on how to solicit input from the community both on and off campus, and the second is about the size of the committee. The Board had talked previously about that committee being smaller than it has been in the past. Mr. Blizinski had recommended this smaller group would be the core advisory group. There would also be multiple groups that would have an opportunity for more extensive questions and input– more like a round-robin. Candidates would go to more than one group to speak. There will be broad representation on the advisory group, as well as the other groups.

Mr. Blizinski will get feedback from the Board on the search proposals heard today. The core group would be trained so they are effective members. Trustee Marman said this group really needs to be people that really know what is going on.

Trustee O'Neill asked how the other groups would provide feedback. Pam explained we haven't gotten that far yet, but how we communicate the message will come through the PR office.

One of the documents emailed to the members was "Criteria for an Effective President" with 10 characteristics, each to be ranked on importance. A form of this document will be posted on the portal or website in order to get feedback from the community.

Ruben Ramirez, HRIS Specialist, reported that Human Resources is currently checking references on the search firms. When Mr. Blizinski returns he wants to go over what he found and share that information with the Board prior to the Board making a decision.

Trustee O'Neill said in the search firm written proposals a couple of them talked about getting campus input up front, before developing the brochure. They cautioned against an open forum. Ms. LiCalsi said the first step is developing the survey in order to try to solidify what it is we want.

Trustee Marman hope when this information is put together the board will have a study session in order to go over it.

Trustee Broughton thought the Board might have more input once they have had an opportunity to process the information presented today. She likes Trustee Marman's idea of rating it by knowing where the person is coming from. A community member is going to rank it different than a student or faculty member and all rankings are valid. Pam said the survey will be automated and her expectation would be to provide the information in its totality and how does it compare to what the individual groups are looking for.

Trustee Hayden thought each member could pick a community member from their area but Trustee Marman thought that could lead to having too large a group. Ms. LiCalsi said they would create an electronic page, do a public campaign in the media in order to drive people to that page and then each member could encourage their constituents to fill out the survey.

VIII. CONSENT AGENDA

Motion to approve the consent agenda by Michael O'Neill, second by Becky Broughton.

Discussion: Trustee Broughton commented some of the dates are not within our guidelines. Edwin explained that two of them are within our guidelines and are within the 60 days. One looked like it was dated July but the original contract was July but this is an amendment to the contract that occurred in August. Trustee Marman said the new things the board agreed upon but he doesn't know what the agreements are and asked they be presented to the Board. Trustee O'Neill said the new procedures were presented to the Board. Dr. Deas suggested Trustee Marman was welcome to meet with him he'll explain it in detail.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Absent: Bonnie Stefan
Abstain: None
Final Resolution: Motion carried.

A. HUMAN RESOURCES

1. Employment Group C Appointments
2. Resignations
3. Volunteers
4. Initial Proposal from the DCCD to the CTA
5. Initial Proposal from the CTA to the DCCD
6. Initial Proposal from the DCCD to the CSEA
7. Initial Proposal from the DCCD to the CODAA
8. New Job Description

B. FISCAL SERVICES

1. Purchase Orders and Contracts for Supplies, Services & Construction
2. Revenue Generating Agreement
3. Audit Services Agreement
4. Memorandums of Understanding
5. Warrants
6. Payroll #3
7. Gifts/Donations to the District
8. Out-of-State Travel
9. Change Order #1 – Classroom Building Project – Queen City Glass

C. ACADEMIC AFFAIRS

1. Approval of 2012-2013 Academic Calendar
2. Approval of Articulation Agreements

IX. ACTION AGENDA

A. BOARD OF TRUSTEES

1. Proclamation: International Education Week
2. Proclamation: Phi Theta Kappa Week

Motion to approve the proclamations by Aaron Bonner, second by John Marman.

Discussion: None.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

3. Excuse Board Member Absence

Motion to approve by John Marman, second by Becky Broughton

Discussion: None

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

B. HUMAN RESOURCES

1. Employment Group A Appointments

Motion to approve the employment group A appointments by Michael O'Neill, second by John Marman.

Discussion: None.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

C. BUSINESS AFFAIRS – Fiscal Services and Facilities Services

1. Report of Workers' Compensation Self-Insurance

Motion to approve the report by Becky Broughton, second by John Marman.

Discussion: None.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill,
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

2. Budget Transfers

Motion to approve by Michael O'Neill, second by Becky Broughton.

Discussion: None

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

3. Resolution #102111-1 – Budget Adjustments

Motion by Michael O'Neill, second by Becky Broughton.

Discussion: None.

Roll-Call Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

4. CCFS-311 / Annual Financial and Budget Report

Motion by Michael O'Neill, second by John Marman.

Discussion – Trustee Marman commented that even though we are in the correct columns now, in a year or two we will not be there. Is there any way the state has an idea that is coming? Dr.

Deas explained our whole strategic plan over the next 4 years is to be able to answer in the affirmative that we are solvent. If we do nothing our reserve comes down below 5% and disappears altogether. The work of the think tanks is to come up with a strategy over 4 years to ensure we always have that reserve. Wade Ellis, Director of Fiscal Services reminded the Board they had increased the reserve to 7.5%. Dr. Deas said we have targeted goals of saving $2.4M per year over the next 4 years on top of the previous and assuming the cuts from the state this year are the only cuts we will receive in the next 4 years.

Vote
Yes: Becky Broughton, John Marman, Charles Hayden, Michael O'Neill, Aaron Bonner
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

5. CCFS-311Q / Quarterly Financial Status Report

Motion by Becky Broughton, second by Michael O'Neill.

Discussion: Mr. Ellis will make a presentation based on the quarterly report during the study session.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

6. Intent to Award Contract for Campus Technology Infrastructure Project

Motion by John Marman, second by Michael O'Neill.

Discussion: Dr. Deas reminded the Trustees how this works. This is the conclusion of a tender process where there were competitive bids and we are proposing the lowest legal bid to the members. If they approve it today they are approving the intent to award a contract. Dr. Deas will then go and negotiate a contract with the low bidder. Once that negotiation is completed the contract will come to the Board for approval. Student Trustee Bonner asked if the Board approves this today would they anticipate another public comment like earlier. Dr. Deas responded we are confident we will be able to explain and refute the allegations made today but can never prevent them from occurring.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None

Absent: Bonnie Stefan
Final Resolution: Motion carried.

7. Intent to Award Contract for Architectural Services for Library/Learning Resources Center (LRC) and Liberal Arts Project

Motion by John Marman, second by Becky Broughton

Discussion: Dr. Deas explained this is our completely changed approach to providing a new library on campus. The original plan as approved by the state was to demolish the Hilb building and build a completely new library when the state supplies the funds. This new strategy is to save the Hilb, completely renovate it and bring it up to code. The new Liberal Arts Building will also be part of the Library/LRC initiative. All the future library/learning resources needs cannot be accommodated in the footprint in the existing Hilb. By saving it and utilizing the Liberal Arts building we can provide the appropriate space for those two, closely intertwined functions.

Trustee Broughton loves maintaining the traditional look of the campus in saving the Hilb. Will it be renovated in such a way it will have restrooms and appropriate acoustics? Dr. Deas said we are 90% certain we can do it within the defined budget. Trustee O'Neill is pleased we are saving the Hilb but is still concerned about demolishing the Administration and Liberal Arts Buildings that are designed and built by renowned architects. It also alters the nature of that part of the campus. He wonders how these elements will fit in the overall campus look. He's spoken with community members and many do not want to see these buildings changed.

Dr. Deas said the empathy between the new and the old buildings is a prerequisite for the design of the new buildings. Trustee Broughton had been told the architects had the spirit of maintaining the look of the campus but it needs to be obvious not just to the architects but to anyone looking at it. She would like the students to have the feeling of tradition and stability.

Dr. Deas reported when we revisit this topic later in the meeting they will receive further assurances. Trustee O'Neill saw a picture of students walking through the archways and it gives you the feeling of timelessness, of stability and higher education. When he visited Harvard he had that "feeling" and when he looks at the Barker Nursing it too has that "feeling". Dr. Deas explained the degree of empathy will be stronger in the central core than the periphery and must be very recognizable as COD buildings. Trustee Broughton thought not just the central buildings – all buildings we build should have that feel.

Vote
Yes: Aaron Bonner, Becky Broughton, John Marman, Charles Hayden, Michael O'Neill
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

8. Intent to Award Contracts for the Communication Building Project – Bid Package 1-10 and 27-31

Motion by John Marman, second by Michael O'Neill

Discussion: Student Trustee Bonner asked if we will have the ability to control the air in each office or classroom. Steve Renew, Director of Facilities, said we will not but we have a central plant and a building management system. We are doing our best to set profiles to save as much energy as we can. We found in offices and classrooms people were setting thermostats all over the place one hour to the next. Over the next year we will work to get some dialog going to see what those temperatures should be. 1 degree = 1% savings on our energy bill and with $1M a year of energy that is some real money. We have all the pieces in place to do that strategy but works between a range of 6 degrees.

Trustee Broughton said part of the reason the overhangs were put on these buildings is because it does save energy, it makes the building cooler. We might be spending more money in the beginning but it does save money and gives students a place to be in the shade. Dr. Deas said this has been taken into consideration on every building built.

Trustee O'Neill said when we built this building (Cravens Student Services Center) we ran out of money on the back side. He hopes we are not building buildings using that same concept as he feels it is a faulted logic that was used. We didn't build the building we knew we should build, we built the building to a dollar amount and didn't build the building we needed. Dr. Deas said we constantly strive to do that but with limited budgets it becomes difficult. We try to learn from each project we complete.

Vote
Yes: Becky Broughton, John Marman, Charles Hayden, Michael O'Neill, Aaron Bonner
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

9. Intent to Award Contracts for the Communication Building Project – Bid Package 11-26

Motion by Michael O'Neill, second by Becky Broughton

Discussion: None

Vote
Yes: Becky Broughton, John Marman, Charles Hayden, Michael O'Neill, Aaron Bonner
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

D. ACADEMIC AFFAIRS

1. Approval of Curriculum Modifications for Spring 2012

Motion by Michael O'Neill, second by Becky Broughton

Discussion: None

Vote
Yes: Becky Broughton, John Marman, Charles Hayden, Michael O'Neill, Aaron Bonner
No: None
Abstain: None
Absent: Bonnie Stefan
Final Resolution: Motion carried.

X. ITEMS OF INFORMATION

1. Fiscal Health Risk Analysis

XI. SUGGESTIONS FOR FUTURE AGENDAS

Trustee Marman

- Would like to see the policy and procedures for our grants - what we look for and how they work. Ms. LiCalsi said we have a draft handbook for the grants process and there is money allocated in the Title V cooperative grant for improving the college's grant process. We will be creating a grants portal. She said it is an interesting challenge to say how many grants we have on campus as there are many. She said the Board will be hearing more in coming months.

  There is an approval process in place and a grant cannot be submitted without a cover sheet, which is seen not only in the department but in fiscal services, on to the Vice President and the President. It must specifically point out if we commit the college to match; is it dollar for dollar match, an in-kind match, does it commit the college to something after the grant goes away? Mr. Ellis said the budget shows all grants and as grants are added they come to the board for approval. Trustee O'Neill said the Board does not receive the background information on the grants. Mr. Ellis will place all grant documents on the Board portal page.

Trustee Broughton

- Would like a standing item on the agenda on the accreditation follow up report.

XII. BOARD COMMENTS

Trustee O'Neill said the Board had discussed when an agenda has a large number of presentations we would do the agenda first. Today we had presentations before the agenda. Ms. Weaver explained the reason was that with Susan Kitagawa standing in for Robert Blizinski the

search presentations were scheduled early as Ms. Kitagawa had to leave by noon due to a family commitment.

XIII. ADMINISTRATIVE REPORTS / STUDY SESSION

A. Vice President Business Affairs – Dr. Edwin Deas

1. Safe Haven Project [Lockdown of Classrooms] by Ray Griffith

Ray Griffith gave progress report on the ability to lock classrooms down. They are calling it the Safe Haven Project. Mr. Griffith reports our existing locking system is no longer made and this system wasn't designed to have a failsafe/lockdown option. He has talked to 2 companies and both companies sent engineers out to look at our system. We need to be able to push a button to lock down the system. One of the companies built a prototype that worked. The second company has not shown us a prototype but has sent a contract. There are 900 doors on campus that would need this locking mechanism. The first company has quoted approximately $800 a door for a total of $750,000. The second company quoted $1900 a door for a total of $1.7M.

We could replace all locks with a new locking system for a total of $2.8M. All of our new buildings will have the new locking system, which has a portal to plug the fail-safe system into. The old system has to be taken apart and plugged into the computer. It fools the computer – it tells the computer to do something that it cannot do and the computer locks it down. We will have to make a decision on what we want to do. AB211 legislation says that all K-12 must have a failsafe system. There is also a bill to require community colleges to have the same failsafe system - AB85. It will require new buildings or modifications over $25,000 to have a Safe Haven system. His recommendation is to try the prototype on a couple of doors and work it hard for 6 months. We don't want to spend the money if it won't work long term.

Mr. Griffith asked for Board direction. Chair Hayden thinks we should test it first. Dr. Deas reminded the Board there are still 2 issues to be resolved. First is do we want a campus that is a work in progress regarding lockdown; some rooms have the capability and some not. Second is the human element in this. Each faculty member in the classroom will be called on to make a decision in using the ability to lock down. It’s conceivable that different faculty could make different decisions. When locking down you make the people inside safe but you prevent someone that could be in danger from getting in.

Trustee O’Neill said the Board had been told the current system cannot be locked down from inside and asked if that information was still valid. It is. With the lockdown mechanism could an individual unlock the door they’ve just locked? They can undo what they’ve done from inside the classroom.

Dr. Deas will recommend going ahead if we find a satisfactory system. Trustee Marman agreed we should go ahead with testing the prototype. Mr. Griffith wants to prove it and see it and then if it does that he will go ahead. Trustee Marman expressed his appreciation on the work Mr. Griffith did on this.

The consensus is to go ahead with the prototype.

2. Financial Update by Wade Ellis

Mr. Ellis distributed a handout and reviewed it with the members.

3. Facilities Planning Process / State Standards – HMC

Ken Salyer & Deborah Shepley of HMC Architects reviewed a Power Point Presentation with the members on the approach regarding planning.

Trustee O'Neill asked for our numbers on space inventory. Mr. Renew will email it to the members.

4. Athletics: Design Development – LPA, Inc.

Silke Frank & William Itzen of LPA, Inc. reviewed a Power Point Presentation with the member on the Athletics Design. The members agreed it is a great building.

5. West Valley Campus: Master Plan & Phase I – HGA

James Matson of HGA & Lance O'Donnell of o2 Architects presented Power Point on the master plan and Phase I programming for the West Valley Campus. Mr. Matson reported working closely with the City of Palm Springs and they were very collaborative throughout this process.

Dr. Deas added that this project, from the beginning, has enjoyed a strong collaboration with the City of Palm Springs. HGA presented to Palm Springs City Council this past Wednesday and received a great reception.

The members commended the architects on the programming.

6. Visual Arts: Design Development – Perkins & Will

Darren Adkisson of Perkins & Will presented a Power Point on the design development.

7. Administration Building:

Steve Renew, Director, Facilities and Mac MacGinnis of EIS Professionals, presented an overview/fly-around of the campus, including the footprint of the Administration Building. Dr. Deas said they have done extensive programming for the administration building and have signed off on the interior as all components have been accommodated inside the building. They are very pleased and excited about the internal layout of the offices and the boardroom suite. But at this stage they are not persuaded the exterior design has sufficient empathy with the existing campus design. The architects have made several attempts at it but have been unsuccessful. We are exploring the potential for incorporating the exterior design of the Administration Building

into the Hilb and Liberal Arts projects and giving all of this work to the one architect. This will give us more opportunity to cluster the 3 buildings - the exterior design features will be very similar. Trustee O'Neill thought the Liberal Arts and Administration building would and should match each other. The work done to date will not be thrown out. The plan it to talk to HMC Architects to accept the programing for the Admin Building but come up with their design for the exterior and to make it compatible with the other 2 buildings. We expect significant cost savings to do all 3 buildings together.

Trustee O'Neill thought the line running through the round-about takes away from the overall grandeur of it. Mr. Renew said the fly-over doesn't show what it will really look like. There will be a lot of landscaping in the area and the wall itself is not so prominent.

8. Rationale for the Completion of the Bond Program by Edwin Deas

Dr. Deas had previously sent information analyzing the rationale via email to the Board members. He thought we needed to upgrade our messages to the community, both the campus community and external one, regarding the short-term perspective of the budget crisis and the long-term one of creating a physical infrastructure for this college to serve the entire valley for the next 50 years.

Trustee O'Neill asked what was the rationale in issuing all of the bonds at one time, which is not the norm. Mr. Ellis said it was to increase the bond size by another $50M in interest. By doing that we would be able to add one or two more buildings. We sold the bonds at the highest point they could have been sold and have reaped the benefit of earning that interest in a market that collapsed.

Trustee O'Neill also asked if we had $60M in non-taxable bonds and not touched it and there is no timeline on it? Mr. Ellis said it is about $62M and we have not touched it and there is no timeline on it. We will need to spend this before going out for another bond in the future. Once we get through these next 7 or 8 projects talked about today and get to Palm Springs we are out of money. We have earmarked approximately $30M for Mecca/Thermal to come out of the $62M because the timeframe is not demand driven. Trustee O'Neill asked if we touch that $62M does it kick in the timeline. Mr. Ellis said those monies can be used all up front or spread out and it doesn't change the type of bonds they are.

Mr. Ellis said we were the first ones in the State of California that floated a program of that type. The monies are held in US Bank because the county, who holds all of our bond dollars, is not in a position to hold anything that long term. It was a very wise decision for the college at the time because many other counties had invested money in other financial institutions that went under and there are many community colleges that lost $40-$100M when the market collapsed. We did not lose anything, our money was secure.

Trustee O'Neill thanked Mr. Ellis for this as he now has a much better understanding of where we are and is now able to respond to the community questions he has been asked. He suggests making the presentation more succinct to the community.

XV. CLOSED SESSION

1. **CONFERENCE WITH LABOR NEGOTIATOR,** Pursuant to Section 54957.6; unrepresented groups & labor unions on campus include CTA, CODAA, and CSEA; Agency Designated Representative: Dr. Edwin Deas

XVI. ADJOURN

Motion to adjourn by Becky Broughton, second by John Marman. Meeting adjourned at 7:00 p.m.

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By: Michael O'Neill, Clerk

1786.02

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October 20, 2011

TRANSMITTAL VIA U.S. MAIL - CERTIFIED RETURN RECEIPT

Desert Community College District
Attn: Board of Trustees
43-500 Monterey Avenue
Palm Desert, CA 92260

RE: **Claim of SoCal and Associates Plumbing, Inc.**

Dear Trustees of the Board of Trustees:

Pursuant to the requirements of the June 29, 2011, contractual agreement between my client SoCal and Associates Plumbing, Inc. (SoCal), and Desert Community College District. I am submitting SoCal's claim in the sum of $93,318.17. I am also enclosing the full backup for the claim.

I am also enclosing a copy of your attorney's letter dated October 4, 2011, which clearly states that the contract was terminated for convenience and not for cause. Therefore, my client is entitled to all out of pocket expenses and costs up through the date of termination.

My client's earlier statement included items that are not properly included under the termination clause of the contract. This is the reason for the revised claim and the backup supporting the claim.

Since the contract provides that I am to make a claim directly to the Board of Trustees I have sent this letter to the Board of Trustees rather than directly to your attorney. I am of course, copying your attorney with the letter.

Yours very truly,

MARC S. HOMME,
A Professional Law Corporation

MARC S. HOMME

MSH:tlj

enclosure

cc: Debby L. Watson, Esq: U.S. Mail: Certified Return Receipt and Cover letter by Fax

SoCal and ASSOCIATES PLUMBING INC.
Specializing in
Sewer • WaterWorks • StormDrains
State License A/B/C36/C42 #793482

Invoice

Date	Invoice #
9/20/2011	80036

Bill To	Ship To
Desert Community College District Attn: Accounts Payable 43-500 Monterey Avenue Palm Desert, CA 92260	Attn: Accounts Payable 43-500 Monterey Avenue Palm Desert, CA 92260

P.O. Number	Terms
Contract# C-000...	Due on receipt

Quantity	Item Code	Description	Price Each	Amount
1	Materials	Materials - On site/Delivered - HD Waterworks	42,833.73	42,833.73
1	Mobilization	Equipment on site delivered	22,500.00	22,500.00
1	Materials	Diamond Fencing	8,086.61	8,086.61
1	Other	Payroll Costs	8,121.64	8,121.64
5	Materials	Materials - Loads of Sand from Stock	600.00	3,000.00
1	Other	Pinnacle - Bond Invoice	8,700.00	8,700.00
1	Other	Diamond - Restroom	76.19	76.19
			Total	$93,318.17

Remit to: SoCal and Associates Plumbing, Inc. PO Box 955, Yucca Valley, CA 92286

SoCal and ASSOCIATES PLUMBING INC.
Specializing in
Sewer • Water Works • Storm Drains
State License A/B/C36/C42 #793462

Invoice

Date	Invoice #
9/20/2011	80036

Bill To	Ship To
Desert Community College District Attn: Accounts Payable 43-500 Monterey Avenue Palm Desert, CA 92260	Attn: Accounts Payable 43-500 Monterey Avenue Palm Desert, CA 92260

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Contract# C-000...	Due on receipt

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1	Other	Diamond - Restroom	76.19	76.19
			Total	$93,318.17

Remit to: SoCal and Associates Plumbing, Inc. PO Box 955, Yucca Valley, CA 92286

Law Offices Of
Marc S. Homme
A Professional Law Corporation
P. O. Box 4250
74-361 Highway 111, Suite 1
PALM DESERT, CALIFORNIA 92261-4250
TELEPHONE (760) 568-5694 FACSIMILE (760) 568-1324
(E-mail) hommelaw@earthlink.net

October 20, 2011

TRANSMITTAL VIA FACSIMILE & U.S. MAIL - CERTIFIED RETURN RECEIPT

Debby L. Watson, Esq.
Public Agency Law Group
222 North Sepulveda Blvd., Suite 1690
El Segundo, CA 90245-5648

RE: **Claim of So Cal and Associates Plumbing, Inc.**

Dear Debby:

I am enclosing a copy of the claim notice that I am filing with the Board of Trustees. As you know, the contract clearly provides that I am to give notice to the Board of Trustees as a specific requirement for moving forward with the claim. This is why I sent the letter to the Board of Trustees rather than directly to your office. I am of course sending you a courtesy copy of the letter as well as the attachments which will be sent by mail.

As you can see from my client's claim, my client is now billing for direct out-of-pocket expenses as per the contract. My client did not understand the requirements of the contract when it sent the earlier claim which included lost profit, etc. My client has rigorously documented the amount of its claim and requests immediate payment. Please give me a call to discuss the matter.

Yours very truly,

MARC S. HOMME,
A Professional Law Corporation

MARC S. HOMME

MSH:tlj

enclosure

cc: Client by E-mail

1786.02

Law Offices Of
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A Professional Law Corporation
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TELEPHONE (760) 568-5694 FACSIMILE (760) 568-1324
(E-mail) hommelaw@earthlink.net

FACSIMILE COVER SHEET

DATE: October 20, 2011

TO: Debby L. Watson, Esq.

FAX Nº: 760-369-4119

FROM: Marc S. Homme, Esq.

RE: SoCal and Associates Plumbing, Inc.

NUMBER OF PAGES: 4 (including this cover sheet)

If you do not receive all the pages to this fax, please telephone Teresa Jones at (760) 568-5694, Ext. 100

Original/Copies to be mailed: [Yes]

INSTRUCTIONS/MESSAGE:

Please find enclosed a letter of this date.

Friday, October 21, 2011 Board of Trustee Meeting
Presentation by Search Consultants

Mr. Sperry MacNaughton of CollegeCEO's, Inc

Dr. James Walker of Community College Search Services

Ms. Sallie Savage and Dr. Edward Valeau of The ELS Group

Dr. Linda Spink with Associate by conference call of Association of Community College Trustees (ACCT)

Dr. Donald Averill of Professional Personnel Leasing, Inc. (PPL)

Mr. Stan Arterberry by Sykpe of Ralph Anderson & Associates

DESERT COMMUNITY COLLEGE DISTRICT
BUDGET UPDATE as of SEPTEMBER 30, 2011
GENERAL FUND UNRESTRICTED

	2010-11 Final Budget	2010-11 Actual	2010-11 Budget to Actual Difference	2011-12 Final Budget	As Of Sept. 30 2011 Actual	2011-12 Budget to Actual Difference	Changes Between Budget Years	
Expenditures							**(Savings)**	
Full-Time Teaching Salaries	8,233,410	8,595,849	(362,439)	8,695,962	1,885,844	6,810,118	462,552	
Adjunct Teaching Salaries	4,816,970	4,641,615	175,355	3,742,223	144,181	3,598,042	(1,074,747)	
Other Academic Salaries	2,193,591	1,785,725	407,866	1,969,905	388,548	1,581,357	(223,686)	
Administration Salaries	3,906,716	3,804,847	101,869	3,732,722	945,839	2,786,883	(173,994)	
Classified Salaries, Aides	1,260,391	1,002,720	257,671	1,063,283	179,443	883,840	(197,108)	
Classified Salaries, Other	6,265,747	5,430,556	835,191	5,523,288	1,307,442	4,215,846	(742,459)	
Employee Benefits	7,314,955	7,418,980	(104,025)	7,225,317	1,807,565	5,417,752	(89,638)	
Total Salaries & Benefits	33,991,780	32,680,292	1,311,488	31,952,700	6,658,862	25,293,838	(2,039,080)	K
Supplies & Materials	471,913	337,827	134,086	422,690	60,778	361,912	(49,223)	J
Contracts & Services	5,247,553	4,914,477	333,076	5,496,380	1,602,483	3,893,897	248,827	I
Sub-Total Operating Expense	39,711,246	37,932,596	1,778,650	37,871,770	8,322,122	29,549,648	(1,839,476)	
Capital Outlay	291,669	226,978	64,691	264,553	9,254	255,299	(27,116)	H
Total Expenditures	**40,002,915**	**38,159,574**	**1,843,341**	**38,136,323**	**8,331,376**	**29,804,947**	**(1,866,592)**	
	A	B	C	D	E	F	G	

College of the Desert

General Fund

First Quarter Ended September 30, 2011

Financial Update

A – Total budgeted expenditures for 2010-2011 year was $40,002,915

B – Total Actual Expenditures for 2010-2011 year was $38,159,574

C – The District held back spending by $1,843,341 for 2010-2011 year

D – The current 2011-2012 year budget for expenditures is $38,136,323

E – Current expenditures at 09-30-11 are $8,331,376 which is 22% of expenditure budget – the District is holding to the budget as approved

F – The District has $29,804,947 of approved budget for the remaining nine months

G – Built into the 2011-2012 budget was a reduction of expenditures of $1,866,592 over previous year

H – Capital Outlay projected savings $ 27,116

I – Contract & Services projected cost increase of $248,827

J – Supplies & Materials projected savings $49,223

k –Salaries & Benefits projected savings $2,039,080

Expenditures at September 30, 2010 and 2011

	30-Sep-10	30-Sep-11	Difference	
Salaries and Benefits	6,282,785	6,658,862	376,076	5.99% Increase
Supplies & Materials	79,005	60,778	(18,227)	-23.07% Decrease
Contracts & Services	1,712,893	1,602,483	(110,410)	-6.45% Decrease
Capital Outlay	8,877	9,254	377	4.25% Increase
	8,083,560	8,331,376	247,816	3.07% Increase

College of the Desert

General Fund

First Quarter Ended September 30, 2011

Financial Update

- ✓ For the first three months the District is right on track with last year's overall expenditures.
- ✓ Increase in salaries and benefits primarily due to salary steps.
- ✓ The 23.07% decrease in supplies is largely due to timing of expenditures.
- ✓ Contracts and services expenditures are down 6.45% over last year at September 30, 2011.
- ✓ There has been very little expended at this point for capital or fixed asset items.

DCCD Board of Trustees Meeting
Student Trustee Report
Friday, September 16, 2011

Office Hours

In my opinion, In order to be an effective Student Trustee and meet my responsibility to share new ideas, thoughts and concerns from College of the Desert Students, I have established office hours at the Palm Desert campus. My office hours are as follow:

- Mondays - 8:30-9:30am
- Tuesdays – 12:30-1:30pm
- Thursday- 1:00:2:00pm

I am also encouraging students to schedule appointments with me or communicate their concerns and ideas to me via email or through our Facebook page.

EVC & Mecca-Thermal Campus Visits

On Tuesday, September 6th, I visited the Eastern Valley Center and met with students. In the time I was there I spoke with 15 students and informed them about ASCOD and our purpose and mission statement and invited them to join our meetings.

I will be visiting the Mecca-Thermal campus later in September and hope to inform students about ASCOD and the clubs and organizations we have on campus.

Student Concerns

There are several concerns the majority of students I have spoken to have brought to my attention regarding our main campus. They are as follow:

Add Codes/Adding Classes:

I've noticed an excessive amount of students trying to crash classes. I understand this is because of the State's reduction of funding and this has yielded smaller class sizes and classes being cut. Numerous students voiced their concern about the inconvenience of the add code process and the false hope that our current add/drop procedure gives them.

Student Printing Areas:

Throughout the last two weeks of school, I have been approached by many students who would like to see more areas where they could print material for their classes. The areas where they would like to be able to print their material are in the Cravens computer lab and in the Office of Student Life. It is my understanding this will be at least partially resolved once the new computers and printers are installed in the office of student life.

Hilb Study Space:

Although students are excited and impressed with the Dining Hall building, many have expressed the need for space where students can study, use tables for computers, socialize and escape the desert heat. The Hilb area is a great place for this. I notice there were many chairs, but not enough tables for studying, socializing and computer space.

*Daily Parking Permits**:***

As I was navigating the campus during the first week of school I noticed many cars in line to purchase a daily parking permit. As many of us are aware, the campus does not make a habit of ticketing students during the first week of classes unless they are illegally parked. I noticed many students trying to insert money into the daily parking machines

Events I attended

9/11 Vigil:

I attended the 9/11 Vigil and was moved by the way the lights glowed in the evening sky. I appreciate everyone who contributed to the success of the event and want to thank all who were in attendance.

*Rush Week**:***

I attended Rush week and was impressed with how eager our students were about recruiting new members for their clubs. I am excited to see what future events the clubs have planned. The club charter packets are available in the Office of Student Life.

FRC Mailbox

I also would like to thank Vice-President Herzek and Dean Phillips for their efforts with coming up with a resolution to the adjunct mailbox concern that I mentioned at last month's meeting. It is my understanding that we will receive a new mailbox which our students can utilize for the purpose of turning in documents to their professor. I urge faculty members to let their students know this will be an available option. I also want the students to understand they still can use their mycod account as a way of communicating with their professors. I am excited to see the new mailbox once it arrives.

Bus Passes

It was brought to ASCOD's attention that discussions are taking place between President Patton, Carlos Maldanado, Juan Luan and SunLine Transit Agency's General Manager C. Mikel Oglesby, on developing a cost effective plan, to provide bus passes to our students. I met with Carlos and volunteered to take the lead and work with the Office of Student Life to develop a survey to see how many students would benefit from such a program.

ACCT Law Alerts

I feel that providing information regarding budget cuts to students which will enable them to ask questions and advocate for higher education is important. ASCOD's new "Law Alerts" campaign in which the Association of Community College Trustees facilitates will provide students with pending legislation from the federal level. This will give us time to prepare and advocate for issues that possibly may affect students. Since we already have a base at the State level, this strategy will increase awareness at the Federal level.

Thank You,

Aaron Bonner,
Student Trustee
Tel: (760) 776- 7279
Email: stascod@collegeofthedesert.edu

Faculty Association Board Report – October 2011

First – the positive:

1. MOU regarding SLO's signed which gave the district the go-ahead to hire an SLO coordinator for the rest of fall and spring and gave the senate additional release time to take over SLO's in fall 2012. This was a win for all involved and should help to solidify SLO's at COD and satisfy accreditation for the midterm report due in October 2012. Additionally, there was an excellent spirit of working together to get it done. Many thanks to Farley Herzek for his assistance in making this happen.
2. The association approached President Patton several months ago asking for financials regarding the re-org. We did this in an attempt to put an end to rumors that the re-org did not save money and in fact, cost the district more money. My thanks to Edwin Deas for putting together the numbers and sitting down with myself and Kelly Hall to explain them. The good news is that it appears the re-org did save money. Thank you Mr. President for your assistance in this matter.
3. Bragging about faculty:
   - Lisa McFadden – sent the following brief youtube video of a young Vietnamese girl who will pursue her dream for a higher education at College of the Desert as soon as she finishes high school. When you watch it, you will see that this is a delightful young lady. http://www.youtube.com/watch?v=R3pvmJbzfxk
   - Chris Jones-Cage – sent me this:
     - The proposal for a Participant Idea Exchange by Prof. Jones-Cage entitled *Challenges of Teaching Undergraduate Abnormal Psychology* was accepted for presentation at the 34th Annual National Institute on the Teaching of Psychology (NITOP), January 3-6, 2012.
     - Jones-Cage, C., Stratford, T. & Wirtshafter, D. (2011). Differential effects of the Adenosine A2A agonist CGS-21680 and Haloperidol on food reinforced fixed ratio responding in the rat. *Psychopharmacology*, [Epub ahead of print].
   - Bill Gudelunas – reports that he will be delivering a series of lectures at the Rancho Mirage Library in November on four consecutive Mondays. The lectures will be on the American Civil War. One extra in December will be on the Pearl Harbor attack.
   - Kelly Hall – reports that she passed the final test in the CPA exam.
   - Douglas Kroll - On Oct. 15 was a presenter at the annual conference of the California Council for History Education at Cal-State Long Beach. The theme of this year's conference was "California and the Civil War." His presentation was on "San Francisco's Fear during the Civil War."
   - Gary Bergstrom reports that the Accelerated Reading/English learning community he is teaching with Vida Rossi is going quite well. The eventual institutionalization of these classes should not only save the district significant dollars but should also move students more quickly and successfully into college level content courses.

Concerns:

- Communication continues to be a problem at the college. Yes, we are all busy. But we need to keep in mind politeness, timeliness and respect in our communications. It is simply unacceptable to not respond to emails and timetables. It is simply unacceptable when politely questioned about meeting deadlines to respond in such a fashion as to indicate a lack of respect and lack of civility. It is simply unacceptable to not own errors made in communication and deadlines.
    - The association has spoken of setting a new tone in communication – a tone of openness, politeness, respect and working together to solve issues for the benefit of the college. Dealing with the above communication problems makes this a huge challenge. The association however, is not giving up.
- Sunshine List – Several points:
    - Please remember that your faculty are your revenue generators. Hammering the people responsible for making you money is not wise.
    - Please remember that the vast majority of your faculty are extremely dedicated, "go the extra mile," individuals. Do not let the few that do not fit this description cloud your judgment regarding how they should be treated.
    - Please remember that your think tanks will most likely come up with almost a million dollars in savings and/or increased revenue. The revenue think tank alone already has identified approximately 600K in additional revenues.
- Presidential search – the association would like to recommend against the use of a consultant. In these economic times, we cannot tell employees of the district that we need to cut, then turn around and spend tens of thousands of dollars on someone who may or may not help us. This sends a message that indicates a double-standard. The district has enough expertise and willing volunteers on this campus to successfully conduct this search. The question is – are we or are we not trying to save money?

Thank you,

Gary Bergstrom, Faculty Association President

- *Staff / Position Adjustments / Rehires / Layoffs* – We have negotiated the effects of the layoff of the Public Relations Technician position culminating in the decision to make some adjustments to the existing job description. This will enable the current employee to remain in the position and to suffer no loss of hours or pay. Again we thank Bob Blizinski for negotiating this with us and working it out to the benefit of all involved.

- *CSEA State News* –

  ~ CSEA supported legislation to move all initiatives to the November ballot and Governor Brown signed it this month. It is felt that because voter turnout is historically greater in the November elections initiatives will be decided by a greater number of people making for more fair and equitable decisions.

  ~ Reality check for CalPERS critics: An onslaught of inflammatory media reports and political rhetoric are exploiting public pensions as a lavish expense that taxpayers can't afford. But here's the reality check: The average CalPERS member receives a pension of $2,100 a month—for most classified school employees it's less than $1,200 a month based on salaries. That's not a lot to live on in California!

- *CSEA Chapter News* – The chapter members will be nominating 3 officer positions this month and next month for elections in December. The three eBoard positions up for election are President, 3rd Vice President and Public Relations Officer.

- *Negotiations* – The Tentative Agreement that we signed which transfers some classified work to the confidential unit has been approved by the CSEA Field Office and will go to the chapter for ratification next week. The Layoff Effects MOU and the 4/40 MOU were both ratified by the chapter last month. We have seen the district's reopener Initial Proposal in this morning's board agenda. We will not have an Initial Proposal in this reopener year. Our successor survey is going out to the membership this week and after following the proper channels with the membership we will submit our proposals during the successor year in the spring of 2012.

Mary T. Lisi President, CSEA Chapter 407

Adjunct Association Report
October 21, 2011

The Adjunct Association was sad to learn of President Patton's announcement regarding his resignation next year. We have enjoyed, and continue to enjoy, working with him and will miss his leadership. The adjunct faculty is naturally very interested in the selection process for his replacement and look forward to being included in any process that seeks input from the college community.

We will be engaged in contract negotiations starting in December. While everyone is aware of the serious financial challenges ahead, we hope that the college negotiates in good faith and does not use the budget crisis as an excuse to deny the adjunct faculty the parity and the rights they deserve. Not all collective bargaining issues involve money and we will attempt to seek remedies to administrative and policy inequities that are either low cost, or that have no financial impact. Issues of equality go beyond matters of pay and should be a priority in the college's relationship with its part-time professionals. The solutions to the college's financial crisis will require sacrifices, but they should be shared equally among all members of the community, and not be at the expense of the most vulnerable.

Alumni Association Report
October 2011

Annual Alumni Student
Scholarships, and Financial Aid

Each year the Alumni Association helps support College of the Desert students in the following ways:

$125,000 in COD Scholarships
These scholarships are for COD continuing and transfer students. This money will be matched one to one by Pathways to Success resulting in $250,000 for scholarships.

$25,000 to support Alumni/Pathways to Success scholarship student services.

$135,000 in College Work Study Funds
These funds support COD students who work on campus and supplement Federal financial assistance. These funds are awarded based on need.

$50,000 for monthly free Sunline bus passes to COD students.

$3,500 in Joseph B. Iantorno Street Fair Scholarship

$1,000 in Olaf J. Norland Memorial lScholarship

Supports Emergency Student Loan Fund (Emergency Book Loan Fund)
This fund provides money to students at the beginning of each semester for the purchase of college books.

$339,000 Total Annual Commitment*

*** When you add in Pathways to Success one to one scholarship match the total becomes $464,500**

Academic Senate Report to the Board of Trustees

October 21, 2011

Presidential Search

Faculty are very interested in the process of searching for a new college President, and look forward to volunteering their experience and expertise. Many have been through this process before and can offer valuable insight.

We agree that a smaller advisory selection committee is more effective; but President Patton can attest, through his experience with the College Planning Council, that appropriate representation for all stakeholders is difficult to achieve with a small group. And I cannot think of anything more important in this process than a committee that adequately represents all areas.

Faculty are NOT in favor of spending funds on a consultant at a time when classes are being cut and staff laid off.

At the Special Board Meeting of October 3, I heard that the experience with a consultant from the last Presidential search was less than satisfactory. In fact I believe Bob Blizinski summed it up by saying that "you were had". The incorrect job description was published; your local HR team did most of the work; and you had finalist candidates that had not been successfully "vetted". This experience does not seem like a compelling reason to repeat the process.

You expressed your faith in Bob Blizinski; agreed that his past experience makes him a very "savvy" leader for this search. With that expertise in house, why do we need a consultant? We are all busy; involved in Think Tanks, equivalency, hiring, accreditation. It does not seem fair to ask some to do more with less while others do more with more.

I also need to question the "travel expense" mentioned in the search budget Bob presented. Our policy for faculty searches is that the candidate bears the burden of travel costs, even for a second interview. If we ask candidates who are currently working for an adjunct salary to pay that cost it would seem appropriate to ask candidates who are probably already making six figure salaries to also bear that cost.

Certainly the President is a very important position; but if we are looking for a candidate who will make fiscal solvency the top priority, should we not send the message that we are already on a tight budget, already limiting expenses wherever possible?

It is very easy when working with a budget of $38 million to consider $60,000 a small expense. But $60,000 will pay salary and benefits for one classified staff member; or cover the expense of offering four additional classes for 120 students.

Program Discontinuance

The Academic Senate approved the revised Program Discontinuance procedures at the October meeting. The document has been delivered to President Patton and Vice President Herzek for final

approval and implementation. Completing this project will allow us to check off one of the eight accreditation recommendations.

Accreditation

We have faculty volunteers for each of the Accreditation Interim Report recommendations and I would like to thank Melissa Flora, Herb Fessinger, Gary Bergstrom, Carl Farmer, Chris Nelson, Doug McIntire, Kathlyn Encisco, Felix Marhuenda-Donate, and Rick Rawnsley for their contributions.

Equivalency

Although much has been accomplished, we are not yet nearing completion on the policy and procedures for this area. The key question yet to be resolved is the scope of the Equivalency Committee – members of the current Equivalency group and members of the Professional Standards Senate Committee are equally divided on whether the committee should review all requests for equivalency or act as a resource to be called in when a hiring committee is unable to clearly determine equivalency for a candidate. What we need to find is a balance between what we should do, and what we can do; the workload associated with reviewing every equivalency request for every full time and part time hire is simply overwhelming.

Within our own campus, HR has completed the list of discipline assignments for full time faculty and delivered it to Professional Standards. They are working on adjunct. Before sending it to faculty, we need develop procedures for answering questions and allowing faculty to apply for additional disciplines.

Distance Education

The Ed Tech committee, led by Felix Marhuenda-Donate, is working on several new distance education proposals:

- Passed for a first reading at the last Senate meeting was a change to course descriptions; better identifying for students the difference between online, hybrid, proctored online, and web enhanced.
- In progress is a policy for how to determine a “no show” in an online class; and a task force discussing “regular effective contact”.

Three Takes for substandard grade

Three Takes is now law, effective Spring 2012 with required implementation by Summer 2012. This limits all students to three takes of a course for substandard grade or withdrawal; a major change we need to communicate to students no later than the beginning of registration for Spring 2012.

Repeatable Classes

The state Task Force on Repeatability has also finished its research and published recommendations, and the word from this task force, from the Chancellor's Office, and from the Board of Governors is clear: no more repeatable courses except for performance ensembles in music, theater and dance.

We expect quick action on this at the state level and will probably need to modify much of our curriculum in a tight frame between now and publication of the 2012/2013 catalog. Those most affected are PE and Studio Art.

Registration

After considerable discussion in both Ed Policies and the Senate, registration will continue as is for Spring 2012, with wait list, add permit codes, and closing before the first day of classes.

This decision does not reflect agreement from faculty or approval of the current process; rather it reflects a lack of time and energy to continue working on the details. It also reflects confidence in Dr. Nery; respect for the job she is doing; and admiration for her ability to communicate.

Think Tanks

Overall the Tanks are providing a wonderful opportunity for communication, learning, and sharing among all members of the COD family. There is obviously a fierce and understandable desire to protect programs and "turf" but some areas have been able to move past that to consider truly innovative ideas.

In *Curriculum*, the Transfer subgroup is viewing our curriculum "from 30,000 feet" by discussing some challenging statements:

- We have 10,000 students. We graduate 350 each year; transfer 350 each year; award about 250 certificates. That accounts for about 1000 students What are the other 9000 doing? Are they moving toward a goal? Wandering through the curriculum? Registering for whatever is available just to get enough units to qualify for financial aid or stay eligible for athletics?
- Why do we have a geography program?
- Do we really need 101 options in the communications CSU area?
- What if the state limits students to 60 units of college level courses?

In the *Facilities* Think Tank, the IS subgroup is looking at consolidation of the student computers on campus. Numbers provided by Bina Isaac indicate there are 930 computers located in 38 different areas on the Palm Desert Campus; that many are no longer on warranty; and that few locations have plans or funding for either repair or replacement. There are also significant staff costs: all computer locations require some kind of "watchdog" and computer labs for which we claim apportionment need faculty as well as ISA's (Instructional Report Assistants).

Also in that IS subgroup, Bina suggested that outsourcing the maintenance of the Mecca Thermal and EVC computer labs would greatly reduce the travel time for her staff and probably provide more effective service. The subgroup decided that they should look not only at the option of outsourcing for remote labs but also outsourcing support here on Palm Desert campus.

Co-curriculum decided to gather information first and then divide into subgroups; those subgroups meet for the first time this week.

In *Operations*, Bina presented an excellent overview of the ITIR area. It is clear that there are many mandated functions within this area, that the staff has done some wonderful things to keep the college current with technology, and that IT has already pursued areas in which cost savings are possible. It will be very challenging to identify options for reducing the budget of this area by 25%.

I feel that I can offer some unique assistance in this area because I have been - like Bob Blizinski – on both sides of the fence. Before 1997 all Information Systems at COD was outsourced to CMSI/BRC. I was employed by BRC as Project Leader and Manager. We had a total staff of 5 including management and maintained with that staff the A&R system, a catalog and scheduling system, an HR system, the MIS submissions, all PC's on campus, and Institutional Research. Network cabling and telecommunication were outsourced to a different company. In 1997 Information Systems was brought in-house and I was hired as Director of Admin Systems. So, I have seen both sides and have a good understanding of the benefits and drawbacks of both outsourcing and in-house IS services and will bring this expertise to the Operations Think Tank.

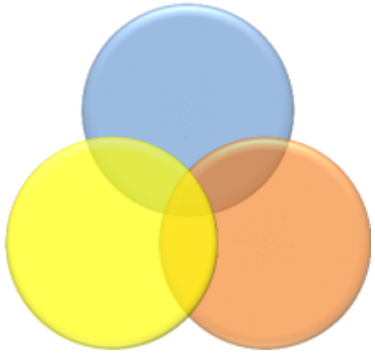
Thank you,

Zerryl Becker, Academic Senate President

College of the Desert

Presentation to the Board - October 21, 2011

Integrated Educational & Facilities Planning



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OUTLINE

HMC Architects

- INTRODUCTION
  - Why Plan?
  - Measure of Success
- PLANNING ELEMENTS
  - Educational Planning
  - Facilities Planning
- THE PROCESS
  - Integrated Approach
  - Sample Steps
- LINK TO CAPITAL OUTLAY PLANNING

WHY PLAN?

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- To redefine goals and visions
- To address changes in demographics and enrollment
- To respond to changing economic conditions
- To improve college programs
- To fund new construction/renovation projects
- To assess aging campus facilities and infrastructure
- To remain or become competitive

WHY PLAN?

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To avoid waste and disruption resulting from piecemeal projects

WHY PLAN?

HMC Architects

A requirement for all CA Community Colleges

"An educational plan serves as the foundation for the development of an effective facilities plan"

Essential in order to participate in the Capital Outlay Program

"it must be adequate to direct and justify the investment of the State and the college of human and material resources, and, in particular, the expenditure of capital outlay projects."

WHY PLAN?

According to the CA Community College Chancellor's Office…

Since 1972, the California Code of Regulations, Title 5, Sections 55402, 55403 and 55404, have required that community college districts maintain educational master plans for each college in a district and for the district as a whole. The regulations do not stipulate the methods college staff would use to create Master Plans or the ultimate contents of educational Master Plans as they relate to facilities.

MEASURE OF SUCCESS

What key indicators should measure the success of a master plan?

INTEGRATED EDUCATIONAL & FACILITIES PLANNING

MEASURE OF SUCCESS

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Useful
Ownership
FUTURE
programs
PLAN
DIRECTION
Supported
informed
FUNDING
Inclusive
roadmap
articulate
NEEDS
INFORM
Flexible
integrated
students
communities
VALID
EDUCATION
LINKED
COMPREHENSIVE
ACADEMIC

OUTLINE

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EDUCATIONAL PLANNING

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What are the key elements of an Educational Plan?

Adequate explanation of the college's

- vision
- philosophy
- curriculum
- programs (educational, support, student services)

Projection of future enrollment

Development of program objectives

EDUCATIONAL PLANNING

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What are the key elements of an Educational Plan?

Information necessary to develop the facilities plan

- Educational plan initiatives
- Enrollment forecasts
- Weekly student contact hours (WSCH) projections
- Adequacy of current facilities

FACILITIES PLANNING

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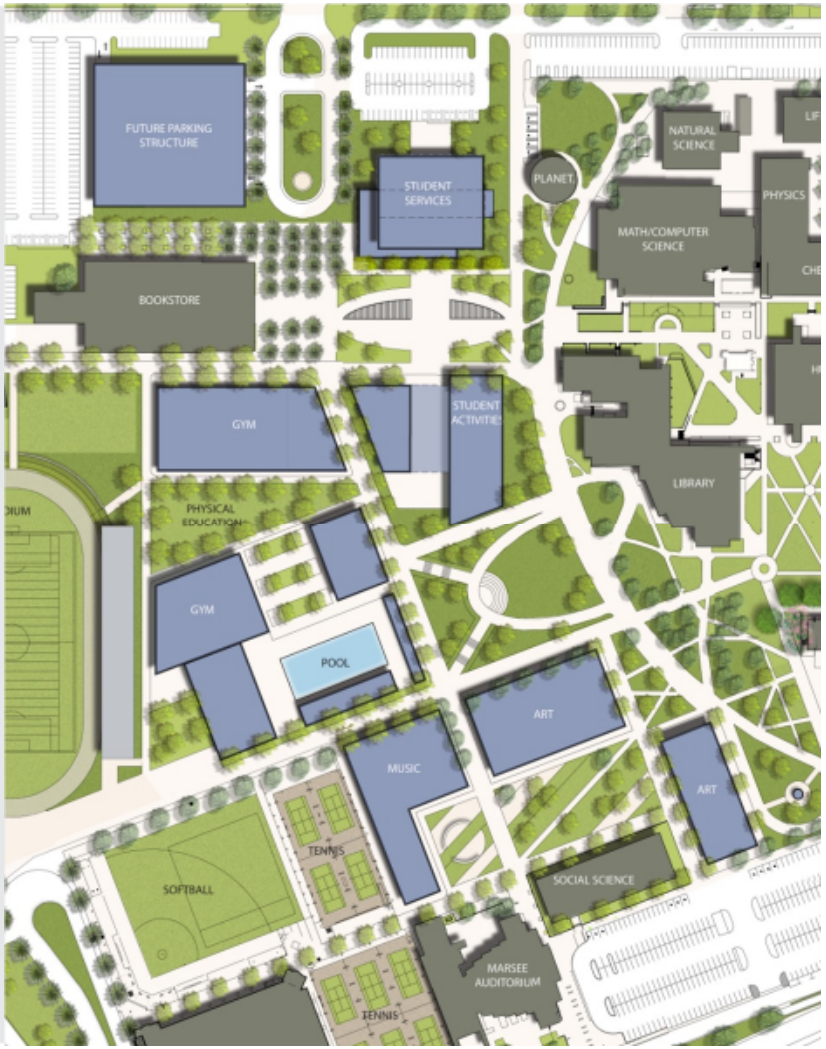
What is a Facilities Master Plan?

A physical interpretation of the

Educational Plan



FACILITIES PLANNING

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What are the key elements of an Facilities Plan?

- Evaluation of existing facilities
  - capacity, condition, adequacy, cost efficiency
- Analysis of existing site conditions
  - physical and functional
- Recommendations for potential re-alignment
- Recommendations for site and facilities projects
  - renovations and new construction
- Identification and prioritization of projects

OUTLINE

HMC Architects

- INTRODUCTION
  - Why Plan?
  - Measure of Success
- PLANNING ELEMENTS
  - Educational Planning
  - Facilities Planning
- **THE PROCESS**
  - **Integrated Approach**
  - **Sample Steps**
- LINK TO CAPITAL OUTLAY PLANNING

INTEGRATED APPROACH

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What is integrated planning?

DEFINITION:

Integrated planning (IP) is the process whereby all planning and resource allocation activities throughout every level of the organization are effectively linked and coordinated, and driven by the institution's vision, mission, and academic priorities.

SCUP, Society for College and University Planning

INTEGRATED EDUCATIONAL & FACILITIES PLANNING

WHAT DOES IT LOOK LIKE?

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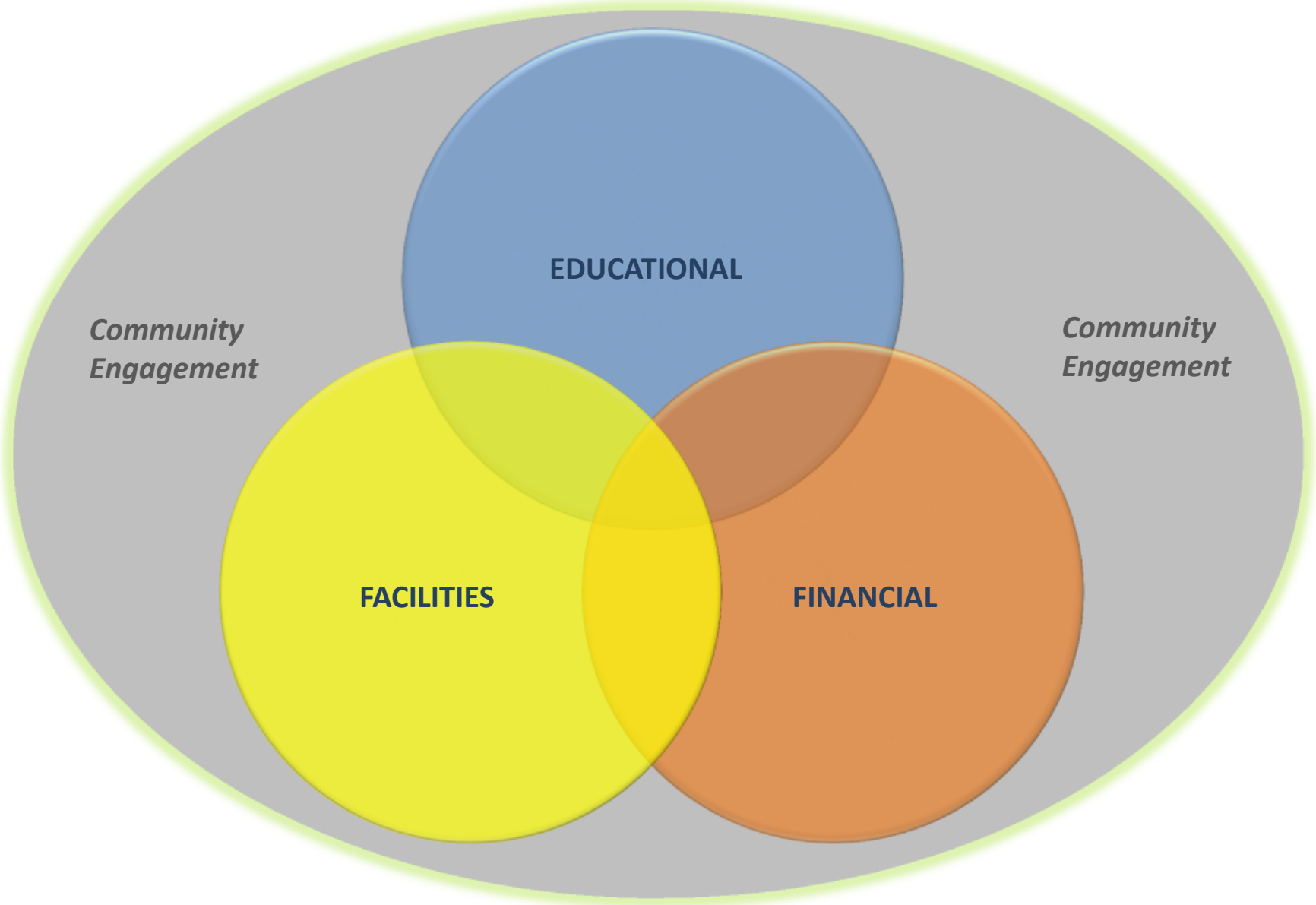

THE PLANNING PROCESS

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How is a plan developed?

- Participatory approach
- Series of collaborative meetings
- Step by step planning process

THE PLANNING PROCESS

Example Six Step Process

1. Project Start-up & Strategic Review
2. Ed Plan Analysis & Forecast
3. Analysis of Existing Conditions
4. Option Development
5. Solution Development
6. Documentation & Approvals

THE PLANNING PROCESS

1. Project Start-up & Strategic Review

- Develop process & schedule
- Collect all available information
- Coordinate with all planning efforts
- Define project goals

THE PLANNING PROCESS

2. Ed Plan Analysis & Forecast

- Meet with Divisions and Departments (INTERNAL)
  - Discuss Program Reviews
  - Define issues and trends
  - Identify common themes

THE PLANNING PROCESS

2. Ed Plan Analysis & Forecast

- Collect data to drive Facilities Plan
  - Enrollment Projections
  - Current & Future Programs
  - WSCH / FTES Projections (by program)

THE PLANNING PROCESS

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Five Year Construction Plan/FUSION

Enrollment / WSCH Forecast

YEAR	Enrollment	WSCH	
2008	25,773	302,488	Actual
2015	32,640	385,460	Projected *
2020	40,446	477,632	Projected *

- *Projections from CCCCO – January 2009*

YEAR	WSCH	Off-campus/On-line	On-campus
2008	302,488	-30,249	272,239
2015	385,460	-38,549	346,911
2020	477,632	-47,763	429,869

- *Preliminary analysis of WSCH distribution*

THE PLANNING PROCESS

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Space Inventory/FUSION Assignment of Space (ASF)

SPACE TYPE	2008 Inventory	2009 Inventory	Adjusted Inventory *
Lecture	127,556	131,829	157,035
Lab	197,079	195,243	178,052
Office	106,602	110,357	110,507
Library	47,443	74,324	69,868
Instr. Media	5,271	3,585	3,585
Other	310,049	304,402	334,053
TOTAL	794,000	819,740	853,100

** Includes project currently underway and reported in FUSION*

THE PLANNING PROCESS

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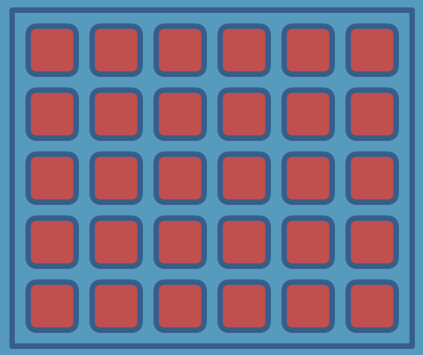
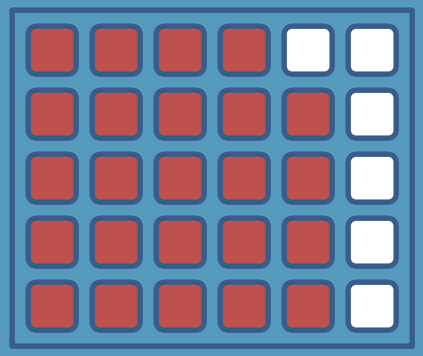
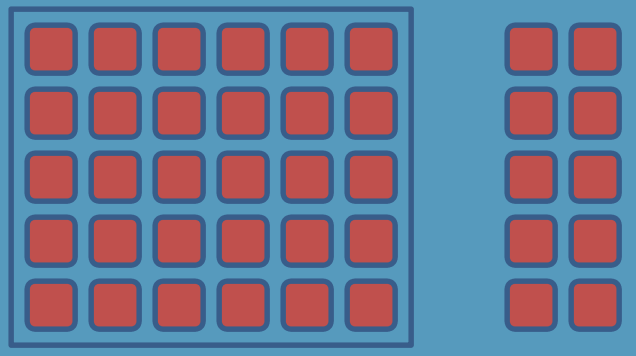
Space Utilization - Capacity Load Ratios



# of seats = # of students
100% capacity/load



# of seats > # of students
Over 100% capacity/load



# of seats < # of students
Under 100% capacity/load

THE PLANNING PROCESS

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Space Utilization - Capacity Load Ratios
FUSION

Space Type	2010	2015	2020
Lecture	137 %	133 %	128 %
Lab	75 %	79 %	75 %
Office	112 %	105 %	98 %
Library	71 %	60 %	56 %
Instr. Media	35 %	54 %	53 %

THE PLANNING PROCESS

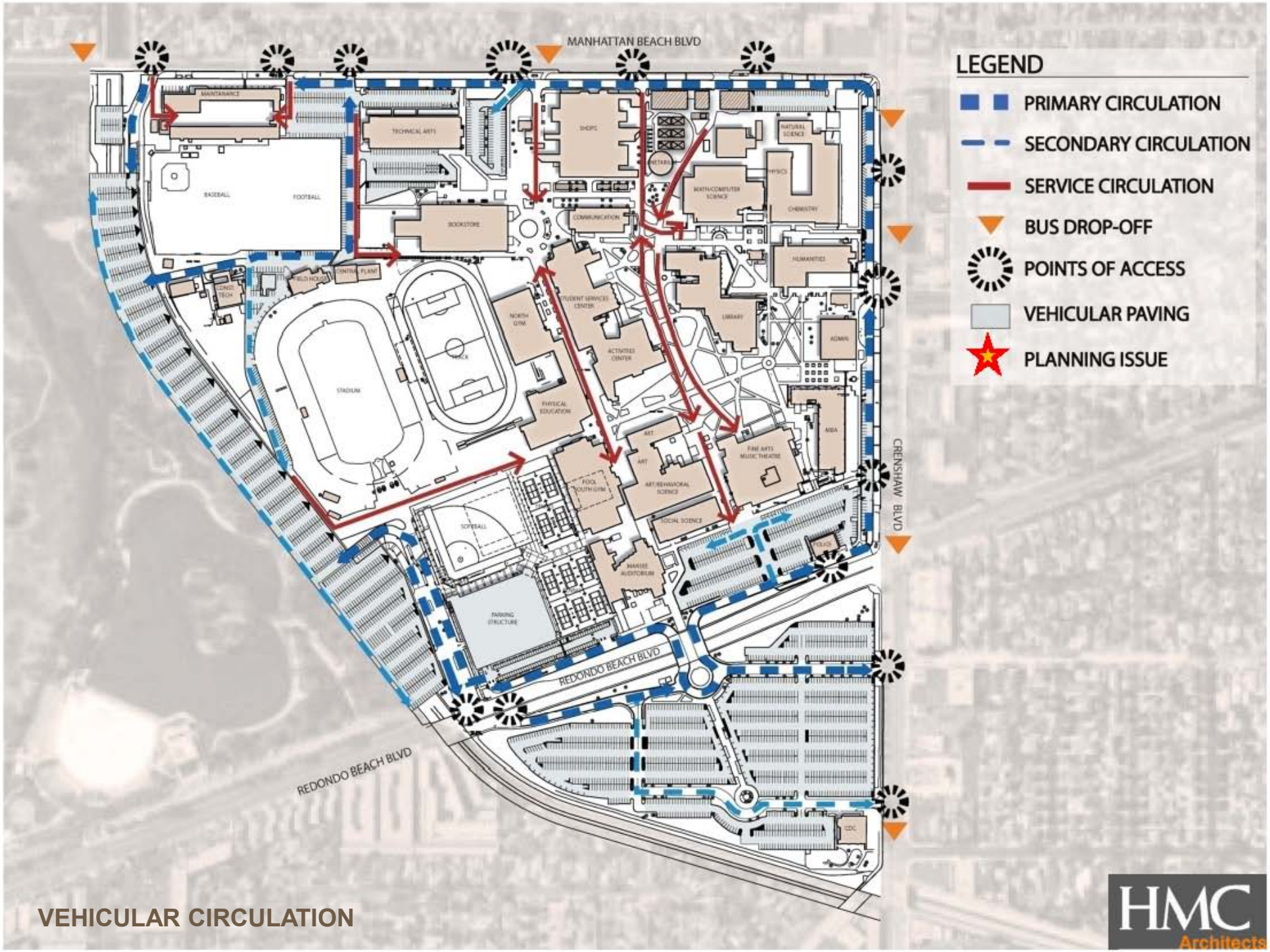
Master Plan Space Program (2020)

Space Type	Adjusted Inventory	Forecasted Space Need	Difference
Lecture	157,035	119,933	37,102
Lab	178,052	274,724	-96,672
Office	110,507	127,368	-16,861
Library	69,868	74,696	-4,828
Instr. Media	3,585	15,822	-12,237
Other	334,053	280,589	53,104
TOTAL	853,100	893,132	-40,032

THE PLANNING PROCESS

3. Analysis of Existing Conditions

- Develop a shared understanding of the existing campus
- Define key issues to be addressed in the master plan



VEHICULAR CIRCULATION

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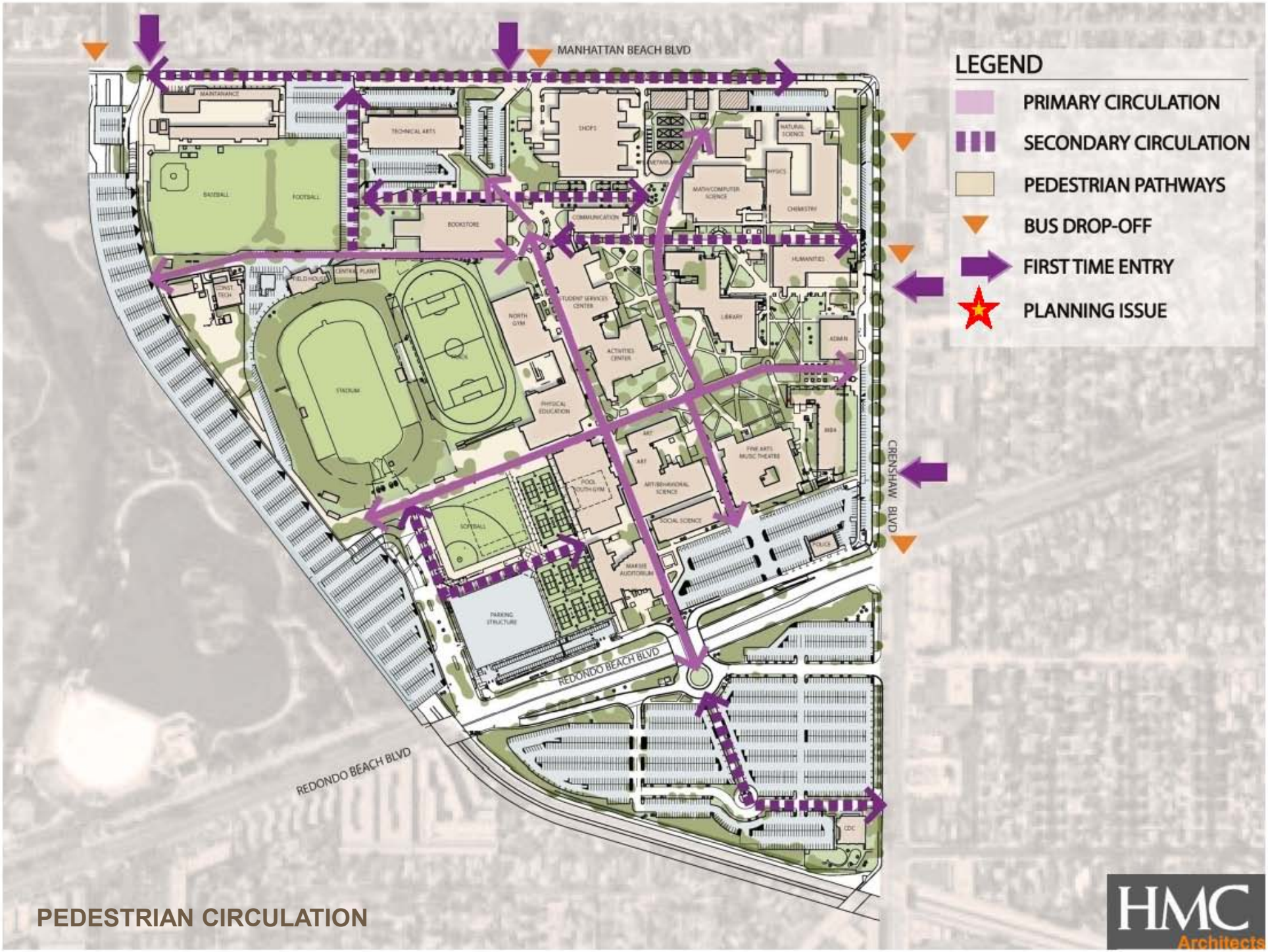

PEDESTRIAN CIRCULATION

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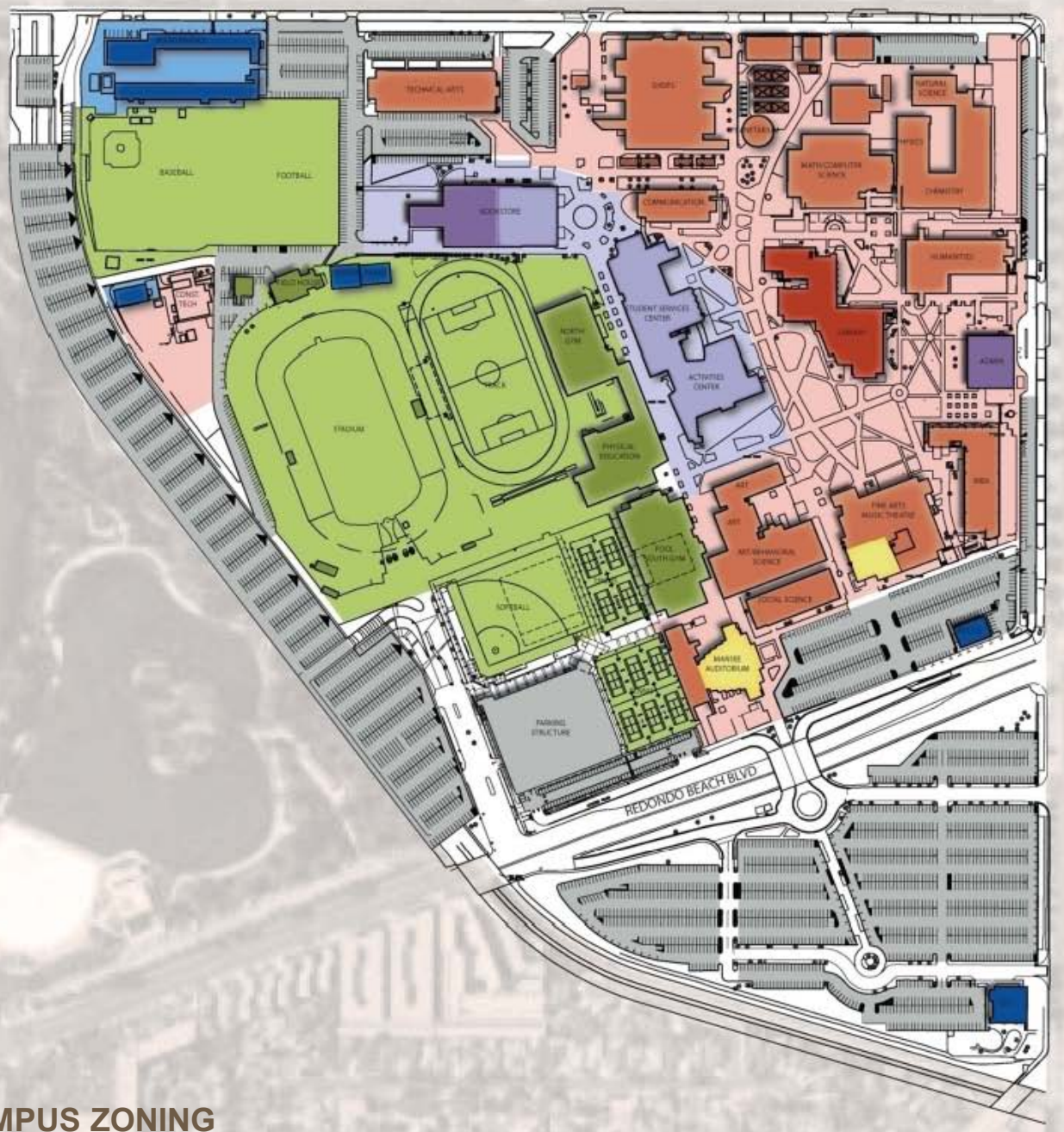

LEGEND

- INSTRUCTIONAL
- ATHLETICS/PE
- STUDENT SERVICES/ ACTIVITY
- ADMINISTRATION
- COMMUNITY ACCESS
- SERVICE/FACILITIES
- LIBRARY
- PARKING

CAMPUS ZONING

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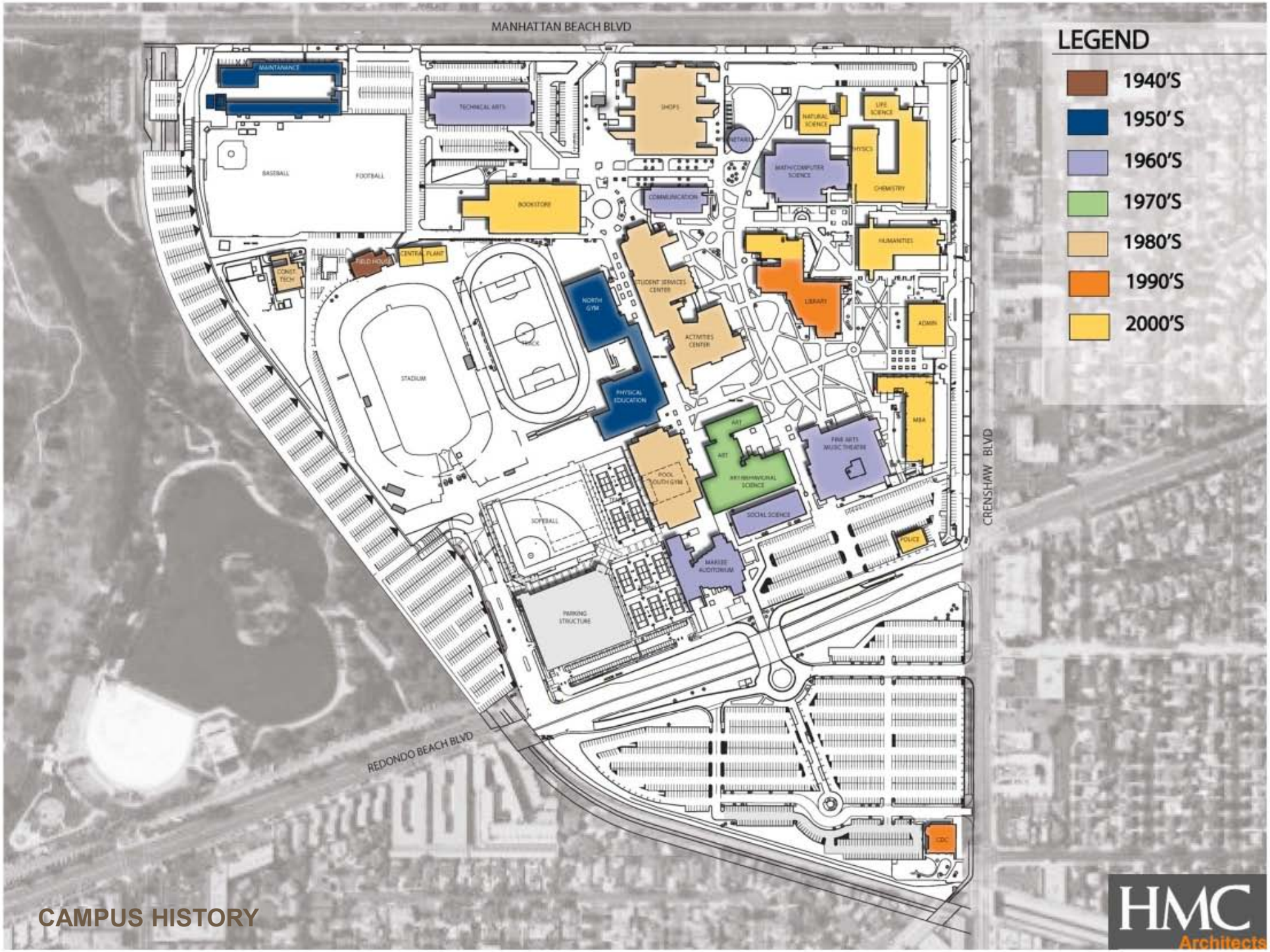

CAMPUS HISTORY

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THE PLANNING PROCESS

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4. Option Development

Develop a series of options based on:

- Educational Initiatives
- Forecasted Planning Data
- Analysis of Existing Conditions
- Facilities Planning Priorities

THE PLANNING PROCESS

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FACILITIES PLANNING PRIORITIES - example

- Maximize functional space
  - Renovate facilities
  - Address program needs

- Eliminate non-functional space
  - Remove temporary buildings
  - Replace aging facilities

- Improve efficiency/utilization of facilities
  - Consolidate related programs
  - Create flexible, interdisciplinary spaces

- Right-size the campus to address program needs

- Position the District to maximize funding (state and local)

THE PLANNING PROCESS

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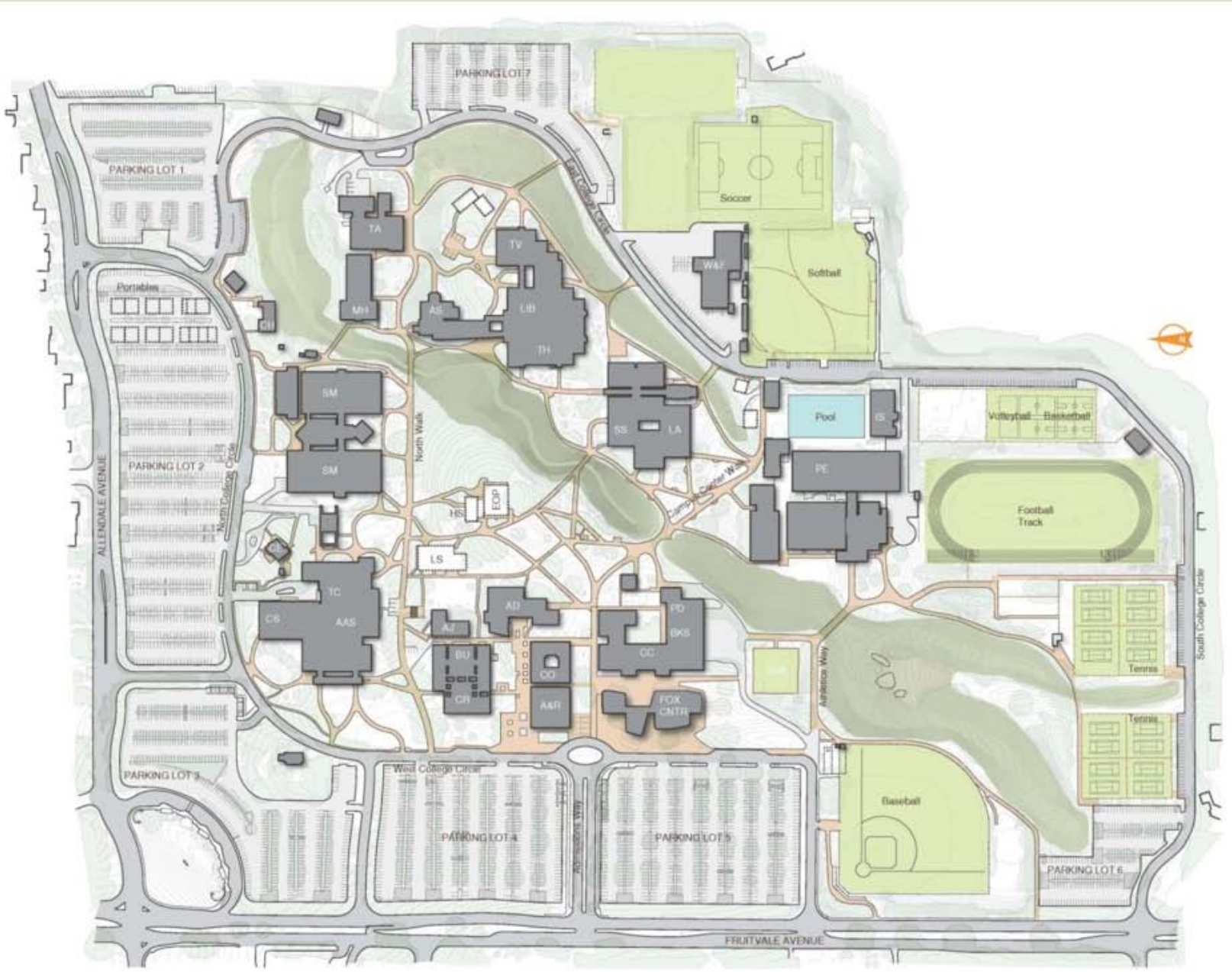
COLLEGE OF THE DESERT

Implementation Plan

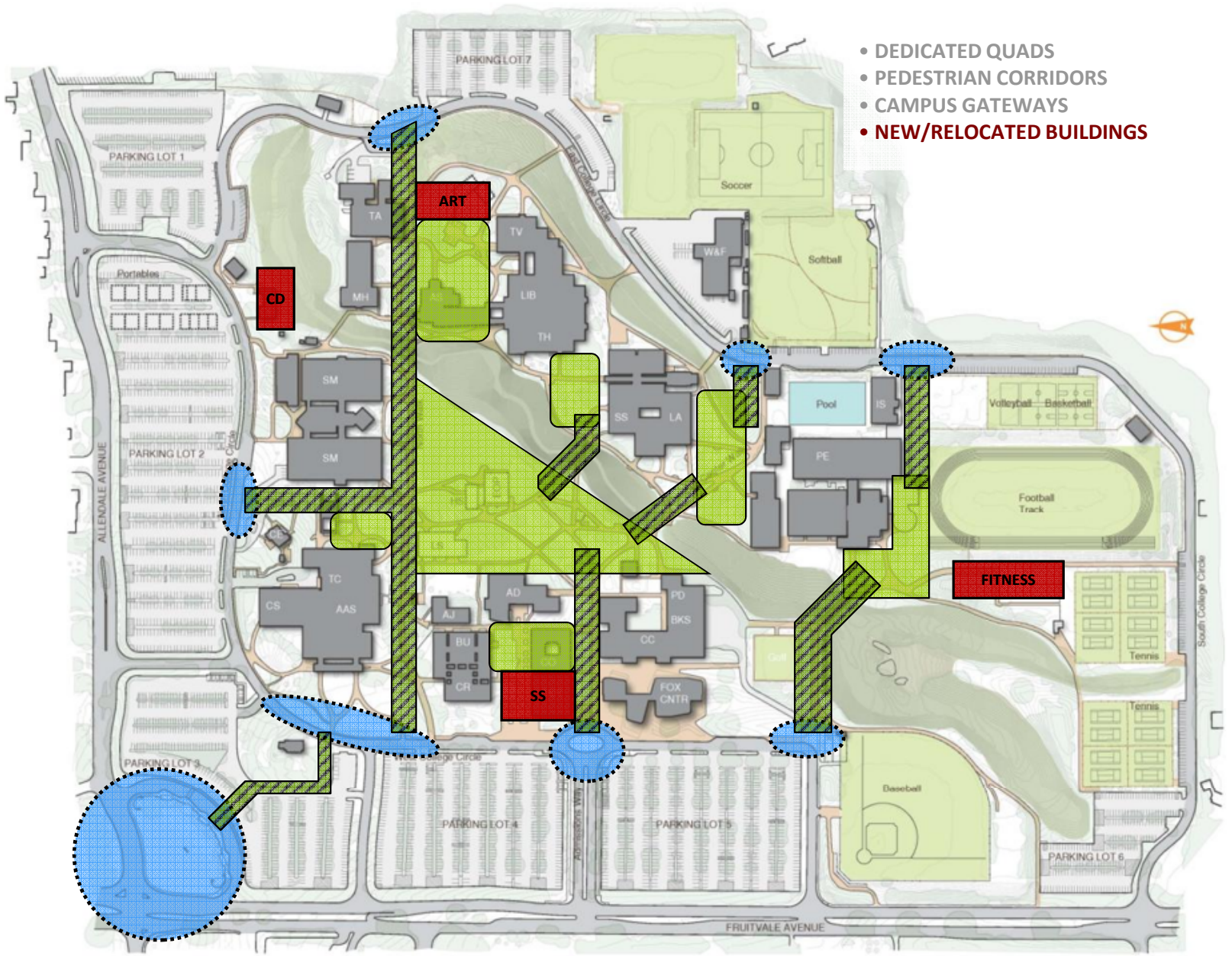
Guiding Principles

- *Build Projects to Support the Education Master Plan*
- *Complete projects currently underway*
- *Limit disruption on campus*
- *Follow the logical sequence of moves*
- *Limit the number of moves required*
- *Address safety issues*
- *Control rising construction costs*
- *Leverage bond funds - refunding*
- *Position the College to maximize state funding*

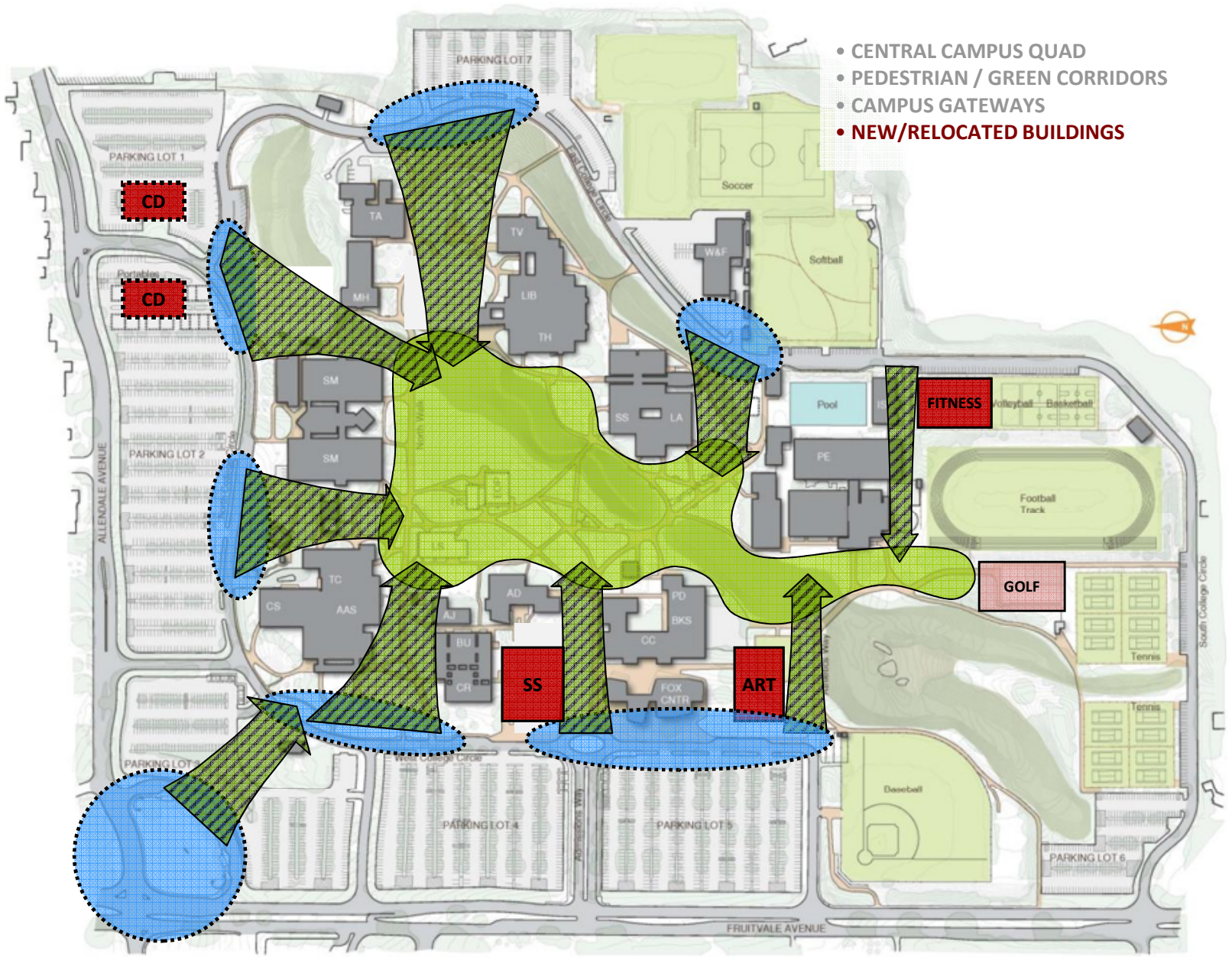
2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17


PARKING LOT 7
PARKING LOT 1
Portables
PARKING LOT 2
PARKING LOT 3
PARKING LOT 4
PARKING LOT 5
PARKING LOT 6
ALLENDALE AVENUE
North College Circle
West College Circle
East College Circle
North Walk
Campus Center Walk
Aviation Way
South College Circle
FRUITVALE AVENUE
Soccer
Softball
Pool
Volleyball
Basketball
Football Track
Tennis
Tennis
Baseball
TA
TV
MH
AS
LIB
TH
SM
SM
SS
LA
PE
HS
ECP
LS
TC
CS
AAS
AD
AF
BU
CH
CO
A&R
CC
PD
BKS
FOX CNTR

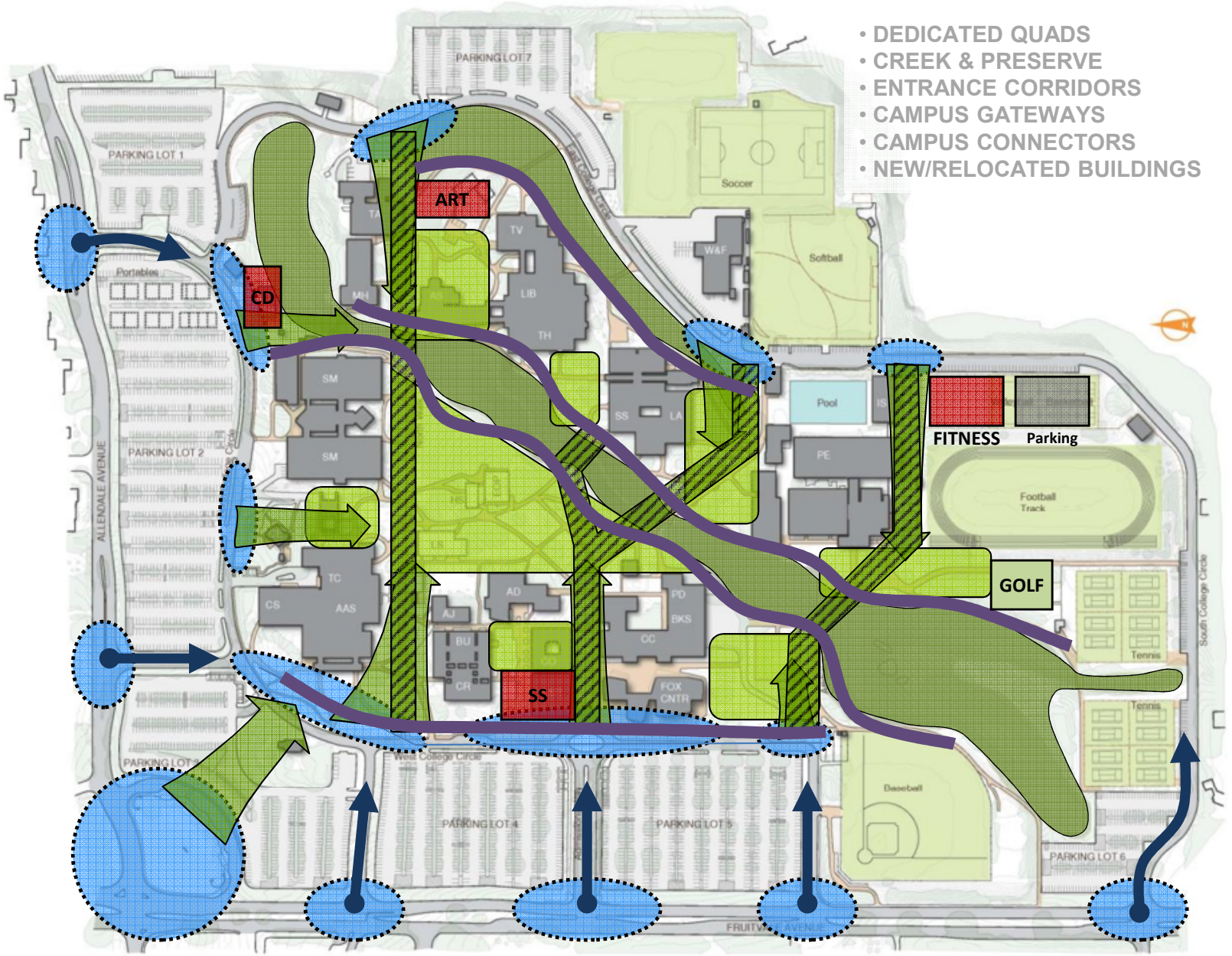
CAMPUS PLAN



OPTION 1: DISPERSED QUADS



OPTION 2: OPEN CAMPUS



OPTION 3: COMBINED APPROACH


PARKING LOT 4
PARKING LOT 1
Soccer
TA
ART
TV
W&F
Softball
Portables
CH
MH
LIB
TU
SM
SM
SS
LA
Pool
IB
Fitness
PARKING LOT 2
PE
Football
Track
ALLENDALE AVENUE
TC
AAS
AD
AJ
PO
BKS
CC
Golf
BU
CR
STUDENT
SERVICES
FOX
CNTR
Tennis
Tennis
West College Circle
PARKING LOT 3
PARKING LOT 7
PARKING LOT 5
Baseball
PARKING LOT 6
FRUITVALE AVENUE

2009 FACILITIES MASTER PLAN

THE PLANNING PROCESS

5. Solution Development

FINAL MASTER PLAN DRAWINGS

SCOPE

- Master Plan Projects (Site and Facilities)

BUDGET

- Preliminary Project Budgets
- Strategies for State Funding

SCHEDULE

- Phasing and Implementation Plans

THE PLANNING PROCESS

6. DOCUMENTATION & APPROVALS

- Draft Documents
- College & Community Presentations
- Reviews and Approvals
- Board Presentation & Adoption

OUTLINE

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  - Integrated Approach
  - Sample Steps
- **LINK TO CAPITAL OUTLAY PLANNING**

INTEGRATED EDUCATIONAL & FACILITIES PLANNING

LINK TO CAPITAL OUTLAY PLANNING

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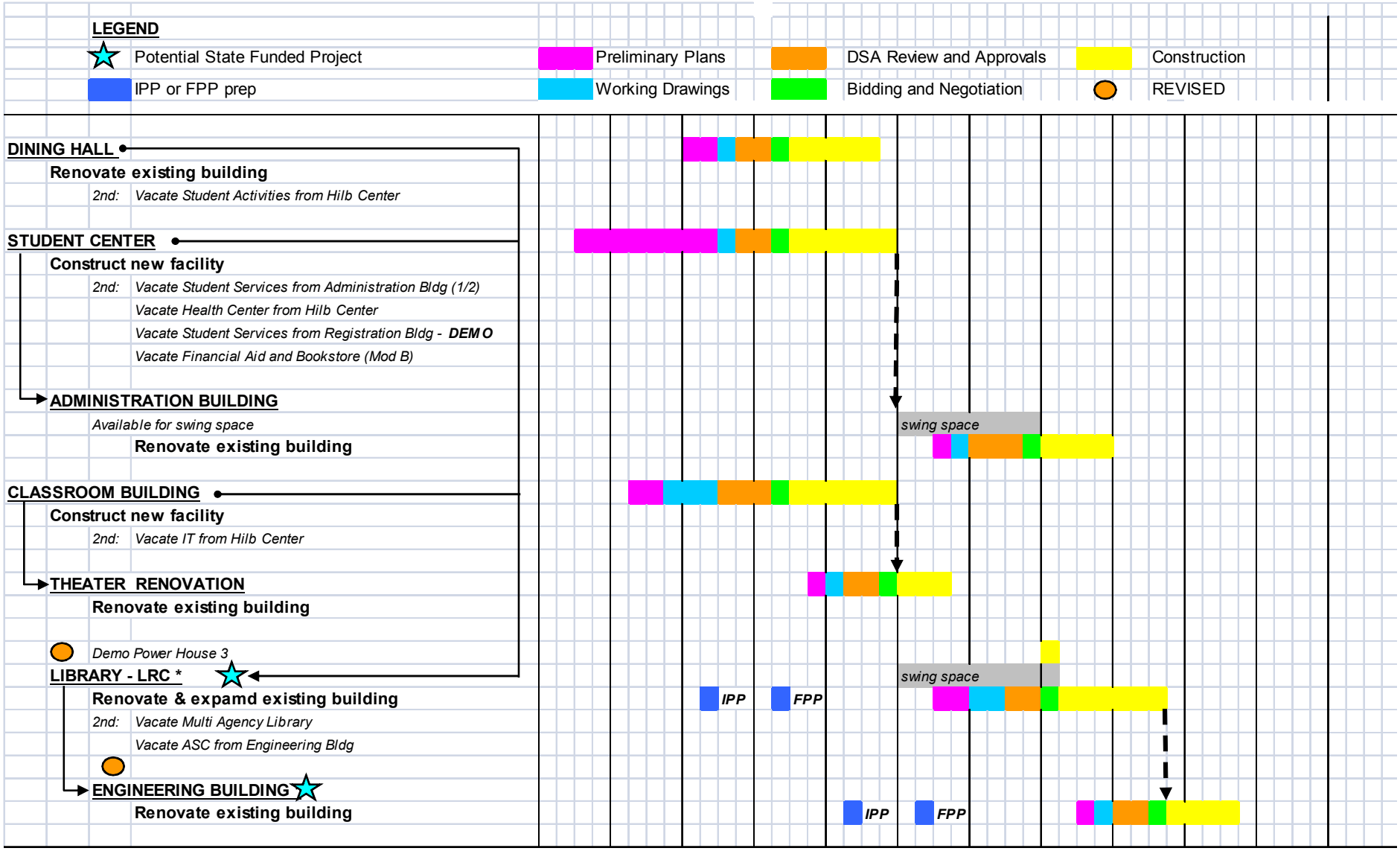

INTEGRATED EDUCATIONAL & FACILITIES PLANNING

LINK TO CAPITAL OUTLAY PLANNING

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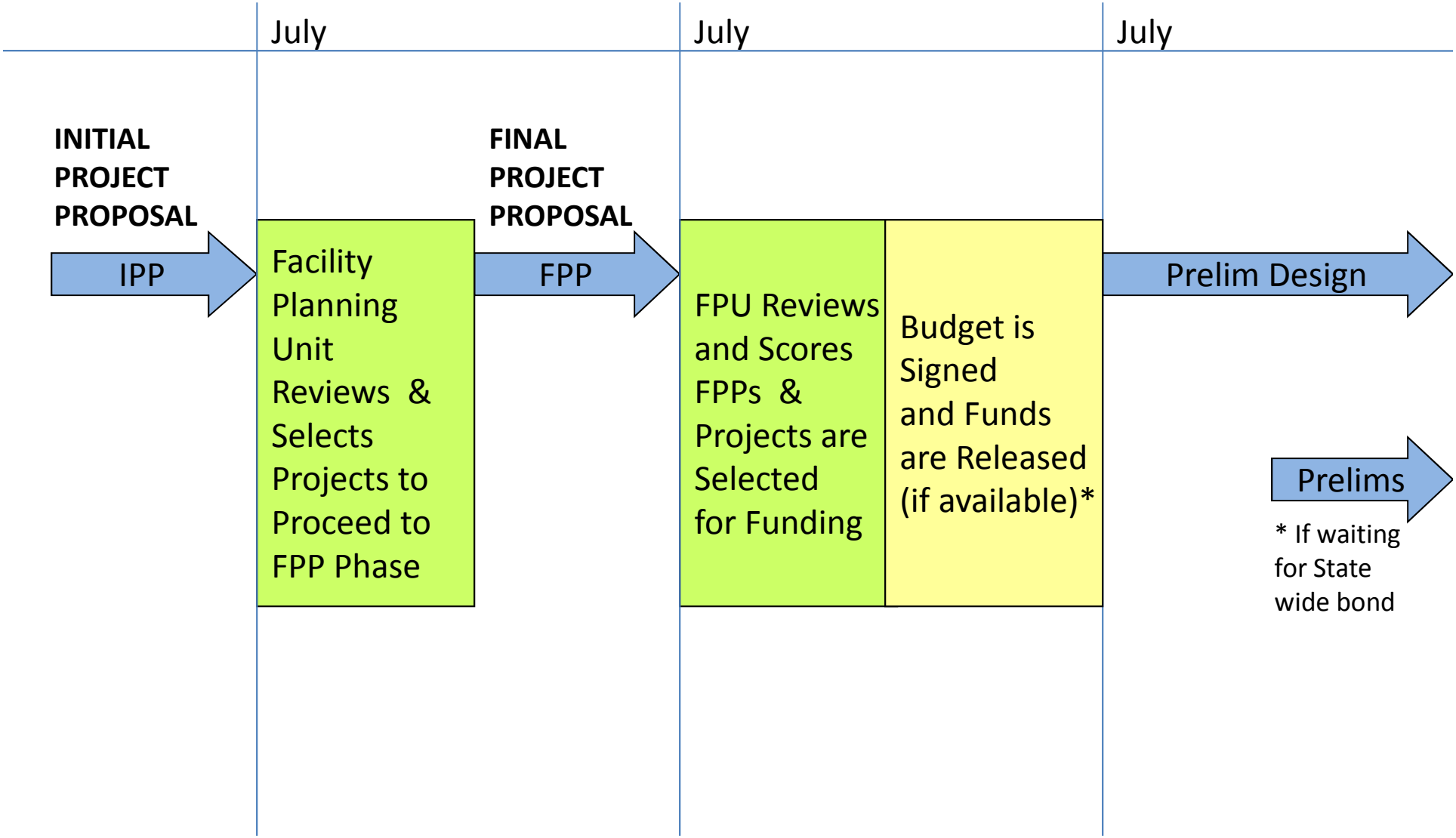
Five Year Construction Plan

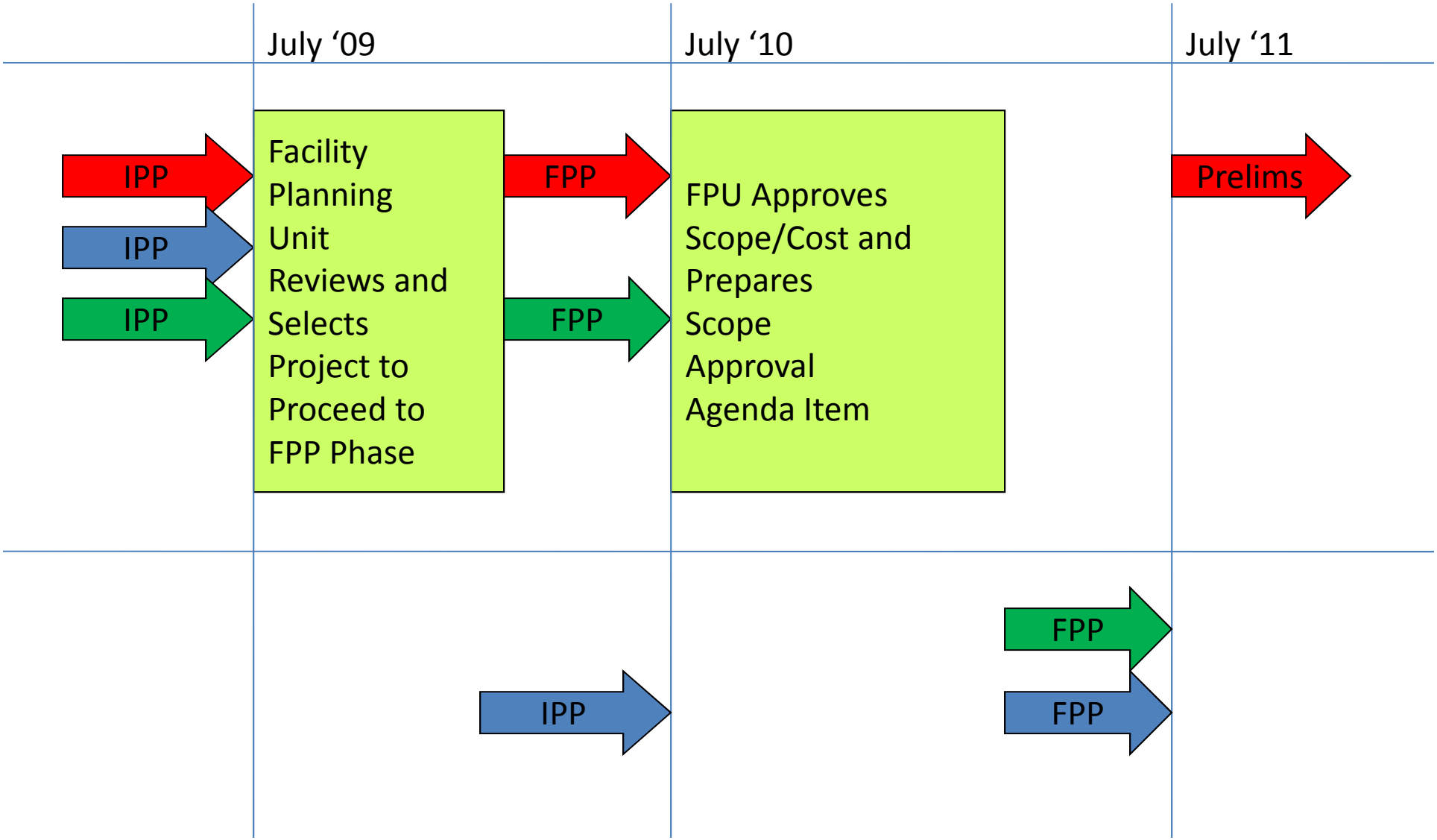


INTEGRATED EDUCATIONAL & FACILITIES PLANNING

LINK TO CAPITAL OUTLAY PLANNING

HMC Architects

Five Year Construction Plan



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College of the Desert

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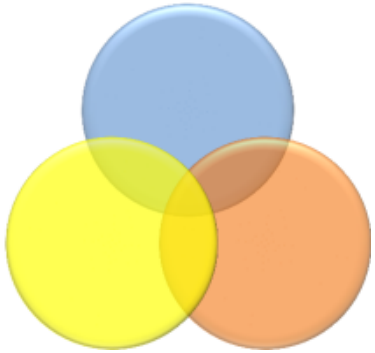

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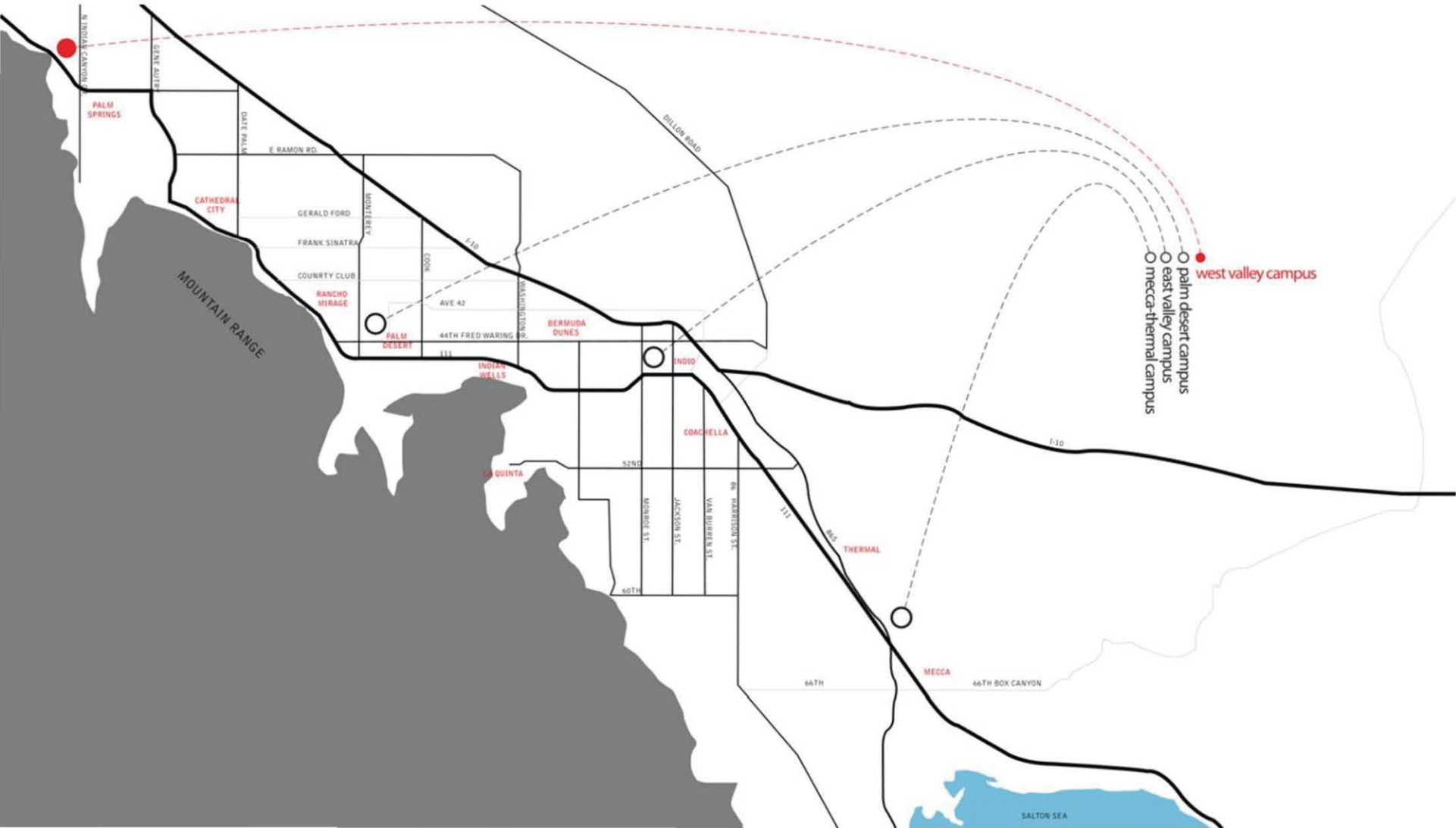
COD WEST VALLEY CAMPUS

Board Meeting, Oct.21th 2011


west valley campus
palm desert campus
east valley campus
mecca-thermal campus
PALM SPRINGS
N INDIAN CANYON
GENE AUTRY
DATE PALM
E RAMON RD
CATHEDRAL CITY
GERALD FORD
FRANK SINATRA
COUNRTY CLUB
RANCHO MIRAGE
MONROE
COOK
I-10
WASHINGTON
AVE 42
PALM DESERT
44TH FRED WARING
BERMUDA DUNES
INDIO
INDIAN WELLS
LA QUINTA
COACHELLA
52ND
MONROE ST
JACKSON ST
VAN BUREN ST
HARRISON ST
60TH
111
86S
THERMAL
MECCA
66TH
66TH BOX CANYON
DILLON ROAD
MOUNTAIN RANGE
SALTON SEA


COLLEGE OF THE DESERT
WEST VALLEY CAMPUS
111
10
N Palm Canyon Dr
N Indian Canyon Dr
N Avenida Caballeros
N Farrell Dr
Palm Springs
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Image County of San Bernardino

TEAM APPROACH

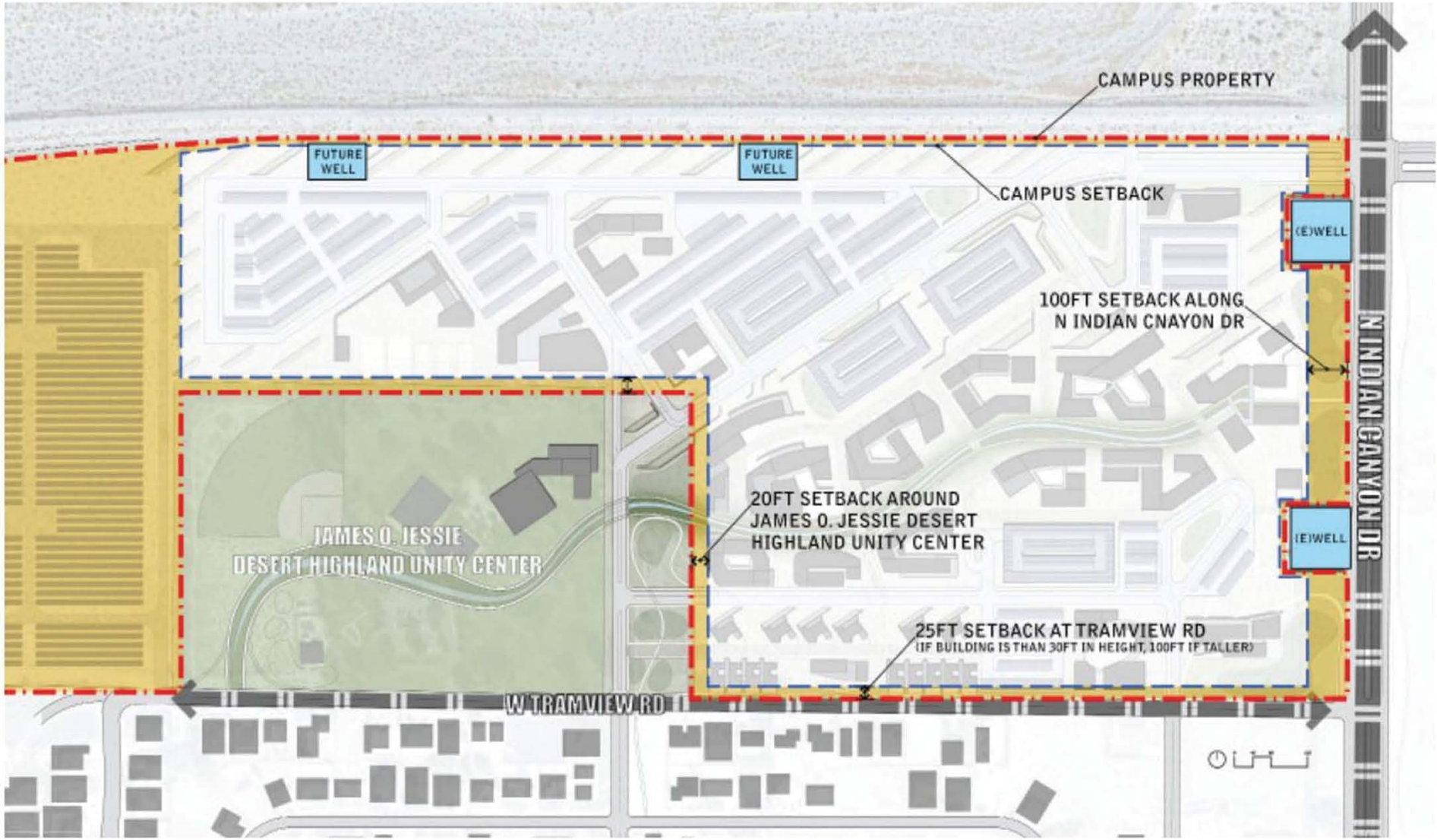
Integrated Design Team

THE CHALLENGE

PRECIPITATION

WIND


VISTA SOL
ALTA CRESTA SUMMIT DR.
ORO RIDGE
ALTA RIDGE
MIRA GRANDE
ARROWHEAD LN.
TERRAZA LN.
MISSION PEAK
TIERRA LN.
VENTANNA RIDGE
VISTA VERDE
MOUNTAIN GATE
VISTA DUNES
W. GATEWAY DR.
LAS VEGAS RD.
EASTGATE ROAD
JUAN DR.
JUANITA DR.
ASHBY CIRCLE
GLADYS CIRCLE
W. TRAMVIEW RD.
W. SUNVIEW AVE
W. VISTA DR.
CORAZON AVE.
N. GRANDE AVE
E AVE CERCA
EL DORADO BLVD
FRONTAGE RD.
INDIAN CANYON DRIVE
RADIO RD.
OASIS RD.
MCCARTHY RD.
SAN RAFAEL RD.
SAN RAFAEL DRIVE
N. PALM CANYON DR.
1952 ft


CAMPUS PROPERTY
FUTURE WELL
FUTURE WELL
CAMPUS SETBACK
(E)WELL
100FT SETBACK ALONG
N INDIAN CNAYON DR
N INDIAN CANYON DR
JAMES O. JESSIE
DESERT HIGHLAND UNITY CENTER
20FT SETBACK AROUND
JAMES O. JESSIE DESERT
HIGHLAND UNITY CENTER
(E)WELL
25FT SETBACK AT TRAMVIEW RD
(IF BUILDING IS THAN 30FT IN HEIGHT, 100FT IF TALLER)
W TRAMVIEW RD

GOALS & VISION

COD WVC

INNOVATION

450KSF

650KSF

PLANNING FOR THE FUTURE

FLEXIBILITY

CREATIVITY

ADAPTABILITY

COMPATIBILITY

CATALYST & GATEWAY

SELF-SUSTAINING CAMPUS CRITERIA

Four Pillars

Educational

PPVs General Ed

Gateway

Social

Catalyst

Community

Wind Zero-Plus

Environmental

Sun Climate

Spatial Quality

Physical

"there", there

Student Focused Pedestrian

PPA Land lease

Economical

PPVs

Incubator

CRITERIA

EDUCATIONAL
FOUR PILLARS | PPVs | GEN ED
INTERDISCIPLINARY

SOCIAL
CONNECTION | INTEGRATION
LANDMARK | GATEWAY

ENVIRONMENTAL
WIND | SUN | TEMP SWINGS

ECONOMICAL
FLEXIBILITY

PHYSICAL
SPACIAL QUALITY
"THERE" THERE | GATEWAY SITE

SCALE
COMMUNITY | SITE
BUILDING | INDIVIDUAL

2010 MP | Cluster on String | Vehicular Free | Consolidated | Distributed

EDUCATIONAL
FOUR PILLARS | PPVs | GEN ED
INTERDISCIPLINARY

SOCIAL
CONNECTION | INTEGRATION
LANDMARK | GATEWAY

ENVIRONMENTAL
WIND | SUN | TEMP SWINGS

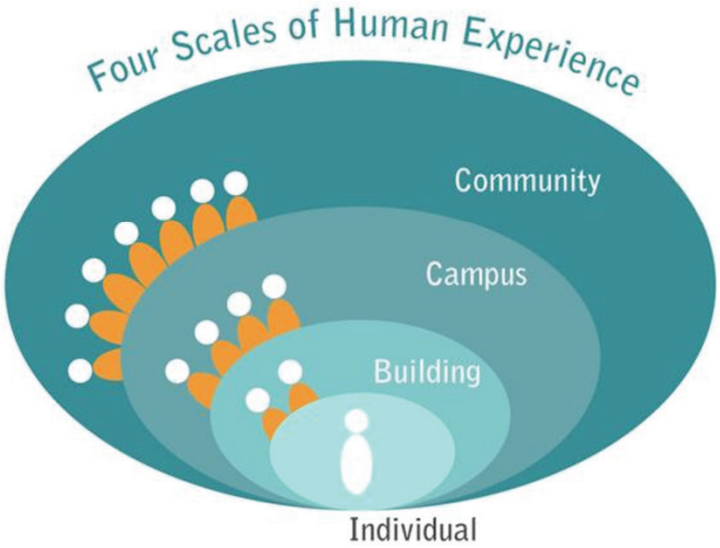
ECONOMICAL
FLEXIBILITY

PHYSICAL
SPACIAL QUALITY
"THERE" THERE | GATEWAY SITE

SCALE
COMMUNITY | SITE
BUILDING | INDIVIDUAL

Four Pillars

Four Scales




College of the Desert
COLLEGE OF THE DESERT

PROGRAM

COD WVC

PHASE1: 50,000SF Total: 50,000SF

ACADEMIC: 35,000SF PPVs: 15,000SF FTES: 200 Parking: 159 / Total: 159

PHASE2: 100,000SF Total: 150,000SF

ACADEMIC: 40,000SF PPVs: 60,000SF FTES: 1,048 Parking: 557 / Total: 716

PHASE3: 110,000SF Total: 260,000SF

ACADEMIC: 90,000SF PPVs: 20,000SF FTES: 2,098 Parking: 680 / Total:1,237

PHASE4: 120,000SF Total: 380,000SF

ACADEMIC: 85,000SF PPVs: 35,000SF FTES: 2,903 Parking:1,029 / Total: 1,709

PHASE5: 70,000SF Total: 450,000SF

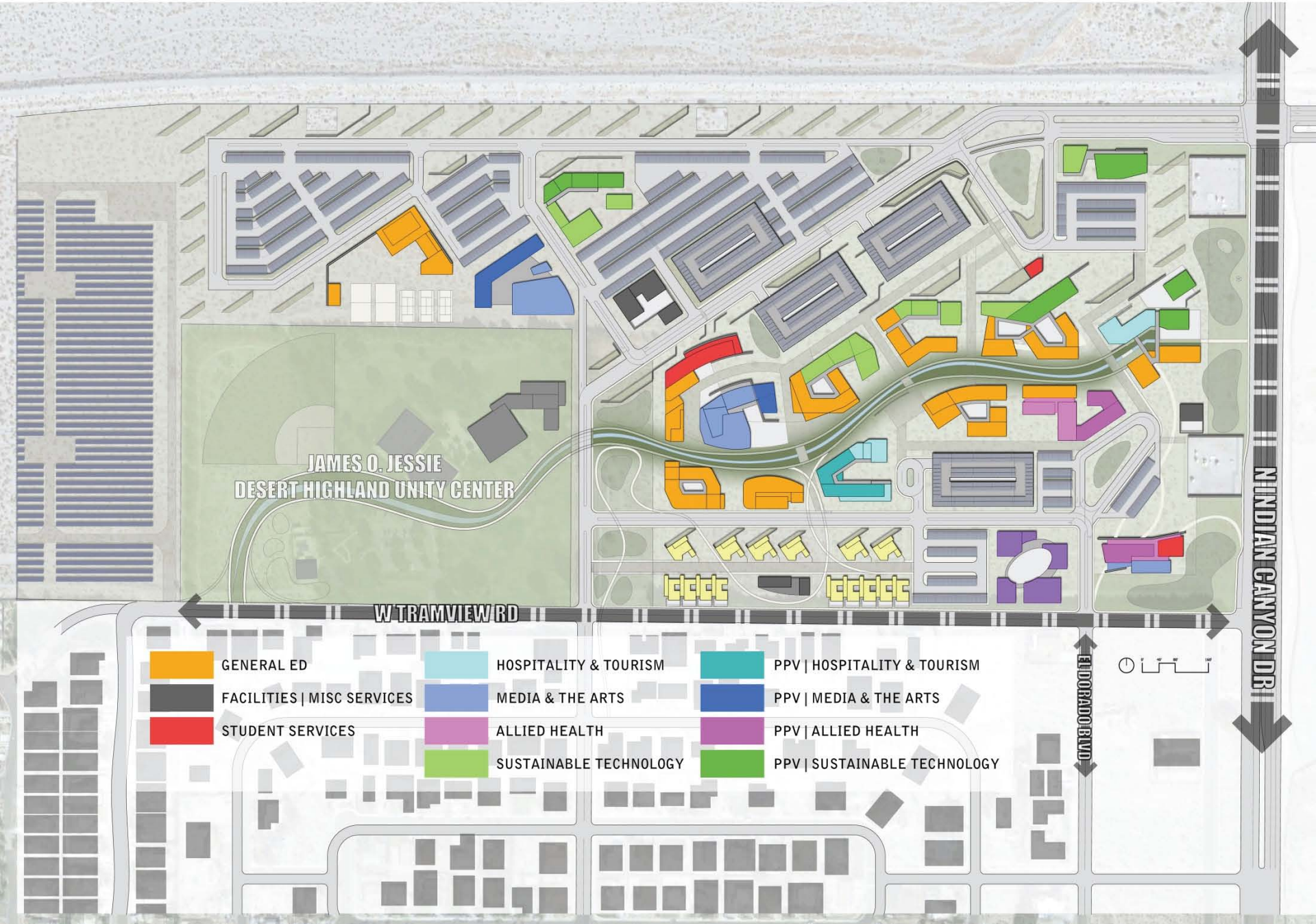
ACADEMIC: 45,000SF PPVs: 25,000SF FTES: 3,589 Parking:1,059 / Total: 2,088

FULL BUILD-OUT: Total: 650,000SF

Includes Phase Independent Program (Housing, JV, Iconic Functions) Parking Total: 2,619


SURFACE PARKING
SURFACE PARKING
WELLNESS CENTER
PHASE 5+ PPV|MEDIA & THE ARTS
PHASE 5+ PPV MEDIA & THE ARTS
SURFACE PARKING
PARKING STRUCTURE
PARKING STRUCTURE
PARKING STRUCTURE
PWR PLANT FACILITIES
ICONIC WVC FUNCTION (4PILLAR RETLATED)
TRANSIT HUB
PHASE 3 GREEN TECH GENERAL ED
PHASE 2 GREEN TECH GENERAL ED
PHASE 1 GREEN TECH CULINARY ARTS GENERAL ED
PHASE 4 PPV
PHASE 3 LRC GENERAL ED
PHASE 4 THEATER MEDIA&THE ARTS
PHASE 3 GENERAL ED
PHASE 2 HEALTH SCIENCE GENERAL ED
PWR PLANT
JOJ EXPANSION
JAMES O. JESSIE
DESERT HIGHLAND UNITY CENTER
COMMUNITY GARDEN
PHASE 5 GENERAL ED
PHASE 4 BOUTIQUE HOTEL HOSPITALITY
PARKING STRUCTURE
RESIDENTIAL
SURFACE PARKING
SMALL SCALE RETAIL
ICONIC WVC FUNCTION (4PILLAR RETLATED)
RESIDENTIAL
CENTER
RESIDENTIAL
W TRAMVIEW RD
N GRANADA AVE
EL DORADO BLVD
N INDIAN CANYON DR


ICONIC WVC FUNCTION
(4PILLAR RETLATED)
PHASE 5+
PPV|MEDIA
& THE ARTS
WELLNESS CENTER
PHASE 5+
PPV
MEDIA & THE ARTS
JOJ
EXPANSION
JAMES O. JESSIE
DESERT HIGHLAND UNITY CENTER
RESIDENTIAL
RESIDENTIAL
CENTER
RESIDENTIAL
SMALL
SCALE
RETAIL
ICONIC
WVC
FUNCTION
(4PILLAR RETLATED)
W TRAMVIEW RD
N GRANADA AVE
EL DORADO BLVD
N INDIAN CANYON DR


JAMES O. JESSIE
DESERT HIGHLAND UNITY CENTER
W TRAMVIEW RD
N INDIAN CANYON DR
EL DORADO BLVD
GENERAL ED
FACILITIES | MISC SERVICES
STUDENT SERVICES
HOSPITALITY & TOURISM
MEDIA & THE ARTS
ALLIED HEALTH
SUSTAINABLE TECHNOLOGY
PPV | HOSPITALITY & TOURISM
PPV | MEDIA & THE ARTS
PPV | ALLIED HEALTH
PPV | SUSTAINABLE TECHNOLOGY

INNOVATION

5ZERO-PLUS℠

PLANNING FOR THE FUTURE

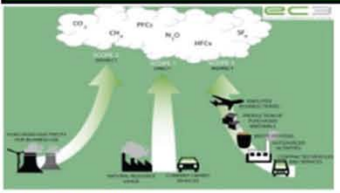
FLEXIBILITY

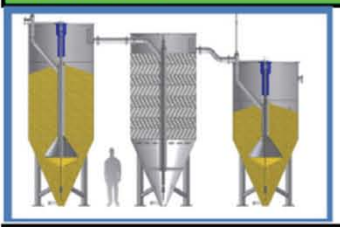
CREATIVITY

ADAPTABILITY

COMPATIBILITY

Zero-Plus, Five-Zero Plan with Phasing





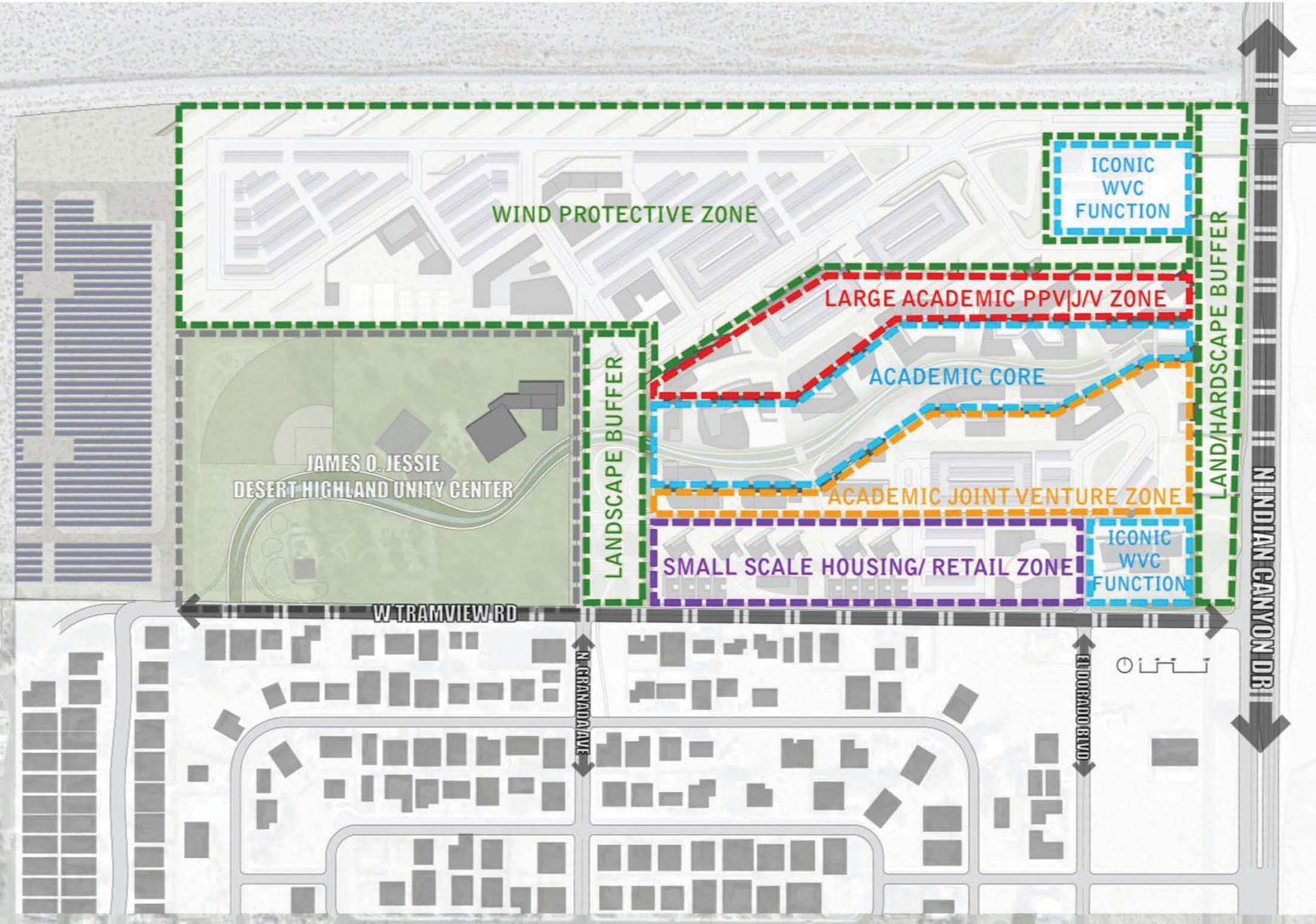
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Full Build-out
Zero-Plus Energy	**Makes more energy than it consumes**						
	PV on parking canopies (3rd Party PPA)	Recommend	Increased	Increased	Increased	Increased	Increased
	PV on building roof/structure (3rd party PPA)	Recommend	Increased	Increased	Increased	Increased	Increased
	PV Farm (vacant area (by 3rd party) 3 MW +/-	Recommend	Continue	Reduced	Reduced	Continue	Continue
	Solar Hot Water	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Fuel Cells (Bloom Box)	If 3rd Party funds	Consider	Consider	Consider	Consider	Consider
	Bio Mass (M2 Renewable)	NR - Volume	If sewage volume	If sewage volume	Recommend	Recommend	Recommend
	Water Cooled Chiller w/ TES	Recommend	Recommend	Recommend			
	Full Central Plant	Not Recomnd	Not Recomnd	Not Recomnd	Recommend	Recommend	Recommend
	Low EUI	40 to 50	40 to 50	40 to 50	40 to 50	40 to 50	40 to 50
Zero-Plus Carbon	**Cleans the air**						
	Climate Action Plan (Existing Campus proposal)	Consider	Recommend	Recommend	Recommend	Recommend	Recommend
	Carbon Footprint Audit (Energy Audit)	Consider	Recommend	Recommend	Recommend	Recommend	Recommend
	Embodied carbon and energy of materials	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Architecture 2030 Compliance	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
	Renewable Energy (see Zero Energy)	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Alternative Transportation	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
Zero-Plus Water	**Renews water resources**						
	Water balance planning (community scale)	Cooling vs. water. More water needed for zero.			If sewage volume is sufficient for onsite water treatment		
	Storm water/Grey water caputure and re-use	Limited	Limited	Limited	Limited	Limited	Limited
	Well blowdown water	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Water use budgets	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Onsite wastewater treatment (M2/Living Machine)	NR - Volume	If sewage volume	If sewage volume	Recommend	Recommend	Recommend
	Sustainable Site Initiative	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Vacuum Toilets (versus piping for reclaimed water)	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Low water landscape	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Building piped for use of reclaimed water	Not Recomnd	Not Recomnd	Not Recomnd	Not Recomnd	Not Recomnd	Not Recomnd
Zero-Plus Waste	**Produces resources not waste**						
	Sewage waste to energy (M2)	NR - Volume	If sewage volume	If sewage volume	Recommend	Recommend	Recommend
	Solid waste to energy	NR - Volume	Scale?	Scale?	Scale?	Scale?	Scale?
	Food waste (Culinary arts)	When Built	When Built	When Built	When Built	When Built	When Built
	Construction Waste	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Operations Solid Waste Management Plan	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Aggressive Recycle	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Vacuum Trash	NR - Budget	If solid waste volume is sufficient and if funding is available				
Zero-Plus Materials	**Mimics nature, eliminates toxins**						
	Closed loop materials use	Limited	Incremental	Incremental	Incremental	Incremental	Incremental
	Material cleans air (ie. absorb carbon, 02 prod.)	Limited	Incremental	Incremental	Incremental	Incremental	Incremental
	VOC's Management	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Chemical "Red List"	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Natural materials and biomimcry	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend
	Passive Building Strategies	Recommend	Recommend	Recommend	Recommend	Recommend	Recommend

MASTER PLAN

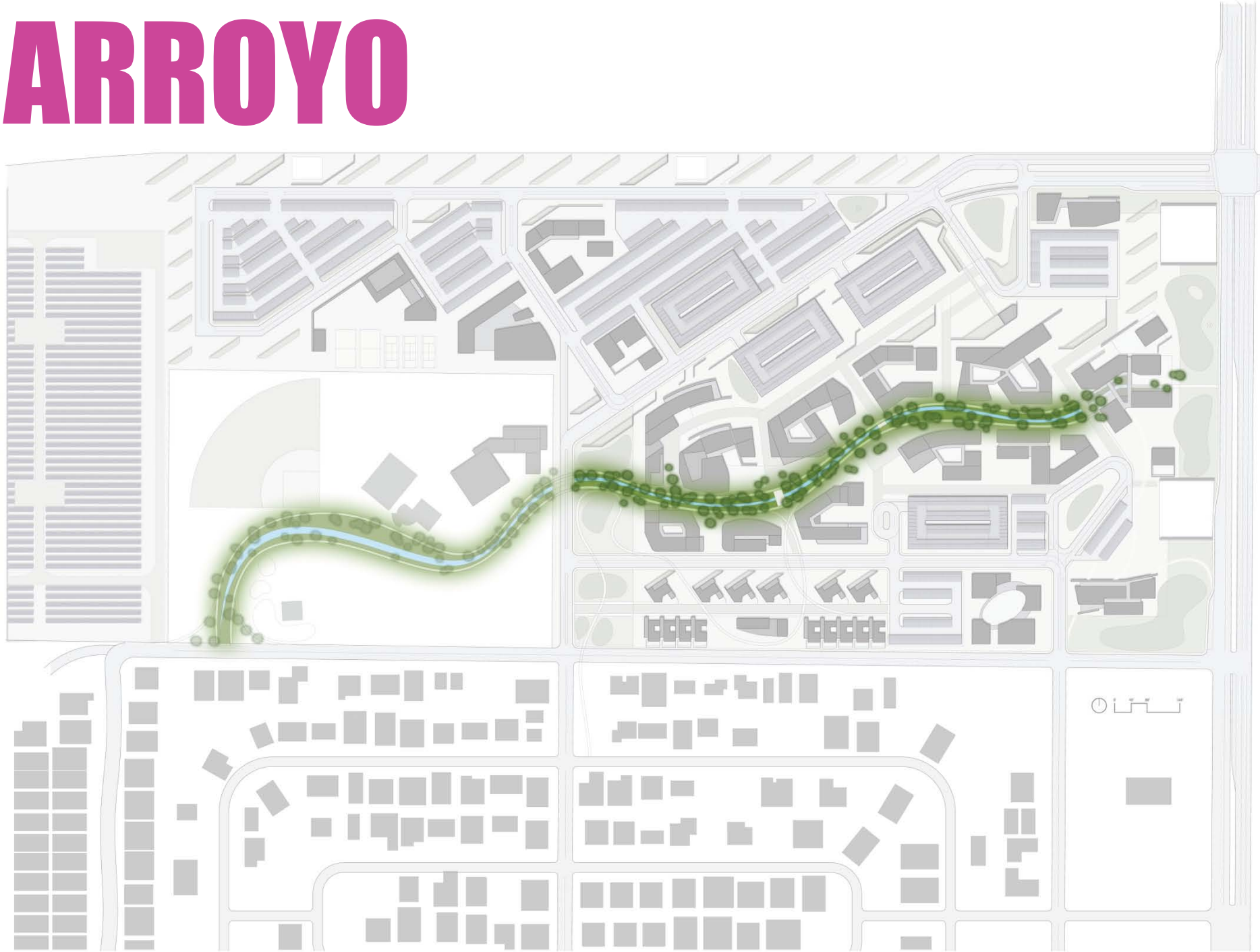
COD WVC

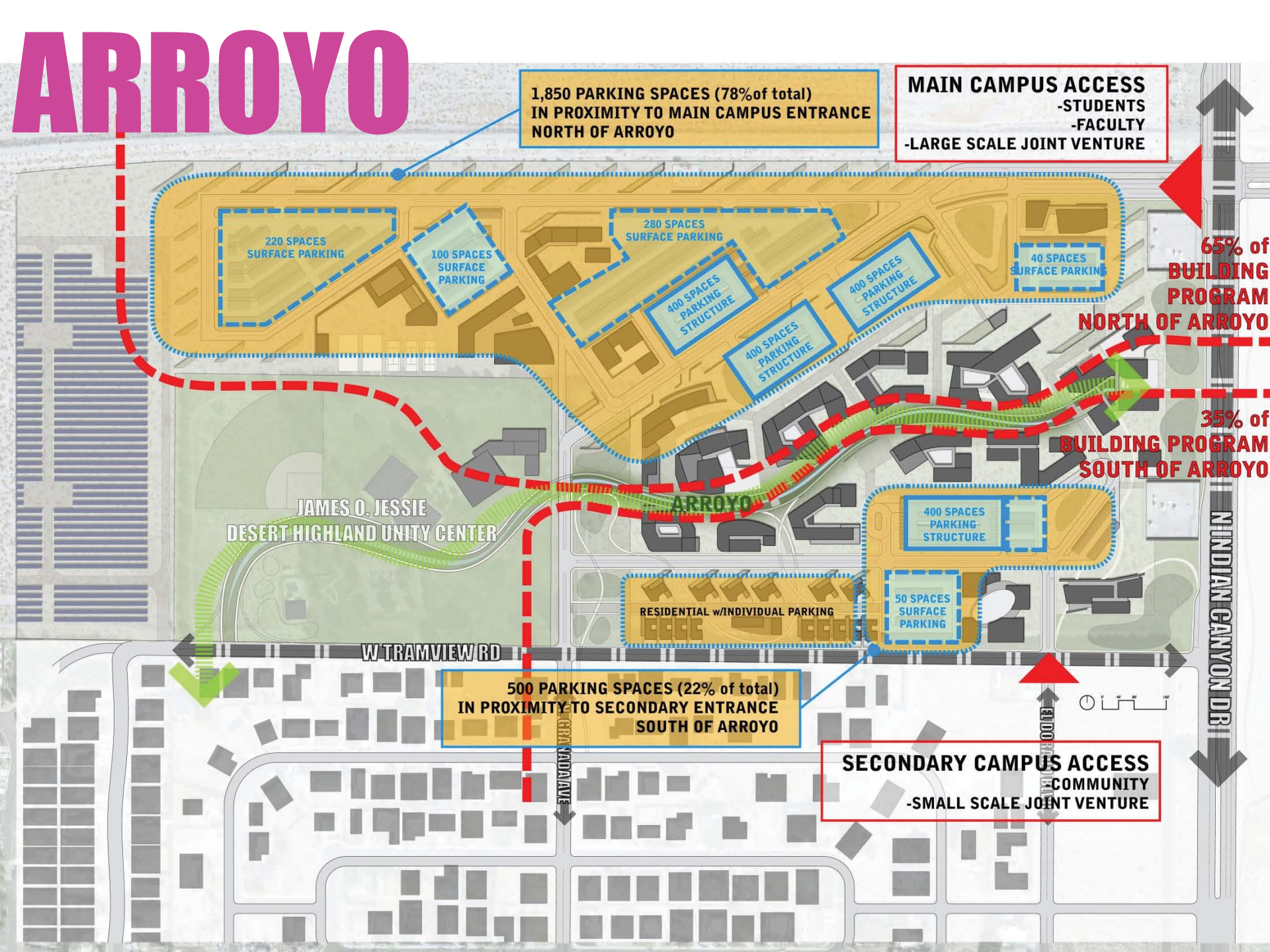
FULL BUILD-OUT 650,000SF

CAMPUS ZONING



ARROYO




ARROYO
1,850 PARKING SPACES (78%of total)
IN PROXIMITY TO MAIN CAMPUS ENTRANCE
NORTH OF ARROYO
MAIN CAMPUS ACCESS
-STUDENTS
-FACULTY
-LARGE SCALE JOINT VENTURE
220 SPACES SURFACE PARKING
100 SPACES SURFACE PARKING
280 SPACES SURFACE PARKING
400 SPACES PARKING STRUCTURE
400 SPACES PARKING STRUCTURE
400 SPACES PARKING STRUCTURE
40 SPACES SURFACE PARKING
65% of BUILDING PROGRAM NORTH OF ARROYO
35% of BUILDING PROGRAM SOUTH OF ARROYO
JAMES O. JESSIE
DESERT HIGHLAND UNITY CENTER
ARROYO
400 SPACES PARKING STRUCTURE
RESIDENTIAL w/INDIVIDUAL PARKING
50 SPACES SURFACE PARKING
N INDIAN CANYON DR
W TRAMVIEW RD
500 PARKING SPACES (22% of total)
IN PROXIMITY TO SECONDARY ENTRANCE
SOUTH OF ARROYO
GRANADA AVE
SECONDARY CAMPUS ACCESS
-COMMUNITY
-SMALL SCALE JOINT VENTURE


COLLEGE of the DESERT

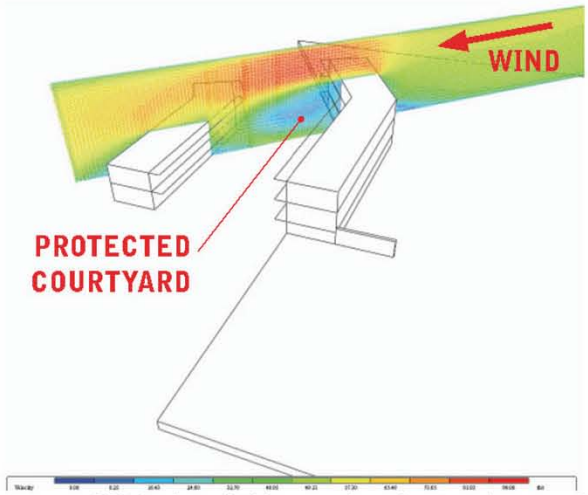
WIND PROTECTION

Wind Analysis

Several Computational Fluid Dynamic (CFD) studies were conducted to analyze the effects of building arrangement and composition. Furthermore various wind protective measure were studied in further detail for their effectiveness.

The color legend at the bottom of each CFD image indicates wind speeds in feet per second, increasing from dark blue to red. To study the particular conditions of the WVC site the team used climate data from the Palm Springs airport weather station which indicates an average wind speed of approximately 20 mph (~30 fps) in June from the prevailing wind direction north-west.

The main objective is to keep the pedestrian core of the campus, the Arroyo, as wind protected as possible. On a building scale the courtyard of buildings are calm and create microclimates with evaporative and natural breeze cooling.



CFD Analysis: Building complex w/ protected courtyard

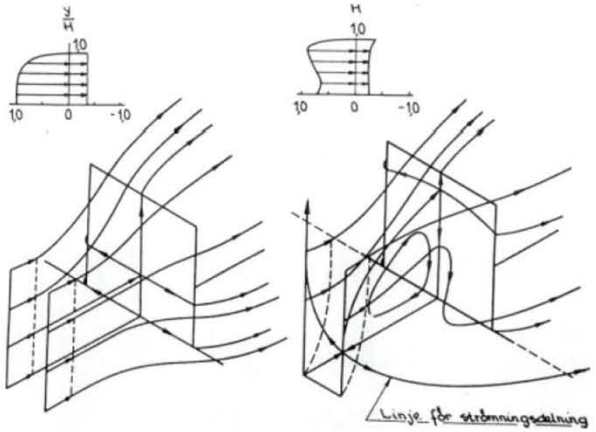
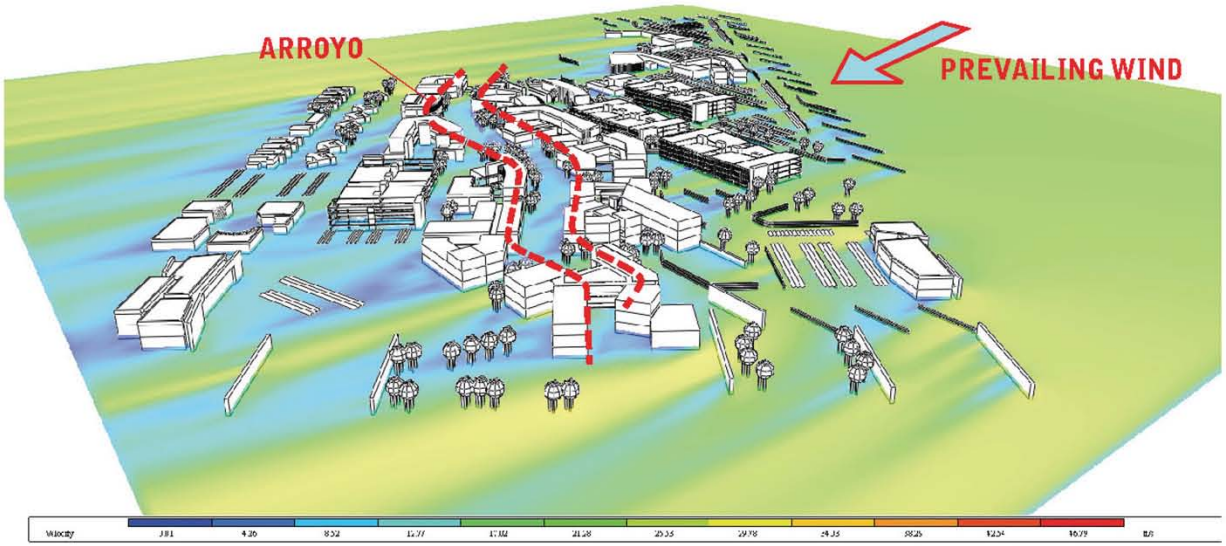


Figure 6-25a: Even laminar (left) and turbulent wind flows will have different patterns when meeting an obstacle



CFD Analysis: South-East aerial view of WVC

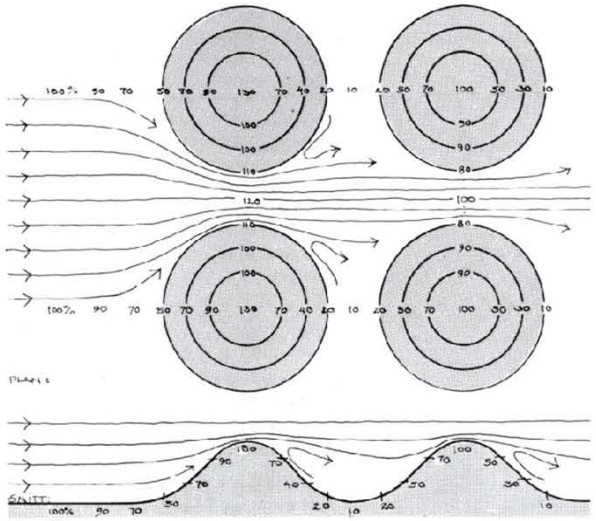
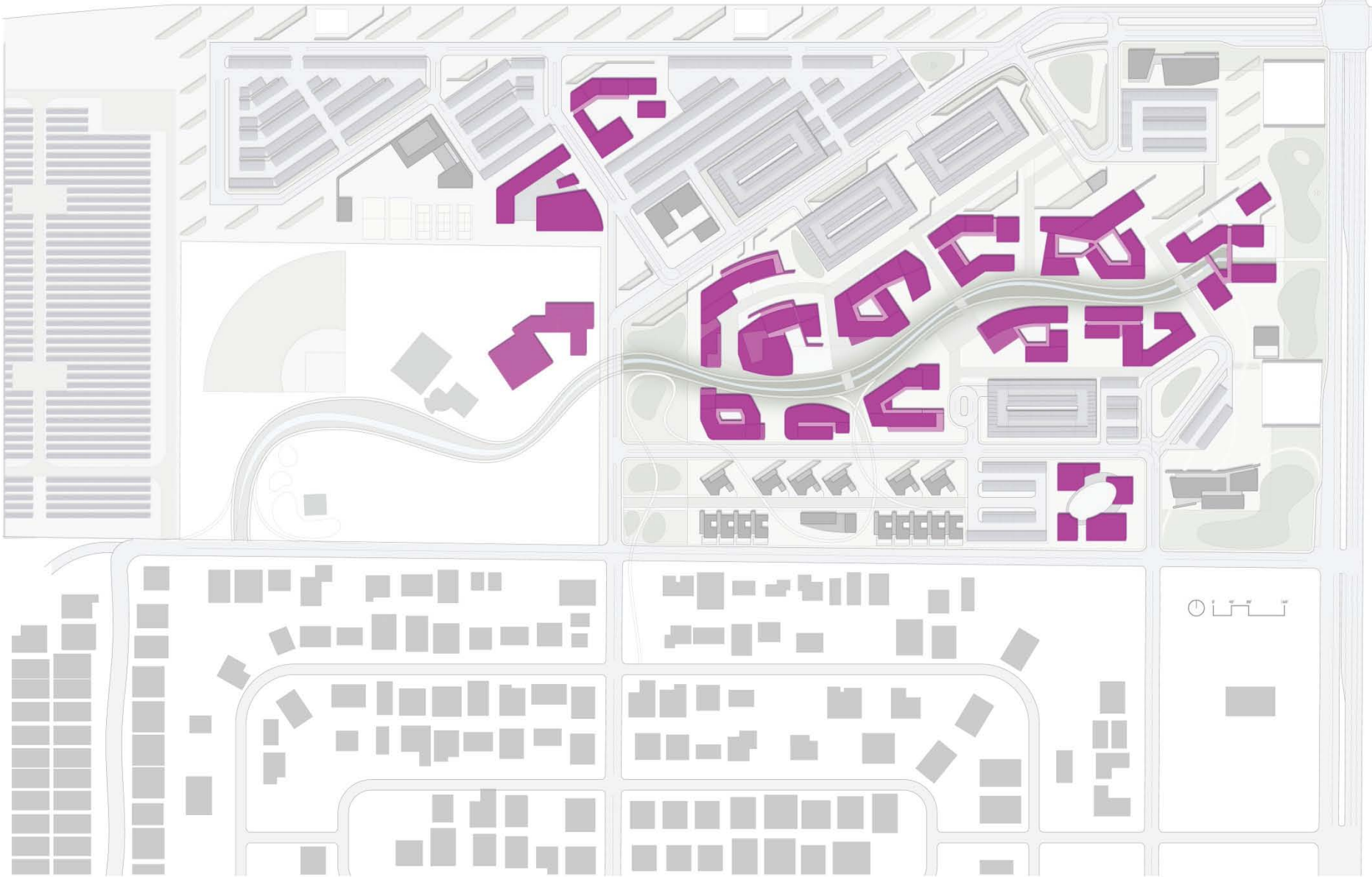
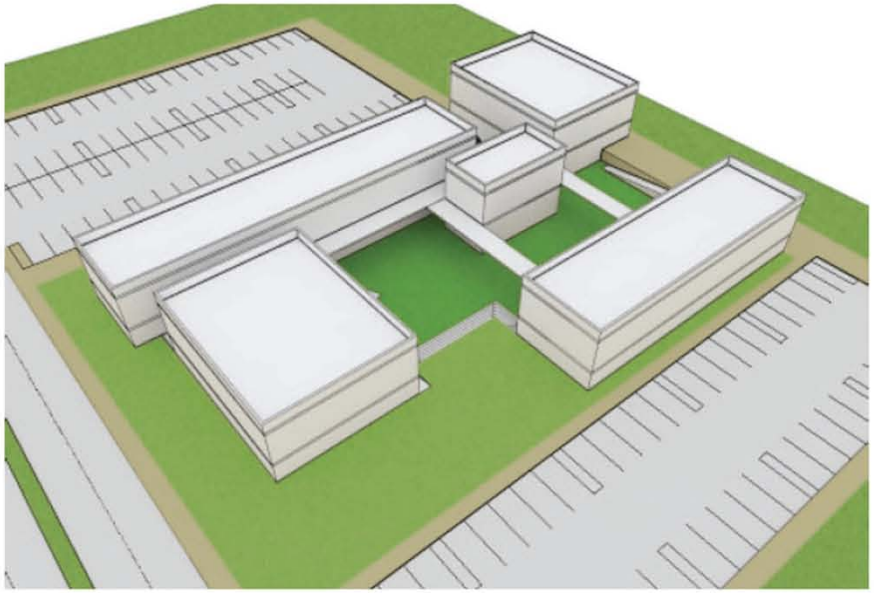


Figure 6-25b: Relative wind speeds of wind around a hill group

BUILDING CLUSTERS





Early building complex/ cluster study

Modified building complex/ cluster arrangement

Gateway: Each phase has to give a sense of place and a complete campus

PHASING

COD WVC

PHASE1: 50,000 GSF

CULINARY ARTS:	7,095 ASF
GREEN TECHNOLOGY:	6,340 ASF
INTERDISCIPLINARY LABs:	2,880 ASF
INTERDISCIPLINARY CLASSROOMS:	3,600 ASF
EDUCATION LABs:	3,600 ASF
LIBRARY:	800 ASF
OFFICES:	1,680 ASF
STUDENT SERVICES:	1,680 ASF
FOOD/BOOKSTORE/PE:	2,700 ASF

PHASE 1 50,000SF


College of the Desert
West Valley Campus

PHASE 2 150,000SF

PHASE 3 210,000SF

PHASE 4 300,000SF

PHASE 5 450,000SF

FULL BUILD-OUT 650,000SF

LPA

COLLEGE OF THE DESERT
ATHLETICS FACILITIES

ROADRUNNERS

SCHEMATIC DESIGN
July 29 2011

LPA

INDEX

TAB 1

COLLEGE OF THE DESERT

ATHLETIC FACILITIES

230043

Project Description/ Outline Specification
Schematic Design Submittal

LPA

Architecture Sustainability Planning Interior Design Landscape Architecture Engineering Graphics
5161 California Avenue, Suite 100
Irvine, California 92617

TABLE OF CONTENTS

B. Design Criteria
C. General Criteria
D. Mechanical System Description
E. Mechanical System Outline Specifications

009 PLUMBING SYSTEMS
A. Plumbing Systems

010 FIRE PROTECTION SYSTEMS
A. Fire Sprinkler Design (Currently not in Scope)

011 ELECTRICAL SYSTEMS
A. Work Included
B. Codes and Standards
C. Main Electrical Service and Distribution
D. Interior Lighting
E. Exterior Lighting
F. Emergency Lighting
G. Lighting Control System
H. Fire Alarm and Detection System
I. Mechanical Controls
J. Telecommunication Room
K. Signal Grounding Systems
L. Outlet Configuration
M. Backbone Pathway and Cabling
N. Horizontal Cabling

001 SUMMARY OF WORK

A. General Description:

The Project's mission is to upgrade the Athletics Facilities to create an exciting and lively place to see and be seen where students can work out, hang out and relax in a sustainable design.

The existing Shower - Locker Building will be remodeled to house the new weight and fitness Space, and two multi-purpose rooms for aerobics, spinning, and dance.

The new gymnasium will provide state-of-the-art technology in the areas of health and fitness including: one competition basketball court with three recreational cross courts, telescoping wood bleachers, showers and team locker rooms, and recreational equipment & storage.

The facility is planned to be approximately 35,000 square feet of enclosed space.

The project will also include site improvements such as enhanced paving at the entry and landscaping in the courtyard between the two buildings. Six new tennis court with fencing and lighting will complete the athletic facilities.

B. Construction Budget:

Remodel of existing Shower - Locker Building into Weight and Fitness spaces
Construction of New Gymnasium
Demolition of Existing Gymnasium
Construction of 6 new tennis courts with fencing and lighting $13,345,000

C. Sustainable Design Goals:

The College has embraced a mission to "Create a Model Sustainable Campus" and has prescribed that the upgrade to the athletic facilities will be designed and constructed to meet LEED Silver.

Some of the Sustainable building features provided in the schematic design include:

- Integration with campus stormwater management systems;
- "cool roof" systems;
- Water efficient landscaping;
- Water efficient plumbing fixtures;
- Building commissioning program provided by campus;
- Optimized energy performance through high performance envelope, mechanical, and electrical systems;
- Construction waste management procedures are specified;
- Specification of recycled content and locally produced materials;
- Specification of FSC certified wood products;
- Best practices for ventilation rate design, control, and monitoring;
- Construction indoor air quality management procedures are specified;
- Low-emitting materials and finishes are specified;
- Integration of indoor pollutant source control measures;

D. Area Summary:

See attached approved program document.

E. Construction Type:

The building is proposed to be Type III-B construction fully sprinklered with four side yards. This type of construction will allow the use of all construction materials and provide the least amount of restrictions. The frame will be constructed of concrete tilt-up, steel, glass, metal studs, and gypsum board.

F. Occupancy Type:

This project will be reviewed as an A-3 Occupancy building. In addition the building will include Incidental Occupancies which include Storage and support spaces per code section 508.2.

G. Floor to Ceiling Heights

Proposed ceiling heights for all spaces:

Utility spaces	9′-0″
Private Offices	9′-0″
Small Conference Rooms	9′-0″
Open Office Space	9′-0″
Large Conference Rooms	9′-0″
Locker and Shower Rooms	10′-0″
Multi-purpose and Weight Rooms	Open to structure above
Lobby	20′-0″
Courts	Open to structure above

END SECTION 001

002 CODES AND STANDARDS

A. General Description: Use latest edition unless noted otherwise.
This building will comply with all the current building codes in the State of California and American Disabilities Act.

B. Standards:
2010 Building Standards Administrative Code, Part 1, Title 24 C.C.R.
2010 California Building Code (CBC), Part 2, Title 24 C.C.R.
(2009 International Building Code and 2010 California Amendments)
2010 California Plumbing Code (CPC), Part 5, Title 24 C.C.R.
(2009 Uniform Plumbing Code and 2010 California Amendments)
2010 California Electrical Code (CEC), Part 3, Title 24 C.C.R.
(2008 National Electrical Code and 2010 California Amendments)
2010 California Energy Code (CEC), Part 6, Title 24 C.C.R.
2010 California Mechanical Code (CMC), Part 4, Title 24 C.C.R.
(2009 Uniform Mechanical Code and 2010 California Amendments)
2010 California Fire Code, Part 9, Title 24 C.C.R.
(2009 International Fire Code and 2010 California Amendments)
2010 California Green Building Standards Code (Calgreen), Part 11, Title 24 C.C.R.
2010 California Referenced Standards, Part 12, Title 24 C.C.R.
Title 19 C.C.R., Public Safety, State Fire Marshall Regulations

Partial List of Applicable Standards
Americans With Disabilities Act (ADA), Title II Or Title III
Title II: Uniform Federal Accessibility Standards (UFAS) Or ADA Standards For Accessible Design (Appendix A Of 28 CFR Part 36)
Title III: ADA Standards For Accessible Design (Appendix A Of 28 CFR Part 36)
NFPA 13, Automatic Sprinkler Systems, 2010 Edition
NFPA 14, Standpipe Systems (CA Amended), 2007 Edition
NFPA 17, Dry Chemical Extinguishing Systems, 2002 Edition
NFPA 17a, Wet Chemical Systems, 2002 Edition
NFPA 20, Stationary Pumps, 2007 Edition
NFPA 24, Private Fire Mains (CA Amended), 2010 Edition
NFPA 72, National Fire Alarm Code (CA Amended) 2010 Edition
NFPA 80, Fire Door And Other Opening Protectives, 2007 Edition
NFPA 2001, Clean Agent Fire Extinguishing Systems, 2008 Edition (See Ul Standard 1971 For "Visual Devices") Reference Code Section For NFPA Standards - CBC (SFM) Chapter 35 (See Chapter 35 For State Of California Amendments To NFPA Standards)
ASME A17.1-2004
ASME A18.1-2003
ASTM F 1487-98 Standard Consumer Safety Performance Specification For Playground Equipment For Public Use
ASTM F 1951-99 Standard Specification For Determination Of Accessibility Of Surface Systems Under And Around Playground Equipment
ASTM F 1292-99 Standard Specification For Impact Attenuation Of Surface Systems Under And Around Playground Equipment
ANSI/BHMA A156.10-1999 American National Standard For Power Operated Pedestrian Doors
ANSI A156.19-2002 American National Standard For Power Assist And Low Energy Power Operated Doors
Reference code section for NFPA Standards- 2007 CBC (SFM) Chapter 35

C. Agencies:
- Division of the State Architect (DSA) : Accessibility, Fire Life Safety and Structural.

END SECTION 002

003 SITEWORK

A. Specifics to be determined based upon receipt and evaluation of site information (survey, soils report, etc)

END SECTION 003

004 SITE IMPROVEMENTS AND LANDSCAPING

A. General Description:

The goal of the landscape design is to connect the existing campus with the proposed gym, fitness center, and tennis courts. The existing courtyard will be enhanced with new concrete paving and plant material while maintaining existing seating areas and shade elements. Six tennis courts, including a championship court with lights and spectator seating are proposed at the east side of the project site.

B. Planting / Trees:

The plant pallet and individual plant species selected for this project will reflect the campus goals of sustainability through the use of plant materials that are suitable for the local climate and weather conditions, while not requiring excessive maintenance or demanding exorbitant amounts of water. The selected plant species will all comply with campus standards or campus master plan, and be selected on the basis of suitability to site and function. Where possible existing trees will be protected in place or relocated.

C. Irrigation System:

The irrigation system will be state-of-the-art, and fully automatic, complying with all local and state laws for water efficiency. The system will be designed to respect Campus standards for materials and manufacturer's to make the new system compatible with existing campus irrigation and maintenance standards. The system will incorporate a controller with weather monitoring equipment to provide for the most sustainable and efficient design.

D. Drainage:

Site Drainage will consist of traditional surface flow along with connections to underground storm drain systems. Per the new storm water regulation, water quality features to treat storm water within the project limits will be required. Effort will be taken in the landscape design to provide for water polishing and infiltration within planting areas. However, geotechnical recommendations and soil conditions will need to be reviewed to establish if infiltration is feasible.

E. Hardscape:

The design and materials selected for the hardscape design will adhere to the campus goals of sustainability and cohesion of design through consistent campus materials. The majority of the pedestrian system will be concrete with color & finish to match adjacent campus concrete, with special areas using enriched concrete with integral color and more textural finish to highlight special uses, or accent areas.

END SECTION 004

005 STRUCTURAL SYSTEMS

A. General Description:

The new gymnasium is a one-story building with a footprint of approximately 146 feet by 155 feet. The building will house a gymnasium and the shower & locker facilities.

The existing building is a one-story tiltup concrete structure with concrete tiltup panels and wood roof framing. The structural scope of work includes cutting opening on existing tiltup panels and re build the existing floor for the multi-purpose / dance studio.

B. Gravity Systems:

Foundation System

The soils report is not available at the time of this report. It is assumed that the building will be supported on shallow foundations. Continuous footings/ grade beams will be approximately 5 feet wide by 3 feet thick place continuous along the perimeter and interior concrete walls.

The ground floor slab is expected to be a conventional reinforced 6" slab on grade.

Framing System

Roof Deck: The roof deck will be a 3-1/2" deep Epicore type metal deck over the gym areas, 18 gauge, 1-1/2" deep conventional roof metal deck over the locker room area and 8" precast/tiltup concrete panel roof over the entrance plaza and canopy. The deck will be welded to the supporting steel joists and concrete panels will be welded to supporting steel member with steel embeds.

Roof Framing: Steel open web joists approximately 5 feet deep span approximately 100 feet across the gym roof at 14 feet on center. 3 feet deep steel open web joists span 45 feet at 7 feet on center. These steel joists are supported by the 12" thick tiltup concrete panels along the perimeter of the gym and the locker rooms with embedded steel plates on the panels. Steel beams over the entrance plaza and canopy will be tubular members approximately 10 inches x 8 inches in size and will space 15 feet on center in each direction. These steel beams will be supported on 10 inches x 10 inches steel columns

Floor Decks over the existing shower / locker building: The floor deck will be 7-1/2" thick composite concrete floor deck. It will be reinforced with Welded Wire Mesh and connected to the steel framing with welded shear studs to form composite action.

Floor Framing over the existing shower / locker building: The decks are supported by wide flange steel composite beams and girders. The beams will be approximately W18x spanning 15 feet at 7 foot 6 inches spacing, while the girder will be W18x spanning 15 feet at 15 feet on center. HSS 6x6 steel columns spaced 15 feet each way support the girders. 5 feet square by 18 inches thick footing will be dowel into the side of existing slab on grade at each columns.

For vibration control of the floor, we propose to use Vibration Criteria for "Aerobics Activities" documentation in AISC Vibration Design Guidelines.

C. Lateral Load Resisting System:

Gymnasium Building

The primary lateral system will be intermediate precast concrete shear walls. These walls will bear on and anchor to the continuous concrete footing.

Design Loads:
Live Loads: As Per the 2010 CBC, Section 1607A.

Wind Loads: As Per the 2010 CBC, Section 1609A.
Design Factors:
Basic Wind Speed: 100 MPH
Exposure Type: Type C
Importance Factor: I = 1.15
Method of Design: 2010 CBC Section 1609A.6
Load Combinations: Per the 2010 CBC, Section 1605A.2, 1605A.3, and 1605A.4.

Seismic Loads: As Per the 2010 CBC, Section 1613A.
Design Factors:
Ss: 1.50 *
S1 : 0.90 *
Fa: 1.0
Fv: 1.5
Site Class: D
Importance Factor, I: 1.25
Soil Profile Type: SD
Note: * To be verified with soils report findings.

D. Material Properties:

Concrete
All Structural concrete mixes shall be Type II/V cement. All structural concrete shall have a minimum compressive strength at 28 days as follows:

Footings and Grade Beams:	f'c = 3,000 psi (145 pcf)
Slab On Grade:	f'c = 3,000 psi (145 pcf)
Equipment Pad:	f'c = 3,000 psi (145 pcf)
Tiltup Concrete walls	f'c = 3,000 psi (145 pcf)

Reinforcement

Typical Reinforcement:	ASTM A615, Grade 60 (Fy = 60 ksi)
Welded Rebar:	ASTM A706 (Fy = 60 ksi)
Weld Wire Fabric (Cold Drawn Wire):	ASTM A185 (Fy = 65 ksi)

Structural Steel
All Structural steel shall be ASTM A992, Grade 50, unless noted otherwise.

Steel Angles and Channels:	ASTM A36 (Fy = 36 ksi)
Structural Rectangular Tubes:	ASTM A500, Grade B (Fy = 46 ksi)
Structural Round Tubes:	ASTM A500, Grade B (Fy = 42 ksi)
Structural Pipes:	ASTM A53, Grade B (Fy = 35 ksi)

Structural Bolt:
Bolt connections shall be A325X bolts unless noted otherwise.

Gravity Column Anchor Bolts:	ASTM F1554-Grade 55
Seismic Column Anchor Bolts:	ASTM F1554- Grade 105

Welding:
In Conformance with AWS D1.1 and D1.4

Electrode Strength:	E80XX (Reinforcing Steel)
	E70XX (Structural Steel)

END SECTION 005

006 EXTERIOR CONSTRUCTION

A. General Description:

The exterior building envelope consists of durable materials that will require minimal future re-finishing, promoting the minimal maintenance and environmentally sound approach of the project. Materials and finishes selection was based on the right balance of cost and performance. Glass areas and skylights are designed to maximize natural day-lighting and views. To reduce the building's heat loads, overhangs, screens will protect the glass were necessary.

B. Exterior Wall & Roof Systems:

Walls - Concrete Tilt Up:
Walls will consist of exposed concrete tilt-up walls with two different aggregate finishes and reveal patterns.

North Lobby - Storefront Wall:
An aluminum mullion glass storefront wall system will be utilized to cover the majority of the northern façade as well a portion of the east and west. The lobby will have a metal panel roof, extending outward into an exterior canopy.

Glass:
All glazing will be one inch insulated units. Each insulated glazing unit (IGU) will be constructed of two ¼" clear glass panels separated by ½" air space and will include high performance low E coating.

Roof Coverings and Openings:
Roofing will be a Class A single ply roof system with a 20 year limited warranty. Color preference shall support a "cool roof" design. Manufacturers include Sarnafil or equal.
Provide properly flashed and counter-flashed penetrations per roofing manufacturers requirements. Flashing, counter-flashing, and fabricated sheet metal trim including gutters shall be pre-finished galvanized sheet metal to match the prefinished metal soffits.

C. Exterior Enclosure Performance Criteria:

The building exterior envelope will be designed to meet and exceed current California Title 24 energy requirements by a minimum of 15%. It is the goal of the building to utilize high performance insulated glass systems and insulated walls to meet these requirements, as indicated below:

Selected glass is ¼" PPG Solarban 70XL (2) *Starphire* and ¼" Clear Interior Lite.

	Design Target	**Title-24 Requirement**
Window Area	40% max	40% max
Glazing Summer U-Factor	0.27	0.47
Glazing SHGC	0.27	0.31 Non-north 0.40 North
Wall Construction	Concrete Tilt Up	R value for 12" tilt up
Roof Construction	Single ply roofing meeting energy star and "cool roof" criteria. SR: 0.70.	R-30 "cool roof"
Skylight SHGC	0.79	0-2% SRR - 0.46 2.1-5% SRR – 0.36

D. **Thermal and Moisture Protection:**

The building exterior will provide thermal and moisture protection from the exterior using standard building materials galvanized flashing and rubberized moisture barriers. Consideration will be taken in the wall assemblies to minimize damage done due to condensation on the interior face of the exterior wall system. Materials being considered for the exterior are resistant to moisture and UV deterioration as well as being recycled green building products.

E. **Waterproofing:**

Rubberized self adhesive waterproofing will be provided at all exterior walls below grade. In addition, flexible flashing and sheet metal flashing will be utilized at all parapets, openings and changes in materials in the exterior wall system. Exposed concrete structural areas will be sealed for moisture and graffiti protection.

F. **Fireproofing and Firesafing:**

It is anticipated that the building structure will not be required to be fireproofed with sprayed on fireproofing per the Construction Type III-B.

END SECTION 006

007 INTERIOR CONSTRUCTION

A. General Description:

The interior finishes for the Athletic Facilities will reflect the unique nature of the programs and diversity of functions. Materials will promote a functional, innovative, and timeless environment that supports the collegiate and athletic experience. Drawing on cues expressed in the architecture and landscape architecture, the interior materials will create a seamless connection to the overall project. Materials will be specifically selected to withstand heavy use with minimal maintenance. In addition, finishes will be specified that are uniquely sustainable with consideration to the natural environment while supporting the health and well-being of students, staff, and visitors that will utilize the facilities. Sustainable features that will be evaluated include post-consumer/post-industrial recycled content, regionally extracted and manufactured products, rapidly renewable materials, low/zero off-gassing of materials, and products that are manufactured with sensitivity to environmental impacts.

Flooring products will be specified from manufacturers who have embraced sustainability in their product line and manufacturing methods. This includes, and is not limited to, resilient flooring such as rubber and linoleum, carpet, epoxy, and polished concrete.

Enriched walls and millwork will be finished with rapidly renewable resources and recycled content. This includes, and is not limited to, resin panels with recycled content; durable work surfaces/countertops/cabinets such as high-pressure laminate, engineered quartz, or solid surfacing; recycled composite materials, such as Trex manufactured lumber; and other related products that leave a minimal environmental footprint. Acoustical ceilings with recycle content will range from mineral fiber to acoustical perforated metal panels.

B. Partitions

Interior partitions and walls, all non-load bearing, shall be full height 4" metal stud framed construction with 5/8" Type 'X' gypsum wallboard each side. All shared walls shall have fiberglass insulation for sound attenuation.

C. Windows

Interior storefront system shall be an extruded aluminum system to match the exterior with a custom color Kynar finish and glazed with ¼" clear float glass, tempered.

D. Interior Doors

Interior doors shall be painted solid core flush wood in hollow metal frames. All doors shall include satin stainless steel kick plates.

E. Lobby:

Floors:	Polished (with hardener/sealer) and stained concrete with recycled color glass aggregate and patterned control joints.
Walls:	Vision glazing with applied custom vinyl graphics and/or fritted interlayer.
Ceilings:	Suspended grid with acoustical perforated metal tile ceiling (Ceilings Plus).
Millwork:	Eco-resin (3-Form) or frosted glass panels for trophy display cabinet.

F. Storage & Concessions:

Floors:	Clean and sealed concrete.
Walls:	Painted impact-resistant gypsum board.
Ceilings:	Open structure for maximized ceiling height; painted.

G. Gymnasium:

Floors:	Sprung maple floor.
Walls:	Painted tilt-up concrete and impact-resistant gypsum board with vinyl wall padding. Full-height court divider.
Ceilings:	Exposed painted structure with acoustical metal decking.

H. **Restrooms:**

Floors: Porcelain tile (rectified edges) with anodized aluminum cove trim.
Walls: Full-height large format rectangular porcelain tile (rectified edges); all walls.
Ceilings: Painted moisture-resistant gypsum board.
Lavatories: Engineered quartz (Silestone) with automatic sensor fixtures.
Partitions: Solid textured plastic with stainless steel hardware.

I. **Showers/Lockers:**

Floors: Polished concrete with hardener/sealer.
Walls: Full-height large format rectangular porcelain tile (rectified edges); all walls.
Ceilings: Painted moisture-resistant gypsum board.
Lockers: Vented metal lockers with built-in phenolic bench over concrete curb.
Vanity: Engineered quartz (Silestone) countertop.
Partitions: Solid textured plastic with stainless steel hardware.

J. **Multi Purpose Rooms:**

Floors: Sprung maple floor.
Walls: Full-height mirrors on longest wall plus one short wall; all remaining painted gypsum board. Double adjustable wall-mounted stretch barres at mirrored walls.
Ceilings: Exposed painted structure.

K. **Cardio / Weight Room**

Floors: Rubber; 10mm (Mondo- Weight & Skate/Ramflex, 6' roll).
Walls: Mirrors with textured metal panel wall protection wainscoting. Plywood backing at mirrored walls.
Ceilings: Exposed painted structure.

L. **Administrative Office Spaces & Classroom:**

Floors: Modular carpet tiles in offices; resilient rubber floor in hallway.
Walls: Painted gypsum board with vinyl wallcovering in hallway.
Ceilings: Suspended grid with lay-in mineral fiber acoustical ceiling tile.

M. **Code Required Signage:**

Signage shall utilize acrylic base plates with contrasting colored text and Braille in compliance with applicable codes and College standards. APCO-IM System.

END SECTION 007

008 MECHANICAL SYSTEMS

A. Codes and Standards:

- 2007 California Building Code;
- 2007 California Mechanical Code;
- 2007 California Electrical Code;
- 2009 California Building Energy Efficiency Standards (Title-24);
- USGBC LEED-NC 2009
- AHSRAE Standard 62.1-2004
- ASHRAE Standard 55-2004

B. Design Criteria:

1. Project Location & Climate

- Palm Desert, CA;
- 33.7° Latitude, 116.5° Longitude, 200 ft elevation ;
- California Climate Zone 15;
- Cooling Design Temperatures (0.5%): 112°F DB, 73°F MCWB, 78°F WB;
- Heating Design Temperatures (0.2%): 32°F;

2. Interior Design Criteria

- Gymnasium: 68°F (heating), 80°F (cooling);
- Locker Rooms 68°F (heating), 77°F (cooling);
- Lobby: 70°F (heating), 75°F (cooling);
- Offices 70°F (heating), 75°F (cooling);
- Multi-purpose rooms: 70°F (heating), 75°F (cooling);
- Cardio / Weight Room: 68°F (heating), 77°F (cooling);
- Indoor Humidity: Not controlled

3. Exhaust Rates

- Restrooms: 100 cfm/fixture or 12 ACH
- Locker Rooms 1.0 cfm/sf or 12 ACH
- Janitor's Rooms 1.0 cfm/sf or 12 ACH

4. Ventilation Rates

- All spaces will be mechanically ventilated.
- Breathing zone outdoor air ventilation rates to all occupied spaces shall be at least 30% above the minimum rates required by the Ventilation Rate Procedure of ASHRAE 62.1-2004, Ventilation for Acceptable Indoor Air Quality.

5. Noise Criteria Design Basis:

- Gymnasium: NC 35;
- Locker Rooms NC 35;
- Lobby: NC 30;
- Offices NC 30;
- Multi-purpose rooms: NC 30;
- Cardio / Weight Room: NC 35

6. Duct Design:

- Low pressure (branch) supply and return ductwork: Maximum 0.08" wg per 100 ft of duct friction loss.
- Medium pressure (main) supply and return air ductwork: Maximum 1,200 fpm air velocity.

7. **Pipe Design:**
   - HHW piping 2" NPS and less: Insulated Type L Copper sized for maximum pipe velocity less than 7 fps;
   - HHW and CHW piping larger than 2" NPS: Insulated Schedule 40 steel sized for maximum pipe velocity less than 10 fps;
   - Underground CHW piping will PVC carrier pipe preinsulated with polyurethane foam and with a PVC jacket, be per campus standards.
   - Underground HHW piping will steel carrier pipe preinsulated with polyurethane foam and with a PVC jacket, be per campus standards.

C. General Criteria:

1. **Operation and Maintenance**
   HVAC systems operations & maintenance standards, including requirements for demonstration, training, commissioning, and manuals, will be per Owner standards.

2. **Common Work**
   Common work results for HVAC, including: piping materials, transition fittings, dielectric fittings, sleeves, escutcheons, grout, demolition, motors, painting and finishing, concrete bases, vibration isolation, identification, meters and gauges, valves, supports and anchorages, will be per Owner standards.

3. **Testing, Adjusting and Balancing**
   Testing, adjusting, and balancing agent will be certified by AABC and will perform TAB procedures per Owner standards.

4. **Commissioning of HVAC**
   Owner will engage and independent commissioning agent to lead a commissioning quality control process for design, installation, programming, and handover of HVAC systems and controls.

D. Mechanical System Description:

Both the New Gymnasium Building and the renovated Weight and Fitness Building will be fully cooled, heated, and ventilated via new building HVAC systems. The new systems will connect to the existing campus chilled and hot water loop for heating and cooling service.

1. **Gymnasium Building**
   The New Gymnasium will include an approximately 30,000 cfm variable air volume (VAV) air handling unit located in the roof mechanical enclosure above the locker rooms. The air handling unit will include variable speed supply and return/relief fans, full air-side economizer, and MERV-13 filters.

   The main gymnasium will include three separate VAV reheat zones, approximately 7200 cfm each. Supply ductwork in the gymnasium will be exposed spiral ductwork coordinated with the structural trusses and integrated with the ceiling design. Return air will be via return air grilles in the east wall.

   The lobby will be served by a separate VAV reheat zone, approximately 6400 cfm. Supply and return ductwork will be concealed. Supply and return air diffusers will be linear slot diffusers.

   The locker-rooms, storage rooms and janitor's closets will be exhausted by dedicated rooftop exhaust fans located in the mechanical enclosure. Make-up air will be transferred from gymnasium and/or lobby spaces.

2. **Weight and Fitness Building**

The renovated Weight and Fitness Building will be conditioned by nine total 4-pipe fan coil units, approximately 2400 cfm each, located within the building suspended from the structure. The fan coil units will serve the following spaces:

- Cardio / Weight Room (3 FCUs)
- Multi-purpose Rooms (2 FCUs each)
- Office Spaces (2 FCUs)

Each FCU will include a return air plenum and a ducted connection to outside ventilation air via wall louvers or roof caps.

Fan coil units and ductwork in the Cardio / Weight room will be exposed. Fan coil units serving the multi-purpose rooms and offices will be located in storage rooms. Condensate drainage will be by gravity (no condensate pumps required)

3. HVAC Controls

HVAC controls for both buildings will be based on the campus standard Distech LONWorks DDC system and will be integrated with the existing campus system. Demand controlled ventilation via space CO2 monitoring will be provided at Gymnasium and Lobby.

E. Mechanical System Outline Specifications:

1. Hydronic Piping

Chilled Water: a variable flow pumping loop will distribute chilled water though a campus chilled water loop via direct buried and above grade chilled water piping distributed in the ceiling of the first level. Schedule 40 Steel carrier pipe with insulation and PVC jacket for outdoor locations;

Heating Water: a variable speed primary pumping system will distribute hot water throughout the camps via direct buried and above grade hot water piping distributed in the ceiling of the first level. Copper Type L carrier pipe; Approximately 500 gpm total;

2. Metal Ducts

Metal ductwork shall meet ASTM, NFPA, SMACNA and Owner standards.

3. Air Duct Accessories

HVAC louvers, backdraft dampers, relief dampers, manual volume dampers, control dampers, combination fire / smoke dampers, duct connectors, silencers, turning vanes, access doors, and flexible duct shall meet Owner standards. Louvers and dampers to be Greenheck or similar.

4. Centrifugal HVAC Fans

Restrooms, janitor's closets, and other areas requiring general exhaust will be served by ceiling and roof mounted exhaust fans. Roof-mounted belt-driven downblast and / or upblast exhaust fans and ceiling mounted exhaust fans shall meet Owner standards. Make-up air will be transfer air from the outside or adjacent spaces. Greenheck, Cook, Bailey.

5. Air Terminal Units

Single-duct VAV air terminal units with DDC controls and hot water reheat coils (as-needed). Titus, Kreuger, Price.

6. Air Outlets and Inlets

Fixed face, linear bar, linear slot, round, 24x24 square, perforated, and/or louvered grilles and diffusers to coordinate with ceiling conditions and Owner Standards; Titus, Kreuger, Price;

7. **Particulate Air Filtration**
   Extended surface (pleated) disposable panel filters. 2" MERV-13 filters for fan coil units. 4" MERV-13 filters for outdoor custom air handling units. Camfil Farr, AirGuard, GlasFloss, 3M;

8. **Air-Handling Units**
   VAV outdoor air handling units located in rooftop mechanical enclosure and served from the campus chilled and hot water plant. Temtrol, EnergyLabs, Alliance; 4" MERV-13 filter; Stainless steel condensate pan; 6-row cooling coil, 1-row heating coil; 2-way control valves; Variable-speed supply fan; Variable speed return/relief fan 100% outdoor air economizer; Duct lining for sound attenuation on return and supply ducts;

9. **Fan Coil Units**
   Horizontal 4-pipe belt-drive fan coil units. IEC, Enviro-Tec, McQuay,; 2" MERV-13 filter2; Stainless steel condensate pan; 6-row cooling coil, 1-row heating coil; Variable speed fan with ECM motor; Duct lining for sound attenuation on return and supply ducts;

END SECTION 008

009 PLUMBING SYSTEMS

All plumbing work and fire protection installations shall conform to all applicable codes, ordinances, State and Federal Agencies and provide for a complete and operable building, including but not limited to the following:

A. Plumbing Systems:

1. Domestic Water Piping

Piping within the building and above grade shall be Type "L" ASTM B88, hard drawn copper tubing with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below grade piping outside of the building within five feet (5') of the foundation shall be Type "K" ASTM B88, hard drawn copper with wrought copper sweat fittings per ANSI B16.18 and B16.22. Below slab piping shall be Type "K" soft annealed copper tubing with no fittings below the slab.

2. Sanitary Waste and Vent Piping

Soil, waste and vent piping within the building and outside within five feet (5') of the foundation shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04. Exposed vent piping shall be Schedule 40 galvanized steel pipe, ASTM A53. Vents through roof shall terminate with vandal resistant hoods. Grease waste piping shall discharge to a grease interceptor with sampling box and sanitary waste and grease vent connections at the outlet.

3. Facility Storm Drainage Piping

Storm drain piping within the building and outside within five feet (5') of the foundation, and overflow drain piping within the building shall be no-hub cast iron pipe and fittings conforming to CISPI Standard 301-04 or ASTM A-888-04.

4. Facility Natural Gas Piping

Site gas distribution systems shall be medium pressure (5 PSI), with gas pressure regulators located at the rooftop of each building. Building gas systems shall be standard delivery pressure (8" w.c.). Below grade gas piping shall be SDR-11 Polyethylene PE2406. Above grade concealed gas piping within the building shall be Schedule 40 black steel pipe conforming to ASTM A-53. Above grade exposed gas piping shall be Schedule 40 galvanized steel pipe conforming to ASTM A-53.

5. Plumbing Fixtures

All plumbing fixtures will comply with campus standards.

- Water closets shall be water efficient 1.28 GPF flushometer valve, battery sensor operated, floor mount vitreous china with siphon jet action and elongated bowl with open front seat, in both ADA and non-ADA compliant configurations as applicable

- Urinals shall be water efficient 0.125 GPF "pint flush" flushometer valve, battery sensor operated, wall mount vitreous china with washdown action, in both ADA and non-ADA compliant configurations as applicable.

- Multiple-user lavatories in the lockerooms shall be wall mount solid surface wash fountains in 2-4 user configurations with water efficient 0.5 GPM cold water air metering type faucet, ADA compliant.

- Restroom lavatories shall be wall mount vitreous china with water efficient 0.5 GPM hot and cold water mixing valve type faucet, ADA compliant.

- All general use sinks shall be stainless steel self-rimming type. Science room sinks shall be drop in corrosion resistant resin type.

- Staff break room and concession sinks shall be ADA double bowl HW/CW with 2.2 GPM HW/CW kitchen faucet and ¾ hp garbage disposal.

- Interior drinking fountains shall be dual height stainless steel refrigerated type with recessed compressor and bottle-filling station.

- Showers shall be recessed mount, thermostatic mixing valve actuation, with HW/CW, 2 gpm showerheads, ADA compliant.

- Tempered Water Mixing Valves to provide 115 degrees F tempered hot water. Valve shall be Powers Regulator Company.

6. **Domestic Hot Water System**

   The new Gymnasium will include a gas-fired domestic water heater with an approximately 500 gallon storage tank. DHW will be controlled to a supply temperature of no more than 155 F. A circulating pump will be provided for the DHW system.

   The renovated Weight and Fitness Building will include a new 20-gallon electric water heater to serve lavatories and a staff break room sink.

END SECTION 009

010 FIRE PROTECTION SYSTEMS

A. Fire Sprinkler Design (Currently not in Scope)

1. Coverage:

All building areas shall be provided with complete sprinkler coverage via wet pipe automatic fire sprinkler system.

2. Code Compliance:

All work shall conform to the latest requirements of the National Fire Protection Association, NFPA 13, insurance underwriters, and the Fire Authority Having Jurisdiction. The design shall conform to Uniform Fire Code with California Amendments.

UL and FM Compliance: Fire protection system materials and components shall be Underwriters Laboratories listed and labeled, and Factory Mutual.

3. Materials:

Sprinkler piping shall be black steel Schedule 40, ASTM A 135 or ASTM A 795 for all piping with threaded joints and fittings. U.L./F.M. approved threadable schedule 10 lightwall pipe, such as Allied "XL" or equivalent, will be accepted.

4. Sprinkler Heads

Sprinkler heads shall be as follows:

i. Sprinkler heads in suspended ceiling areas shall be pendent quick response sprinkler, white finish with adjustable semi-recessed white finish escutcheon.

ii. Sprinkler heads in gyp board or other non-suspended ceiling areas shall be quick response concealed pendent sprinkler with white or custom color cover plate to match adjacent ceiling surfaces as applicable.

iii. Areas with no ceiling shall be provided with sprinkler coverage using brass finish upright quick response sprinklers.

END SECTION 010

011 ELECTRICAL SYSTEMS

A. Work Included:

1. The scope of work is to include lighting, power, fire alarm, and basic voice/data systems for a new approximately 22,400 square foot gymnasium building and an existing approximately 11,000 square foot building which is to be renovated. Scope of work shall also include site lighting and power improvements related to any of the site work. The audio/visual system is to be designed by the architect-appointed contractor.

B. Codes and Standards:

1. Design, manufacture, testing and method of installation of all apparatus and materials furnished under requirements of these specifications shall conform to latest publications or standard rules of the following.
   - Institute of Electrical and Electronic Engineers – IEEE
   - National Electrical Manufacturers' Association – NEMA
   - Underwriters' Laboratories, Inc. – UL
   - National Fire Protection Association – NFPA
   - Federal Specifications - Fed. Spec.
   - American Society for Testing and Materials – ASTM
   - American National Standards Institute – ANSI
   - National Electrical Code – NEC
   - National Electrical Safety Code – NESC
   - Insulated Cable Engineers Association – ICEA
   - American Institute of Steel Construction – AISC
   - State and Municipal Codes In Force In The Specific Project Area
   - Occupational Safety and Health Administration (OSHA)
   - Electronics Industries Association/ Telecommunications Industry Association (EIA/TIA)
   - California Electrical Code
   - California Building Code – Title 24

C. Main Electrical Service and Distribution:

1. The existing Shower/Locker Room building we are modernizing contains the following pieces of equipment which support the campus power infrastructure:

   a. 4160V medium voltage substation with two (2) 200A fused disconnect switches and a 1000kVA 4160 to 480/277V-3PH-4W transformer.
   b. 1200A-480/277V-3PH-4W distribution board with the following breakers:

      1. (1) 150A
      2. (1) 175A
      3. (4) 300A
      4. (2) 500A (these breakers feed motor control centers which are abandoned and no longer required and are not required to be replaced).

   These pieces of equipment are old and near or at their end of life. As a result, we recommend replacing new equipment with same voltages and capacity.

2. Based on the load analysis performed, the total power required by the new gymnasium building is 400kVA. The main incoming power source for the gymnasium building will be derived via a new 800A 480/277V, 3-phase, 4 wire distribution switchboard which shall be fed from the new 1200A-480/277V-3PH-4W referenced above. A revenue meter will be installed ahead of the switchboard, as required.

3. Based on the load analysis performed, the total power required by the renovated locker room building is 200kVA. The main incoming power source for the gymnasium building will be derived via a new 400A 480/277V, 3-phase, 4 wire distribution switchboard which shall be fed from the new 1200A-480/277V-3PH-4W referenced above. A revenue meter will be installed ahead of the switchboard, as required.

4. A 15' x 14' main electrical room will be located in the northeast corner of the new gymnasium building. The room shall adequately accommodate a main distribution switchboard rated at 800A, 480/277V, 3-phase, 4-wire, a dry type step-down transformer rated at 225kVA, 480–208/120V, and branch-circuit panelboards.

5. A 8'x10 main electrical room will be located in the restroom/office core of the new multi-purpose building. The room shall adequately accommodate a main distribution switchboard rated at 400A, 480/277V, 3-phase, 4-wire, a dry type step-down transformer rated at 150kVA, 480–208/120V, and branch-circuit panelboards.

6. Panel boards rated at 480/277 volt, 3-phase, 4-wire served from the main switchboard will be provided to supply power for lighting, HVAC, and motorized equipment 0.75 hp or more.

7. Dry-type step down transformers will be used to supply 208/120-volt power to distribution panel boards. Distribution panel boards will be located in the main electrical room and electrical rooms on all floors to accommodate receptacles and small appliances.

8. All cables and wiring will be in conduits concealed at all public spaces and finished areas. Minimum conduit size will be 3/4" except buried conduits will be minimum 1". Conduit types will be electric metallic, intermediate metallic, or rigid galvanized steel as required. Underground conduit may be PVC and concrete encased where necessary.

9. All cables will be copper with THWN / THHN 600V class insulation. Color-coding will be as stipulated by NEC.

10. All junction boxes will be recessed-mounted on finished areas and will be of the one-piece galvanized pressed steel knock-out type, minimum 4" square.

11. All 120-volt duplex receptacles for general usage will be rated 20-ampere with ground connection.

12. Galvanized steel cover plates will be provided in all electrical, mechanical, and utility rooms. Plastic cover plates of proper color finish will be utilized for other areas.

13. All parts of the power distribution system will be provided with an equipment ground conductor. The grounding system will extend from the switchboard to the branch circuit load or device via ground conductor.

14. The grounding system will be established from a structural ground grid as follows:

    a. A No. 4/0 AWG bare copper UFER ground will be installed below grade adjacent to the main electrical room. Steel columns and cold-water piping will be bonded to become part of the grounding system.
    b. A copper ground bus will be located in the main electrical room. The main electrical room ground bus will be connected to the exterior ground loop and a separate insulated ground wire in conduit will be provided from the main electrical room ground bus to each floor electrical room ground bus.
    c. A No. 4/0 AWG bare copper grounding electrode conductor will be extended to all telephone closets, so that those systems can be properly bonded.
    d. A separate ground wire will be provided for all branch circuits and all feeders serving panel boards, distribution panel boards, motor control centers, and switchboards.

15. Meters and submeters will be used for:

    a. Whole Building
    b. Lighting
    c. Plug loads
    d. HVAC
    e. Chiller
    f. AHU Supply Fan
    g. AHU Return Fan

D. Interior Lighting:

1. Lighting will be accomplished by a variety of fixture types. The most typical interior fixtures will be compact fluorescent down lights, suspended direct/indirect fluorescent fixtures and 5-inch x 8-foot linear fluorescent fixtures with solid state dimming ballasts.

2. All T5 and T8 fixtures will be provided with solid state dimming ballasts.

3. Industrial fluorescent fixtures will be provided in all mechanical, electrical, storage and other utility rooms.

4. Fluorescent lamps will be 48" long, T5 or T8, warm-white, energy saving type, rated at 32-watt and producing a minimum of 2,950 initial lumens.

5. Each Task area will be designed with the following fixture types:

    a. Main Gym: Linear truss-mounted high-bay fluorescents and solatubes.
    b. Multipurpose Rooms: Suspended linear direct/indirect fluorescent and skylights.
    c. Fitness Center: Suspended linear direct/indirect fluorescent.
    d. Main Lobby and Lounge: Compact fluorescent downlights and skylight.
    e. Reception Desk: Compact fluorescent downlights.
    f. Offices and Staff areas: Recessed linear direct/indirect fluorescent.
    g. Locker rooms: Indirect linear fluorescent.

6. Sky Light "Solatube" system will be provided to illuminate the Main Gym basketball courts and the Multipurpose Rooms.

7. Large skylight window will be provided to illuminate the Main Lobby.

E. Exterior Lighting:

1. Metal halide, high intensity discharge, LED, or fluorescent fixtures will be utilized to light the exterior pathways and walkways around the buildings. Exterior lighting fixtures will have internal shields for light spill control in conformance with LEED requirements. Lighting will be zoned and controlled by a programmable lighting control system per the latest Title 24 requirements. Some local overrides will also be provided.

2. High intensity discharge lamps will be the phosphor-coated, color connected type.

3. Fluorescent ballasts will be high-efficiency solid state, dimmable to 10%, instant start, high power factor, reduced harmonics, electronic type, UL listed class "P", certified by ETS/CBM, minimum power factor 95% with integral automatic reset thermal protector.

4. High intensity ballasts will be of the constant-wattage regulator type.

F. Emergency Lighting:

1. Battery packs attached to individual fixtures, or an inverter located within each electrical room and connected to a dedicated emergency dimming/lighting control panels will be provided for code-required emergency illumination.

G. Lighting Control System:

1. All lighting switches will be minimum 20-ampere rated and of the quiet action type.

2. Occupancy sensors will be used for most interior fixtures when applicable. Multi-level switching along with automatic day lighting control will be implemented. Common area lighting will be zoned and controlled by a programmable lighting control system per the latest Title 24 requirements. Local overrides will also be provided

3. All interior switching will comply with California Administrative Code, Title 24, Part 6.

4. Energy-efficient LED exit signs will be used.

5. Exterior lights will be controlled by the lighting control panel through the programmable lighting control system.

6. Illumination foot-candle level will be as prescribed in the latest edition of the Illuminating Engineer's Society (IES) Handbook. The calculated level will be as measured at 30" above finished floor for all offices, laboratories and classrooms.

7. Maintenance factor used for calculation and for test measurement purposes will be 0.81 for all fluorescent sources and .65 for all HID sources.

8. Coefficient of Utilization will be based on the actual room reflectance anticipated and the published test data for the selected light fixture.

H. Fire Alarm and Detection System:

1. A new microprocessor based, multiplexed, addressable fire alarm system will be provided for the new building. The system will utilize individual addressable photoelectric smoke detectors, duct smoke detectors, heat detectors, strobe/horns, addressable manual pull stations, and addressable monitor and control modules. The system will monitor all sprinkler supervisory and water flow switches and will interface with elevators, HVAC smoke control, and smoke fire dampers. The fire alarm system shall be an extension of the existing campus Simplex system and will meet current ADA requirements.

I. Mechanical Controls:

1. Motors and other appliances ½ hp and below will be served at 120 volt, single-phase; 0.75 hp and above will be at 480 volt, three-phase. Premium efficiency motors will be used.

2. Motors 25 hp and above will be provided with soft start solid-state starters.

3. Switchboards will be utilized to serve 3-phase motors and most HVAC systems.

J. Telecommunication Room:

1. One (1) combined Main Distribution Frame/Intermediate Distribution Frame (MDF/IDF) room will be located in each of the two buildings. The minimum size of the room shall be 10' by 10'. The MDF/IDF room will need to be air-conditioned and humidity controlled 24/7/365. Electrical power shall consist of a minimum of (3) 120v dedicated 20 amp circuits and (1) 208 volt 30 amp circuits to outlets mounted on the walls of the MDF/IDF.

2. MDF/IDF room will have all walls covered with ¾" fire rated plywood and painted on the visible side, fire rated stamps shall remain visible after painting. The plywood shall be mounted from +2' to +10'AFF.

3. The telecom room will be designed to house 19" equipment racks with vertical wire managers with patch panels and COD provided network equipment. Voice and data cable terminations will be on patch panels. Building Entrance Terminals/Splice case for Outside Plant (OSP) cable shall be mounted on a wall. The OSP voice grade cable will be run to a "Teleco" patch panel. Patch cords shall be used to connect voice or data ports on the patch panels to either the Teleco Patch Panel or Data Switch. A cable runway system will be installed to route cabling around the room and to the equipment racks

K. Signal Grounding Systems:

1. A telecommunications ground bus bar will be installed in the rooms with a 3/0 green-insulated copper ground conductor to be connected to the Main Building Ground and #6 AWG conductor to building steel per J-Std 607-A standard.

L. Outlet Configuration:

1. Communication wall outlets shall consists of a 4-11/16 square box by 2-1/" deep with a single-gang mud ring. A minimum of 1-1/4" conduit shall stub to an accessible ceiling area or if there is no drop ceiling the conduits shall run to conduit zone box(es) then to the MDF/IDF room. This applies to all outlets in each building.

M Backbone Pathway and Cabling:

1. Campus backbone cables will extend from the MDF/IDF room via two (2) 4" conduits to a new pull-box outside of the building. The conduits shall contain Maxcell inderduct. From the Campus connections point both fiber optic and copper cable will be installed. The number of stands of fiber and copper pairs TBD.

N. Horizontal Cabling:

1. The horizontal data/voice cabling and connection system shall be Category 6 Solution per COD standard.

END SECTION 011

TAB 2

Indoor Program Summary

Section	Space	Area (ASF)	No.	Total Area (ASF)	Notes/Comments
1.0	Gymnasium				
1.1	Gymnasium	13,800	1	13,800	
1.2	Gymnasium Storage	1,100	1	1,100	
2.0	Multi-Purpose Rooms				
2.1	Multi-Purpose Rooms	1,740	2	3,480	
2.2	Multi-Purpose Room Storage	210	2	420	
3.0	Cardio / Weight Room				
3.1	Cardio / Weight Room	4000	1	4,000	
3.2	Cardio/Weight Room Storage and Repair	100	1	100	
4.0	Locker Rooms				
4.1	Team Locker Rooms (M)	220	2	440	
4.2	Team Locker Rooms (W)	220	2	440	
4.3	General/Student Locker Room (M)	470	1	470	
4.4	General/Student Locker Room (W)	470	1	470	
4.5	Shower/Wet Core (M)	400	1	400	
4.6	Shower/Wet Core (W)	400	1	400	
5.0	Faculty Offices				
5.1	Director's Office	200	1	200	
5.2	Full-time Faculty Office	120	2	240	
5.3	Adjunct Office/ Work/ Reception	420	1	420	
5.4	Shared Faculty Office	200	2	400	
6.0	Spectator Facilities				
6.1	Public Restrooms	-	0	-	Included in Gross Area Factor
6.2	Drinking Fountains	-	0	-	Included in Gross Area Factor
6.3	Janitor/ Storage	100	2	200	
6.4	Concession	220	1	220	
6.5	Tennis Storage	220	1	220	
	Subtotal (ASF)			27,420	
	Gross Area Factor		83%	5,722	
	Total GSF			33,142	

Exterior Program Summary

Section	Space	Area (ASF)	No.	Total Area (ASF)	Notes/Comments
7.0	Tennis				
7.1	Tennis Courts	39' x 78'	6		Includes lighting and fences

APPROVED PROGRAM

TAB 3

WEIGHT / FITNESS BLDG.

EXISTING TREES.

EXIST. SHADE STRUCTURES.

SHRUB PLTG. (TYP.)

RELOCATED PICNIC TABLES and UMBRELLAS (TYP.)

D.G. PAVING and DESERT PLTG.

STAIRS

PROPOSED GYM

RAMP.

PROPOSED PALM TREES

EXISTING PALM TREES.

EXISTING PARKING LOT.

CHAIN LINK FENCE and WINDSCREEN.

BLEACHERS

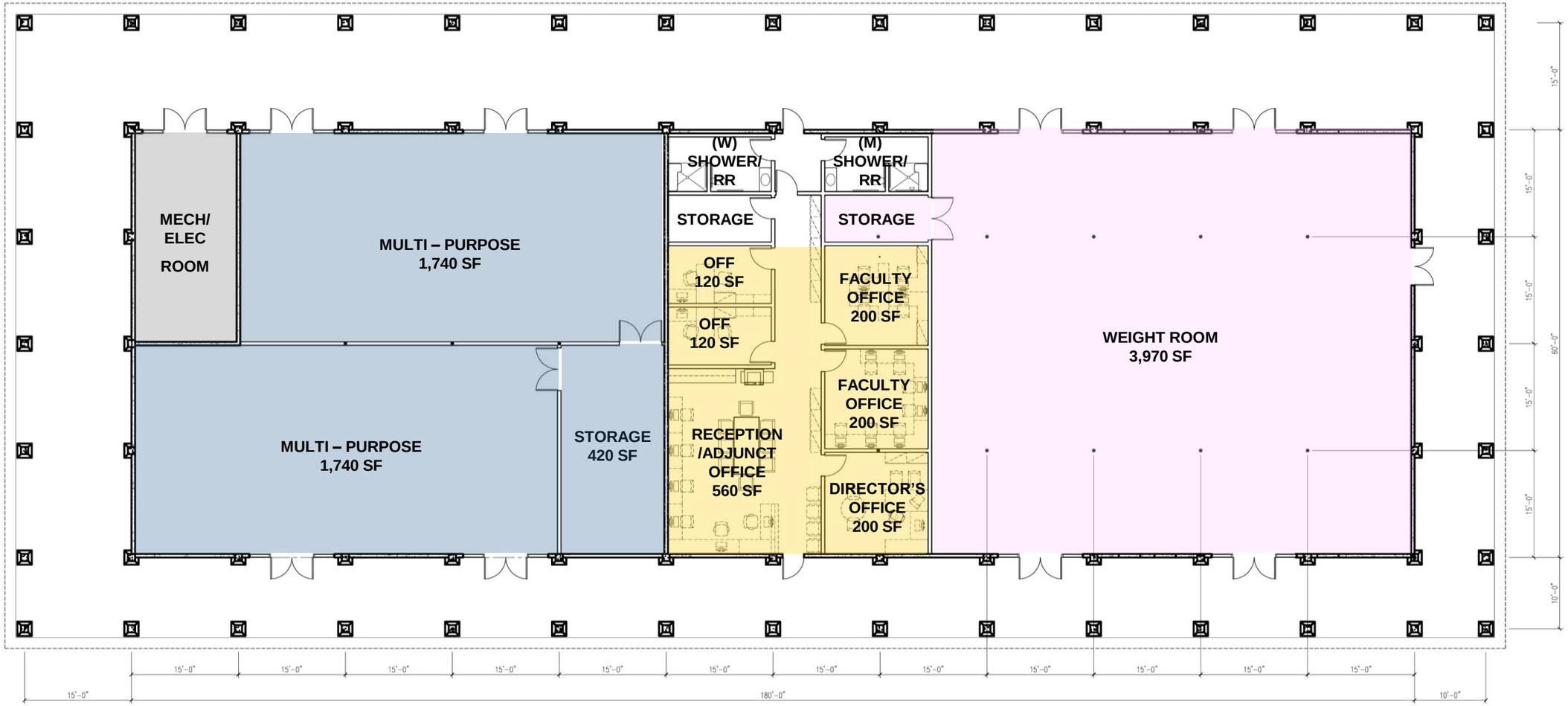
BUFFER / SCREEN LANDSCAPE WINDROW OF TREES / SHRUBS.

EXISTING TREES...

EXIST. BLDG.

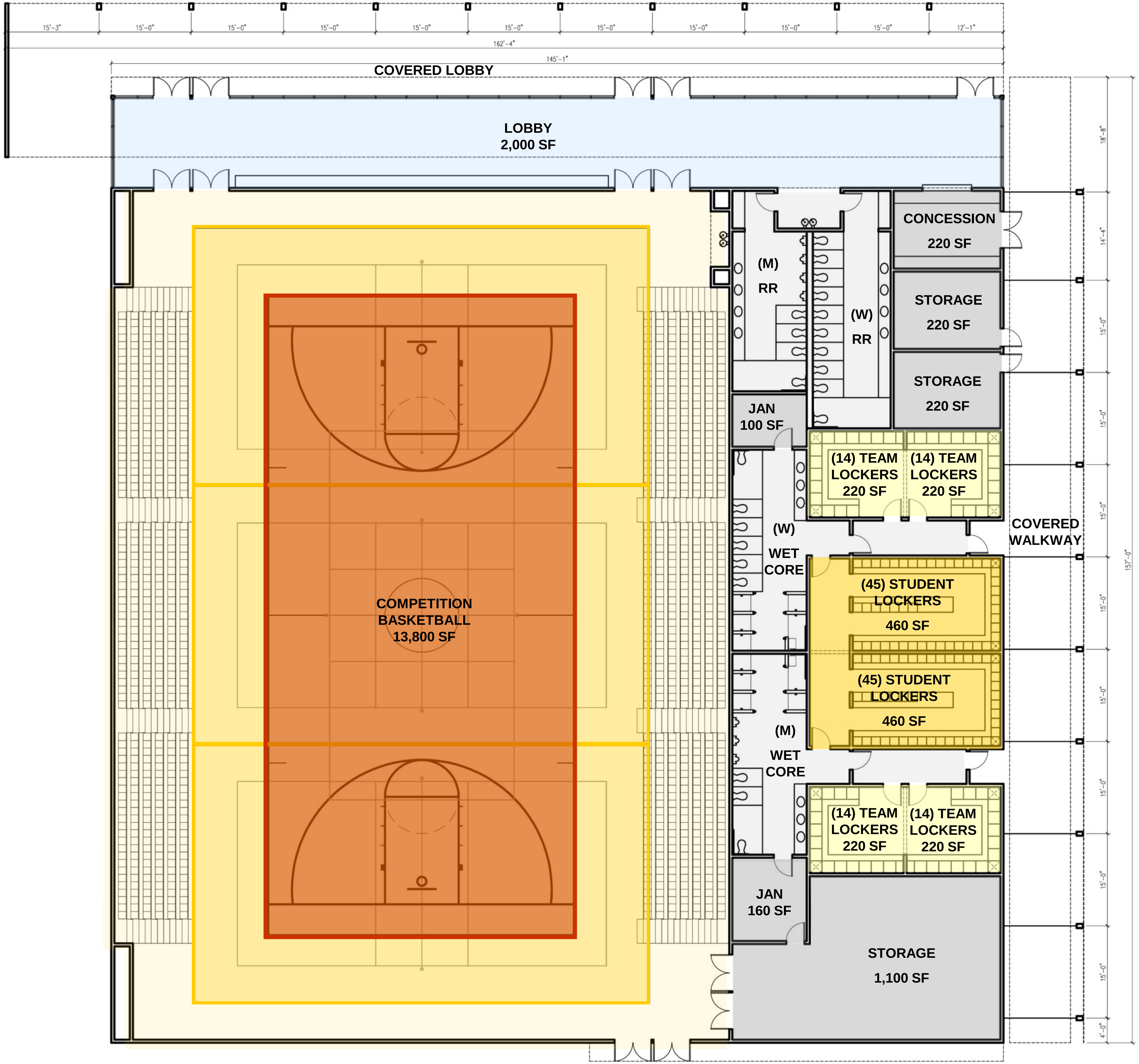
SITE PLAN/ LANDSCAPE CONCEPT

0 20 40 60



WEIGHT & FITNESS RENOVATION FLOOR PLAN

0 5 10 15

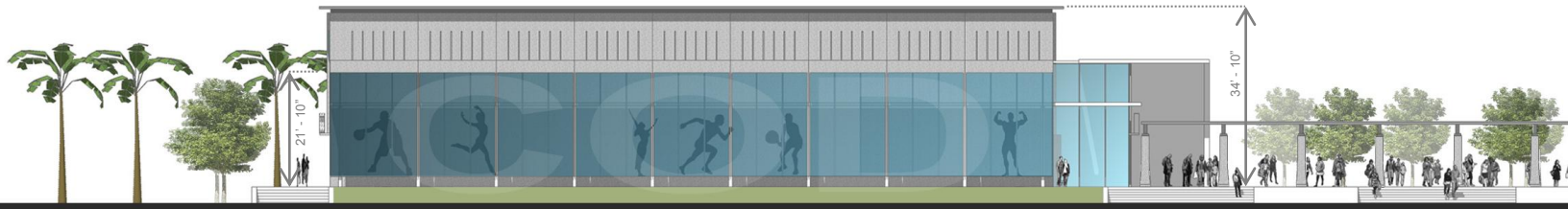


NEW GYMNASIUM FLOOR PLAN

0 5 10 15

NORTH ELEVATION

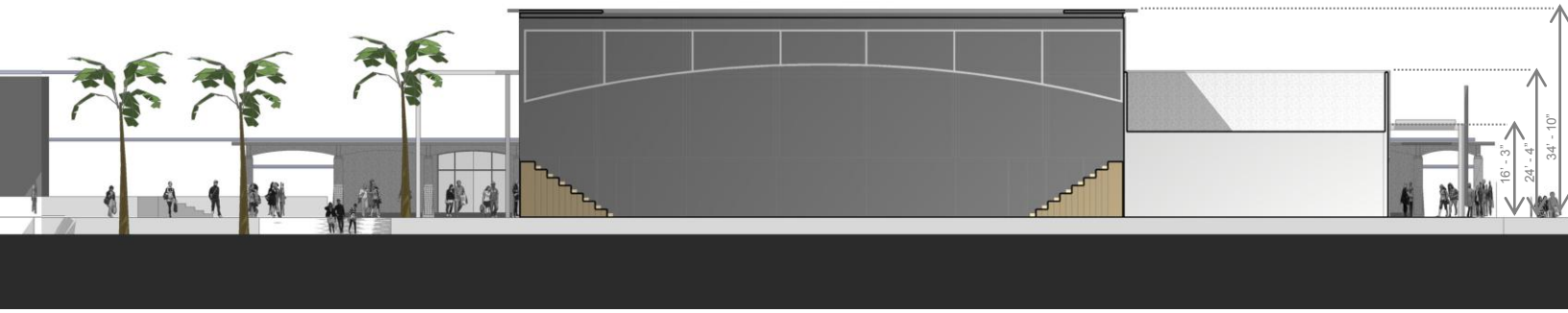
LPA



EAST ELEVATION

COLLEGE OF THE DESERT
1958

LPA



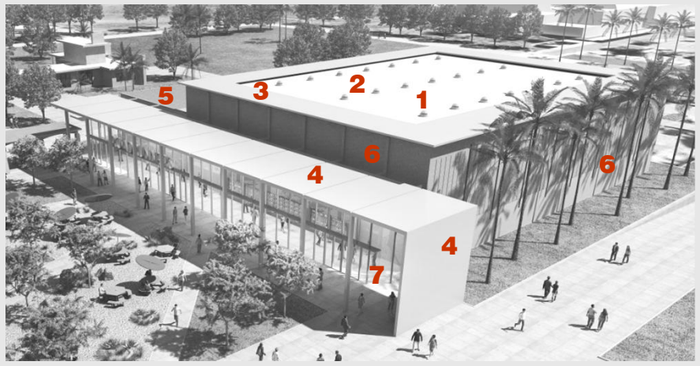
CROSS SECTION

SOUTH ELEVATION

COLLEGE OF THE DESERT
1958

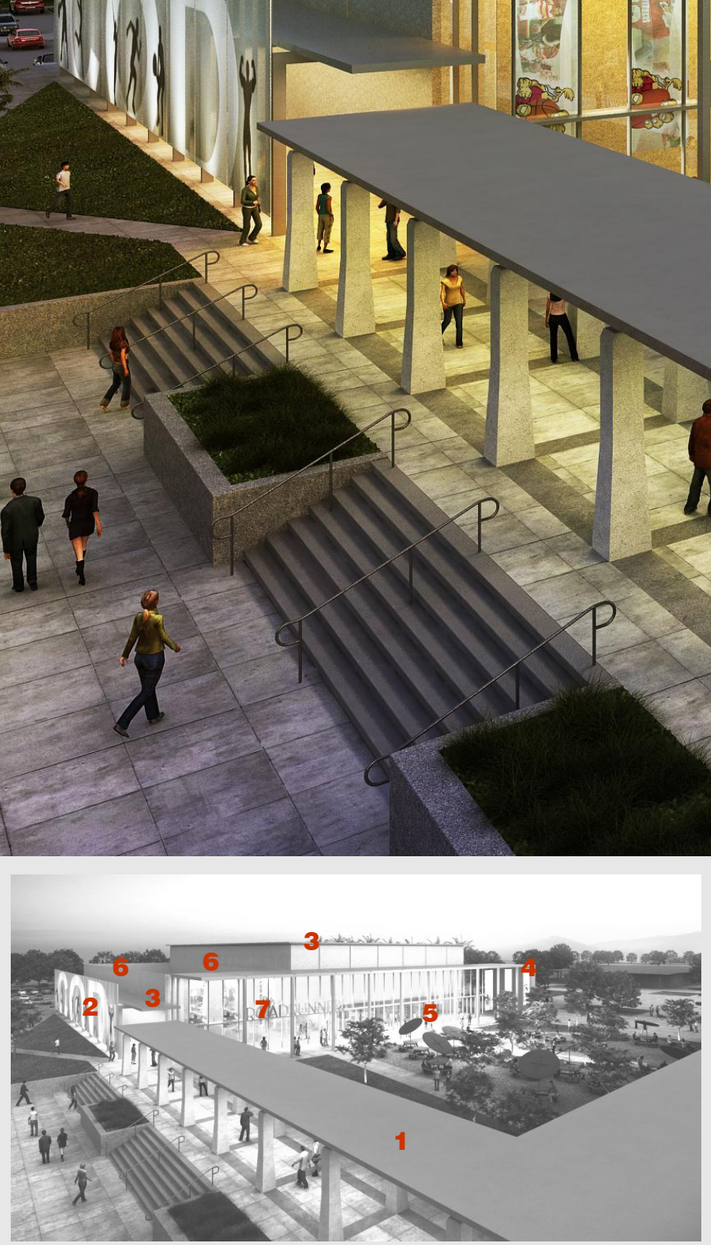
LPA

WEST ELEVATION



1 SOLATUBES
2 SINGLE PLY COOL ROOF
3 METAL PANEL CANOPY
4 EXPOSED AGGREGATE CONCRETE
5 MECHANICAL WELL ON LOWER ROOF
6 EXPOSED AGGREGATE CONCRETE TILT-UP PANEL
7 STOREFRONT GLAZING SYSTEM

NORTH WEST VIEW



1 EXISTING COVERED WALKWAY
2 SIGNAGE GLAZING SYSTEM
3 METAL PANEL CANOPY
4 EXPOSED AGGREGATE CONCRETE
5 LOBBY TROPHY DISPLAY WALL
6 EXPOSED AGGREGATE CONCRETE TILT-UP PANEL
7 STOREFRONT GLAZING SYSTEM

NORTH EAST VIEW

LPA

TAB 4

Summary LEED-NC Checklist 2009

LPA LEED-NC

Yes	?	No	Project Totals (pre-certification estimates)	Certified	110 Pts
47	36	27	Certified: 40-49 points Silver: 50-59 points Gold: 60-79 points Platinum: 80+ points		

12	8	6	**Sustainable Sites**		Leader
Y			SSp1	**Construction Activity Pollution Prevention**	
1			SSc1	**Site Selection**	
	5		SSc2	**Development Density & Community Connectivity**	
		1	SSc3	**Brownfield Redevelopment**	
6			SSc4.1	**Alternative Transportation**, Public Transportation Access	
	1		SSc4.2	**Alternative Transportation**, Bicycle Storage & Changing Rooms	
		3	SSc4.3	**Alternative Transportation**, Low-Emitting and Fuel-Efficient Vehicles	
2			SSc4.4	**Alternative Transportation**, Parking Capacity	
		1	SSc5.1	**Site Development,** Protect of Restore Habitat	
	1		SSc5.2	**Site Development,** Maximize Open Space	
		1	SSc6.1	**Stormwater Design,** Quantity Control	
1			SSc6.2	**Stormwater Design,** Quality Control	
1			SSc7.1	**Heat Island Effect,** Non-Roof	
1			SSc7.2	**Heat Island Effect,** Roof	
	1		SSc8	**Light Pollution Reduction**	
4	3	3	**Water Efficiency**		Leader
Y			WEp1	**Water Use Reduction: 20% Reduction**	
2			WEc1.1	**Water Efficient Landscaping**, Reduce by 50%	
	2		WEc1.2	**Water Efficient Landscaping**, No Potable Use or No Irrigation	
		2	WEc2	**Innovative Wastewater Technologies**	
2			WEc3.1		
	1		WEc3.2	**Water Use Reduction**, 30%, 35% or 40% Reduction	
		1	WEc3.3		
10	16	9	**Energy & Atmosphere**		Leader
Y			EAp1	**Fundamental Commissioning of the Building Energy Systems**	
Y			EAp2	**Minimum Energy Performance**	
Y			EAp3	**Fundamental Refrigerant Management**	
10	3	6	EAc1	**Optimize Energy Performance**	
	4	3	EAc2	**On-Site Renewable Energy**	
	2		EAc3	**Enhanced Commissioning**	
	2		EAc4	**Enhanced Refrigerant Management**	
	3		EAc5	**Measurement & Verification**	
	2		EAc6	**Green Power**	
2	2		**Regional Priority Credits**		Leader
1			RPc1.1	**Region Defined: SSc4.1**	
1			RPc1.2	**Region Defined: SSc7.1**	
	1		RPc1.3	**Region Defined: EAc2 : 1% renewable - IEQc8.1 - WEc2 - WEc3 : 40%**	
	1		RPc1.4	**Region Defined: EAc2 : 1% renewable - IEQc8.1 - WEc2 - WEc3 : 40%**	

6	1	7	**Materials & Resources**		Leader
Y			MRp1	**Storage & Collection of Recyclables**	
		1	MRc1.1	**Building Reuse**, Maintain 50% of Existing Walls, Floors & Roof	
		1	MRc1.2	**Building Reuse**, Maintain 75% of Existing Walls, Floors & Roof	
		1	MRc1.2	**Building Reuse**, Maintain 100% of Existing Walls, Floors & Roof	
		1	MRc1.4	**Building Reuse**, Maintain 50% of Interior Non-Structural Elements	
1			MRc2.1	**Construction Waste Management**, Divert 50% or 75% from Disposal	
1			MRc2.2		
		1	MRc3.1	**Materials Reuse**, 5% or 10%	
		1	MRc3.2		
1			MRc4.1	**Recycled Content**, 10% or 20% (post-consumer + ½ pre-consumer)	
	1		MRc4.2		
1			MRc5.1	**Regional Materials**, 10% or 20% Extracted, Processed & Mfgr Regionally	
1			MRc5.2		
		1	MRc6	**Rapidly Renewable Materials**	
1			MRc7	**Certified Wood**	
9	4	2	**Indoor Environmental Quality**		Leader
Y			EQp1	**Minimum IAQ Performance**	
Y			EQp2	**Environmental Tobacco Smoke** (ETS) **Control**	
	1		EQc1	**Outdoor Air Delivery Monitoring**	
1			EQc2	**Increased Ventilation**	
1			EQc3.1	**Construction IAQ Management Plan**, During Construction	
1			EQc3.2	**Construction IAQ Management Plan**, Before Occupancy	
1			EQc4.1	**Low-Emitting Materials**, Adhesives & Sealants	
1			EQc4.2	**Low-Emitting Materials**, Paints & Coatings	
1			EQc4.3	**Low-Emitting Materials**, Flooring Systems	
1			EQc4.4	**Low-Emitting Materials**, Composite Wood & Agrifiber Products	
		1	EQc5	**Indoor Chemical & Pollutant Source Control**	
	1		EQc6.1	**Controllability of Systems**, Lighting	
	1		EQc6.2	**Controllability of Systems**, Thermal Comfort	
1			EQc7.1	**Thermal Comfort**, Design	
1			EQc7.2	**Thermal Comfort**, Verification	
	1		EQc8.1	**Daylight & Views**, Daylight 75% of Spaces	
		1	EQc8.2	**Daylight & Views**, Views for 90% of Spaces	
4	2		**Innovation & Design Process**		Leader
1			IDc1.1	**Innovation in Design: SSc5.2 Open Space**	
1			IDc1.2	**Innovation in Design: Reduction of mercury content in lamps**	
1			IDc1.3	**Innovation in Design: exemplory performance for regional materials (30%)**	
	1		IDc1.4	**Innovation in Design: Education program**	
	1		IDc1.5	**Innovation in Design:**	
1			IDc2	**LEED Accredited Professional**	

Prepared by: **LPA, Inc.**

TAB 5

CUMMING

College of the Desert - Athletics Facilities
Palm Desert, California

Schematic Design Statement of Probable Cost
July 29, 2011
Cumming Project No. 11-00382.00

Prepared for LPA Inc.

25 ENTERPRISE, SUITE 590 • ALISO VIEJO • CALIFORNIA • 92656
PHONE: 949-900-0440 • FAX: 949-900-0450

INTRODUCTION

1. Basis Of Estimate

This statement is based on Schematic Design drawing package by LPA Inc., received on July 18, 2011 along with verbal direction from the Architect.

A	Architectural drawings:	Existing Building - A2.01, A2.11, A3.01, A3.11 and as-built plan A-5: Gymnasium Building - A2.01 and A3.01
B	Structural drawings:	Not Available.
C	Plumbing drawings:	Not Available.
D	Mechanical drawings:	Not Available.
E	Electrical drawings:	Not Available.
F	Landscape drawings:	Site Plan / Landscape - Concept 2.
G	Basis of Design:	Dated July 22, 2011.

The information listed above is considered Schematic Design Level for estimating purpose.

2. Items Not Included Within Estimate

The following cost items are excluded from this estimate.

- A Professional fees, inspections and testing.
- B Escalation beyond MOC Jan 2013 - assumed start date Sep 2012 and project completion June 2013. It is anticipated there will be no escalation costs for the Year 2011.
- C Plan check fees and building permit fees.
- D Furnishings, fixtures and equipment (FF&E), except built-in cabinets, counters and other casework indicated.
- E Major site and building structures demolition unless noted in body of estimate.
- F Costs of hazardous material surveys, abatements, and disposals unless noted in estimate.
- G Costs of offsite construction unless noted in estimate.
- H Construction contingency costs.
- I Blasting or excavation of rock.
- J All owner supplied Telephone / Data, PA / Clock, CCTV and Security equipment.
- K Decorative graphics to free-standing wall.
- L Modifications / upgrade existing central plant equipment CHW distribution (connections only included)

3. Notes

We recommend that the client review this statement, and that any interpretations contrary to those intended by the design documents be fully addressed. The statement is based upon a detailed measurement of quantities when possible, and reasonable allowances for items not clearly defined in the documents.

The statement reflects probable construction costs obtainable in the currently competitive and aggressive bidding market. This estimate is based on a minimum of six to seven competitive bids from general contractors, bidding to a minimum of six subcontractors per trade. This statement is a determination of current market value for the construction of the project, not a prediction of low bid. Experience indicates that a fewer number of bidders may result in a higher bid amount, and more bidders may result in a lower bid amount.

INTRODUCTION

Historical cost data indicates that the number of comparative bids obtained can have the following effect compared to the 6-7 bid scenario:

I bidder	add	24% to 40%
2 to 3 bids	add	15% to 20%
4 to 5 bids	add	4% to 10%
6 to 7 bids		0% to -2%
More than 8 bids	deduct	5% to 25%

CONSTRUCTION COST SUMMARY

Element		Area	Cost / SF	Total
A	**Sitework**	178,000 SF	$14.70	**$2,617,191**
B	**Weight & Fitness Building**	10,800 SF	$198.62	**$2,145,130**
C	**Gymnasium Building**	24,713 SF	$346.68	**$8,567,557**
TOTAL ESTIMATED CONSTRUCTION COST				**$13,329,878**

Sitework

Sitework Summary

Element		Subtotal	Total
A Site Construction			**$2,084,448**
Hazardous Materials Remediation			
Demolition		$299,954	
Excavation, Fill and Grading		$110,053	
Piles and Caissons			
Site Utilities		$250,709	
Site Electrical		$321,158	
Paving		$346,471	
Hardscape			
Walls and Fences		$152,130	
Site Amenities			
Miscellaneous Site Improvements		$403,209	
Landscape and Irrigation		$200,765	
B Off-Site Construction			
Demolition			
Excavation, Fill and Grading			
Utilities			
Electrical			
Paving			
Hardscape			
Landscape and Irrigation			
Subtotal			**$2,084,448**
General Conditions	6.0%		**$125,067**
Subtotal			**$2,209,515**
General Contractor OH & P	4.0%		**$88,381**
Subtotal			**$2,297,896**
Bonds & Insurance	1.8%		**$41,362**
Subtotal			**$2,339,258**
Design Contingency	10.0%		**$233,926**
Subtotal			**$2,573,184**
Escalation to MOC Jan 2013	1.7%		**$44,007**
TOTAL ESTIMATED CONSTRUCTION COST			**$2,617,191**

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
A Site Construction				
Demolition				
Demolition				
Demolish existing building, allowance	20,000	sf	$5.50	$110,000
Demolish existing portable buildings, allowance	10,000	sf	$4.10	$41,000
Sawcut AC paving	720	lf	$3.98	$2,866
Sawcut concrete paving	620	lf	$5.12	$3,174
Remove AC paving	11,000	sf	$0.75	$8,250
Remove concrete paving	29,400	sf	$1.16	$34,104
Remove existing landscaping	147,000	sf	$0.48	$70,560
Remove / relocate existing utilities, allowance	1	ls	$10,000.00	$10,000
Miscellaneous demolition	1	ls	$13,000.00	$13,000
Protect existing structures / finishes / trees	1	ls	$7,000.00	$7,000
Total - Demolition				***$299,954***
Excavation, Fill and Grading				
Excavation / Grading				
Site cut, allowance	4,083	cy	$3.75	$15,313
Site fill, allowance	1,429	cy	$4.75	$6,789
Haul-away excess	2,654	sf	$8.67	$23,012
Fine grading	147,000	sf	$0.22	$32,340
Erosion control				
Gravel bag barrier	1,550	lf	$6.20	$9,610
Storm drain inlet protection, gravel bag barrier, allowance	10	ea	$65.00	$650
Construction entrance	800	sf	$18.55	$14,840
SWPPP, allowance	1	ls	$7,500.00	$7,500
Total - Excavation, Fill and Grading				***$110,053***
Site Utilities				
Storm Drains, allowance	155,720	sf	$0.30	$46,716
Sewer Drains, allowance	155,720	sf	$0.55	$85,646
Domestic Water, allowance	155,720	sf	$0.25	$38,930
Fire Water, allowance	155,720	sf	$0.40	$62,288
Gas, allowance	155,720	sf	$0.11	$17,129
Total - Site Utilities				***$250,709***

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Site Electrical				
Site Power and Lighting				
Site Service and Distribution (from existing Shower / Locker Room building), allowance	1	ls	$50,000.00	$50,000
Site Lighting, allowance				
Fixture E1, Tennis court light 20' pole 1000w mh, single	8	ea	$3,640.00	$29,120
Fixture E2, Tennis court light 20' pole 2x1000w mh, twin	4	ea	$4,805.40	$19,222
Fixture E3, Pedestrian pole light 12' pole, single	15	ea	$2,962.50	$44,438
Site Special Electrical				
Site Fire Alarm System, allowance				
Handhole, 4'x4' traffic rated (5 portion)	4	ea	$630.00	$2,520
Handhole, 2'x3' traffic rated (5 portion)	2	ea	$579.00	$1,158
Trenching backfill and compaction (5) portion	800	lf	$5.40	$4,320
Concrete encasement	119	cy	$158.00	$18,726
Conduit (2) 2", pvc	800	lf	$12.96	$10,368
Fire Alarm backbone cable re feed campus from new MDF	1,000	lf	$2.48	$2,475
Site Telephone / Data System, allowance				
Handhole, 4'x4' traffic rated (5 portion)	4	ea	$630.00	$2,520
Handhole, 2'x3' traffic rated (5 portion)	2	ea	$579.00	$1,158
Trenching backfill and compaction (5) portion	800	lf	$5.40	$4,320
Conduit (4) 4", pvc	800	lf	$14.98	$11,981
Conduit 4", grc	160	lf	$63.05	$10,087
Data backbone cable re feed campus from new MDF	1,000	lf	$8.78	$8,775
Site CATV System, allowance				
Handhole, 2'x3' traffic rated (5 portion)	4	ea	$579.00	$2,316
Handhole, 4'x6' traffic rated (5 portion)	2	ea	$770.00	$1,540
Trenching backfill and compaction (5) portion	800	lf	$5.40	$4,320
Conduit 4", pvc	800	lf	$14.98	$11,981
Conduit 4", grc	160	lf	$63.05	$10,087
CATV backbone cable re feed campus from new MDF	1,000	lf	$2.48	$2,475
Site Clock / Intercom / PA System, allowance				
Handhole, 4'x6' traffic rated (5 portion)	4	ea	$770.00	$3,080
Handhole, 4'x4' traffic rated (5 portion)	2	ea	$630.00	$1,260
Trenching backfill and compaction (5) portion	800	lf	$5.40	$4,320
Conduit 4", pvc	800	lf	$14.98	$11,981
Conduit 4", grc	160	lf	$63.05	$10,087
Clock backbone cable	1,000	lf	$2.03	$2,025
PA/ Intercom backbone cable re feed campus from new MDF	1,000	lf	$2.03	$2,025
Site Security System, allowance				
Handhole, 4'x4' traffic rated (5 portion)	4	ea	$630.00	$2,520

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Handhole, 4'x6' traffic rated (5 portion)	2	ea	$770.00	$1,540
Trenching backfill and compaction (5) portion (allowance)	800	lf	$5.40	$4,320
Conduit 4", pvc	800	lf	$14.98	$11,981
Conduit 4", grc	160	lf	$63.05	$10,087
Security backbone cable re feed campus from new MDF	1,000	lf	$2.03	$2,025
Total - Site Electrical				***$321,158***
Paving				
Join to existing AC pavement	720	lf	$12.65	$9,108
Concrete curb, 6"	720	lf	$16.93	$12,190
Concrete paving 4", natural grey, broom finish	10,652	sf	$6.44	$68,599
Concrete paving 4", integral color, broom finish	15,978	sf	$8.24	$131,659
Tie-in to existing concrete pavement	620	lf	$18.11	$11,228
Concrete ramp	1,488	sf	$32.15	$47,839
Concrete stairs	126	lf	$52.66	$6,635
Decomposed granite	8,645	sf	$3.35	$28,961
Miscellaneous				
Metal pipe guardrail, stairs	32	lf	$108.44	$3,470
Metal pipe handrail, ramp	318	lf	$84.22	$26,782
Total - Paving				***$346,471***
Walls and Fences				
Walls				
Concrete ramp / stair walls	461	lf	$330.00	$152,130
Total - Walls and Fences				***$152,130***
Miscellaneous Site Improvements				
Site Structures				
Tennis Court				
AC paving, 4" over 6" AB	69,680	sf	$3.59	$250,151
'Plexipave' surface coating and striping, tennis courts	21,000	sf	$1.15	$24,150
Chainlink fencing, 12'-0" high, w/ wind screen	1,056	lf	$53.19	$56,169
Chainlink gates, double	2	pr	$1,104.55	$2,209
Tennis court posts / net	6	ea	$1,700.00	$10,200
Aluminum bleachers	1,400	sf	$34.67	$48,538
Miscellaneous				
Trash / recycle receptacle	4	ea	$798.00	$3,192
Relocate existing picnic tables / umbrellas	10	ea	$110.00	$1,100
Miscellaneous signage and furnishing, allowance	1	ls	$7,500.00	$7,500
Total - Miscellaneous Site Improvements				***$403,209***

Sitework Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Landscape and Irrigation				
Trees				
Trees, 36" box	13	ea	$657.92	$8,553
Date palm, 25'	11	ea	$3,500.00	$38,500
Shrubs, Groundcover, Vines				
Shrubs, groundcover, allowance	20,000	sf	$4.26	$85,198
Desert planting	8,645	sf	$2.16	$18,673
Sub-Drain System Landscape Areas				
Perforated sub-drain system, other landscape areas, allowance	28,645	sf	$0.54	$15,468
Irrigation				
Irrigation, planting areas	28,645	sf	$1.20	$34,373
Total - Landscape and Irrigation				***$200,765***

Weight & Fitness Building

Weight & Fitness Building Construction Cost Summary

Element		Total	Cost / SF
1 General Conditions (Incl. Below)			
2 Sitework		**$188,170**	$17.42
3 Concrete		**$48,874**	$4.53
4 Masonry			
5 Metals		**$122,800**	$11.37
6 Wood & Plastics			
7 Thermal & Moisture		**$114,162**	$10.57
8 Doors & Windows		**$167,935**	$15.55
9 Finishes		**$251,045**	$23.24
10 Specialties		**$73,559**	$6.81
11 Equipment			
12 Furnishings		**$5,464**	$0.51
13 Special Construction			
14 Conveying			
15 Mechanical		**$310,093**	$28.71
16 Electrical		**$426,376**	$39.48
Subtotal		**$1,708,478**	$158.19
General Conditions	6.0%	**$102,509**	$9.49
Subtotal		**$1,810,987**	$167.68
General Contractor OH&P	4.0%	**$72,439**	$6.71
Subtotal		**$1,883,426**	$174.39
Bonds & Insurance	1.8%	**$33,902**	$3.14
Subtotal		**$1,917,328**	$177.53
Design Contingency	10.0%	**$191,733**	$17.75
Subtotal		**$2,109,060**	$195.28
Escalation to MOC Jan 2013	1.7%	**$36,070**	$3.34
TOTAL ESTIMATED CONSTRUCTION COST		**$2,145,130**	$198.62

Total Area: 10,800 SF

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Demolition				
Demolish existing concrete slab-on-grade	445	sf	$6.70	$2,982
Demolish existing roofing system w/ light weight concrete insulation, plywood substrate, water proofing membrane etc.	10,800	sf	$3.14	$33,903
Remove VCT, carpet flooring and base	5,170	sf	$0.86	$4,467
Remove ceramic tile floor, base	966	sf	$2.45	$2,365
Remove ceramic wall tiles	1,988	sf	$2.40	$4,771
Demolish existing partitions	6,314	sf	$2.79	$17,639
Remove gypsum board ceiling	5,170	sf	$2.40	$12,408
Remove single door / frame / hardware	18	ea	$158.40	$2,851
Remove double door / frame / hardware	3	pr	$259.20	$778
Remove existing louvered wall panels	924	sf	$9.81	$9,066
Form new single door opening, existing concrete wall	2	ea	$1,497.60	$2,995
Form new storefront opening, existing concrete wall	3	ea	$3,611.52	$10,835
Remove toilet partitions	6	ea	$163.20	$979
Remove toilet accessories	10	ea	$170.88	$1,709
Remove lockers	187	ea	$65.28	$12,207
HVAC demolition				
Remove ducts, supply and return grilles	10,800	sf	$1.15	$12,442
Plumbing demolition				
Miscellaneous demolition	10,800	sf	$0.95	$10,260
Remove existing fixture	22	ea	$136.32	$2,999
Electrical demolition				
Demolition of electrical fixtures / conduits	10,800	sf	$1.34	$14,515
Miscellaneous demolition	1	ls	$16,000.00	$16,000
Protection of existing surfaces	1	ls	$12,000.00	$12,000
Hazardous material abatement / dry rot - excluded				
Total - 2 Sitework				***$188,170***
3 Concrete				
Spread Pad Footings				
Concrete	16	cy	$156.45	$2,454
Reinforcing steel	1,882	lb	$0.86	$1,626
Excavation	16	cy	$15.92	$250
Spoils removal	16	cy	$13.26	$208
Concrete Deck infill				
4" thick normal weight concrete topping	3,916	sf	$4.71	$18,458
Miscellaneous				
Re-construct concrete slab-on-grade	333	sf	$31.36	$10,444
Block-up openings in existing concrete wall	328	sf	$47.05	$15,434
Total - 3 Concrete				***$48,874***

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
5 Metals				
Structural Steel				
Tube steel columns	1.8	tn	$3,936.24	$6,908
Floor Deck				
Steel framing	24.5	tn	$3,340.91	$81,769
Metal deck, 3" 18 ga	3,916	sf	$4.92	$19,286
Roof Canopy				
Miscellaneous plates, connections	2.6	tn	$3,680.30	$9,653
Miscellaneous				
Miscellaneous blocking & backing	10,800	sf	$0.48	$5,184
Total - 5 Metals				***$122,800***
7 Thermal & Moisture Protection				
Roofing				
"Cool Roof" membrane roofing system	10,800	sf	$5.58	$60,238
Base flashing and cant	480	lf	$16.60	$7,967
Insulation				
Batt insulation, interior partitions	2,993	sf	$0.91	$2,729
Rigid insulation, roof	10,800	sf	$2.30	$24,883
Sheet Metalwork				
Reglet and counter flashing	480	lf	$16.62	$7,976
Miscellaneous				
Caulking & sealants	10,800	sf	$0.96	$10,368
Total - 7 Thermal & Moisture Protection				***$114,162***
8 Doors & Windows				
Exterior Doors				
Glazed aluminum doors and frames, hardware				
Single	2	ea	$3,082.81	$6,166
Double	9	pr	$6,001.67	$54,015
Miscellaneous				
Panic hardware	20	ea	$565.18	$11,304
Exterior Glazing				
Aluminum storefront glazing	1,200	sf	$60.39	$72,472

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Interior Doors				
SC Wood doors, HM frames, finish hardware, paint				
Single	3	ea	$1,354.66	$4,064
Single, w/ side light	6	ea	$1,810.66	$10,864
Double	3	pr	$2,618.52	$7,856
Miscellaneous				
Panic hardware	1	ea	$594.89	$595
Vision panel	1	ea	$168.00	$168
Door louver	2	ea	$216.00	$432
Total - 8 Doors & Windows				***$167,935***
9 Finishes				
Exterior Walls				
Patch / repair existing concrete walls	5,520	sf	$1.61	$8,903
Patch / repair existing concrete soffits	9,991	sf	$2.09	$20,909
Paint walls, soffits	15,511	sf	$0.78	$12,061
Interior Partitions				
Metal stud framing, 6"	2,993	sf	$8.76	$26,200
Metal stud framing, 4	315	sf	$6.62	$2,087
Gypsumboard, 5/8", finished	6,300	sf	$2.38	$14,999
Cementitious backer board, 1/2"	371	sf	$2.34	$869
Interior Finishes				
Floors				
Patch / repair existing concrete floor	6,884	sf	$1.06	$7,270
Seal concrete	450	sf	$1.29	$579
Carpet tile	1,914	sf	$3.97	$7,608
Porcelain tile	254	sf	$13.53	$3,436
Rubber fitness flooring	7,943	sf	$11.77	$93,483
Bases				
Rubber	1,309	lf	$2.89	$3,782
Porcelain tile	53	lf	$13.21	$700
Walls				
Patch / repair existing walls	5,608	sf	$1.30	$7,268
Paint	13,482	sf	$0.68	$9,189
Porcelain tile	371	sf	$13.10	$4,862

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Ceiling				
Acoustic tile ceilings	1,914	sf	$3.72	$7,130
Gypsumboard ceiling including framing	254	sf	$7.69	$1,953
Paint gypsumboard ceilings	254	sf	$1.08	$273
Paint exposed wood roof deck / framing	8,393	sf	$2.08	$17,484
Total - 9 Finishes				***$251,045***
10 Specialties				
Toilet partitions				
Standard stall	1	ea	$985.84	$986
Accessible stall	2	ea	$1,082.83	$2,166
Urinal screen	1	ea	$495.89	$496
Toilet accessories				
Mirror	24	sf	$30.98	$744
Paper towel dispenser/disposal	2	ea	$276.93	$554
Liquid soap dispenser	4	ea	$77.50	$310
Seat cover / tissue paper dispenser	1	ea	$276.93	$277
Seat cover / tissue paper dispenser, napkin disposal	2	ea	$276.93	$554
Grab bar	4	ea	$153.32	$613
Miscellaneous				
Mirror wall	833	sf	$55.68	$46,381
Double adjustable brass stretch bars	119	lf	$75.52	$8,987
Fire extinguisher, semi recessed	7	ea	$350.78	$2,455
Access doors, 24"x24", allowance	2	ea	$480.00	$960
Acrylic signs	22	ea	$74.88	$1,647
Miscellaneous building specialties	10,800	sf	$0.60	$6,428
Total - 10 Specialties				***$73,559***
11 Equipment				
Wrestling / Fitness				
Fitness equipment (OFOI)				Excluded
Total - 11 Equipment				
12 Furnishings				
Blinds and Shades				
Mechoshade, manual	672	sf	$8.13	$5,464
Total - 12 Furnishings				***$5,464***

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
15 Mechanical				
Plumbing				
General Plumbing Equipment				
Electric water heater, 20 gal	1	ea	$1,468.00	$1,468
Sanitary Fixtures				
Water closet, floor, fv	3	ea	$836.70	$2,510
Urinal, wall	1	ea	$883.00	$883
Lavatory, wall	4	ea	$754.00	$3,016
Floor drain	2	ea	$180.00	$360
Hose bibb	2	ea	$158.00	$316
Rough-ins				
Local rough-in at fixture	11	ea	$1,190.00	$13,090
Rough-in at floor sink or floor drain	2	ea	$627.00	$1,254
Waste / Vent	1	ls	$5,500.00	$5,500
Domestic Water	1	ls	$4,250.00	$4,250
Roof Drainage				
Modify existing roof drainage	10,800	sf	$0.55	$5,940
Condensate Drainage				
Condensate Drainage	10,800	sf	$0.30	$3,240
Natural Gas	10,800	sf	$1.10	$11,880
Miscellaneous Plumbing				
Access panels	4	ea	$118.00	$472
Seismic supports	10,800	sf	$0.30	$3,240
Fire stopping	10,800	sf	$0.13	$1,404
Miscellaneous plumbing, clean, test, identification, etc.	10,800	sf	$0.52	$5,616
HVAC				
Chilled Water Distribution	10,800	sf	$1.43	$15,444
Chilled Water Distribution	10,800	sf	$1.27	$13,716
Air-Side Equipment	10,800	sf	$6.48	$69,984
Air Distribution				
Ductwork, galvanized steel w/ diffusers/ grilles etc	10,800	sf	$7.15	$77,220
HVAC Controls	10,800	sf	$1.90	$20,520

Weight & Fitness Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Miscellaneous				
Test / balance HVAC	30	hr	$110.00	$3,300
Seismic supports	10,800	sf	$0.55	$5,940
Rigging of major equipment	1	ls	$4,430.00	$4,430
Fire stopping, allowance	10,800	sf	$0.20	$2,160
Fire Sprinkler System				
Automatic Sprinkler System	10,800	sf	$3.05	$32,940
Total - 15 Mechanical				***$310,093***
16 Electrical				
Power and Lighting				
Service and Distribution				
Replace existing medium voltage substation, allowance	1	ls	$100,000.00	$100,000
Modify existing service and distribution	10,800	sf	$2.20	$23,760
HVAC and Equipment	10,800	sf	$2.15	$23,220
Convenience Power	10,800	sf	$5.25	$56,700
Lighting and Lighting Control	10,800	sf	$8.20	$88,560
Special Electrical Systems				
Fire Alarm System	10,800	sf	$2.55	$27,540
Telephone / Data Systems	10,800	sf	$3.75	$40,500
CATV System	10,800	sf	$1.25	$13,500
Clock / Intercom / PA System	10,800	sf	$1.40	$15,120
Audio / Visual System rough conduit, boxes and cable	10,800	sf	$1.75	$18,900
Security Systems	10,800	sf	$1.50	$16,200
Miscellaneous				
Firestopping/core drilling	10,800	sf	$0.22	$2,376
Total - 16 Electrical				***$426,376***

Gymnasium Building

Gymnasium Building Construction Cost Summary

Element		Total	Cost / SF
1 General Conditions (Incl. Below)			
2 Sitework		**$45,687**	$1.85
3 Concrete		**$1,322,373**	$53.51
4 Masonry			
5 Metals		**$791,063**	$32.01
6 Wood & Plastics			
7 Thermal & Moisture		**$335,706**	$13.58
8 Doors & Windows		**$663,512**	$26.85
9 Finishes		**$1,721,991**	$69.68
10 Specialties		**$219,524**	$8.88
11 Equipment		**$260,611**	$10.55
12 Furnishings		**$1,040**	$0.04
13 Special Construction			
14 Conveying			
15 Mechanical		**$829,774**	$33.58
16 Electrical		**$632,305**	$25.59
Subtotal		**$6,823,586**	$276.11
General Conditions	6.0%	**$409,415**	$16.57
Subtotal		**$7,233,001**	$292.68
General Contractor OH&P	4.0%	**$289,320**	$11.71
Subtotal		**$7,522,321**	$304.38
Bonds & Insurance	1.8%	**$135,402**	$5.48
Subtotal		**$7,657,723**	$309.86
Design Contingency	10.0%	**$765,772**	$30.99
Subtotal		**$8,423,496**	$340.85
Escalation to MOC Jan 2013	1.7%	**$144,061**	$5.83
TOTAL ESTIMATED CONSTRUCTION COST		**$8,567,557**	$346.68

Total Area: 24,713 SF

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
2 Sitework				
Earthwork				
Excavation below the building foot print	4,745	cy	$2.86	$13,574
Backfill & compaction	4,745	cy	$3.03	$14,394
Imported backfill including compaction	474	cy	$19.20	$9,110
Fine grade	25,622	sf	$0.34	$8,609
Total - 2 Sitework				***$45,687***
3 Concrete				
Continuous Strip Footings				
Concrete	436	cy	$156.45	$68,196
Formwork	4,813	sf	$5.78	$27,814
Reinforcing steel	78,461	lb	$0.86	$67,790
Excavation	698	cy	$15.92	$11,103
Backfill	262	cy	$14.50	$3,794
Spoils removal	436	cy	$13.26	$5,779
Spread Pad Footings				
Concrete	13	cy	$156.45	$2,031
Formwork	536	sf	$6.32	$3,384
Reinforcing steel	1,558	lb	$0.86	$1,346
Excavation	56	cy	$15.92	$884
Backfill	43	cy	$14.50	$617
Spoils removal	13	cy	$13.26	$172
Cast-In-Place Concrete Slab-On-Grade				
Concrete slab, 6"	413	cy	$154.41	$63,707
Slab thickening	62	cy	$154.41	$9,556
Control joints	2,228	lf	$3.41	$7,593
Reinforcing steel	40,104	lb	$0.86	$34,650
Finish	22,280	sf	$0.72	$16,042
Aggregate base, sand bed, fine grade	22,280	sf	$1.82	$40,639
Tilt-Up Concrete Walls				
Concrete walls	22,257	sf	$42.19	$939,032
Concrete wall panels, 8" thick	619	sf	$24.68	$15,271
Miscellaneous				
Reinforced concrete curbs	108	lf	$27.53	$2,974
Total - 3 Concrete				***$1,322,373***

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
5 Metals				
Structural Steel				
Tube steel columns	29.3	tn	$3,936.24	$115,169
Roof Deck				
Steel framing	56.5	tn	$3,340.91	$188,669
Steel truss framing	37.0	tn	$3,560.30	$131,776
Metal deck, 3 1/2" 18 ga	14,109	sf	$5.24	$73,951
Metal deck, 1 1/2" 18 ga	8,669	sf	$4.01	$34,787
Roof Canopy				
Steel framing	38.6	tn	$3,340.91	$128,972
Metal deck, 1 1/2" 18 ga	11,878	sf	$4.01	$47,664
Miscellaneous plates, connections	16.1	tn	$3,680.30	$59,381
Miscellaneous				
Miscellaneous blocking & backing	22,280	sf	$0.48	$10,694
Total - 5 Metals				***$791,063***
7 Thermal & Moisture Protection				
Roofing				
"Cool Roof" membrane roofing system	19,407	sf	$5.58	$108,242
Base flashing and cant	831	lf	$16.60	$13,793
Crickets	2,911	sf	$4.01	$11,681
Waterproofing				
Membrane waterproofing below grade	2,969	sf	$4.44	$13,169
Insulation				
Batt insulation, interior partitions	13,667	sf	$0.91	$12,464
Batt insulation, roof	2,176	sf	$1.17	$2,549
Rigid insulation, roof	19,407	sf	$2.30	$44,713
Sheet Metalwork				
Reglet and counter flashing	831	lf	$16.62	$13,809
Parapet coping	694	lf	$16.30	$11,315
Sky lights				
Solatube, 20" dia, allowance	40	ea	$1,557.12	$62,285
Miscellaneous				
Metal canopy	204	sf	$52.05	$10,618
Equipment pads	400	sf	$31.25	$12,499
Walkway pads, allowance	200	sf	$12.43	$2,486
Roof cat ladder	1	ea	$1,501.44	$1,501

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Roof access hatch / ladder	1	ea	$2,103.43	$2,103
Caulking & sealants	22,280	sf	$0.56	$12,477
Total - 7 Thermal & Moisture Protection				***$335,706***
8 Doors & Windows				
Exterior Doors				
Hollow metal doors, frames, finish hardware, paint				
Single	2	ea	$1,280.04	$2,560
Double	1	pr	$2,682.69	$2,683
Glazed aluminum doors and frames, hardware				
Single	2	ea	$3,082.81	$6,166
Double, 10'-0" high	7	pr	$7,258.13	$50,807
Miscellaneous				
Panic hardware	16	ea	$565.18	$9,043
Exterior Glazing				
Aluminum curtainwall system in lobby, allowance	4,172	sf	$73.60	$307,084
Free standing aluminum storefront illuminated signage wall (illumination, signage & graphics excluded), allowance	3,197	sf	$71.28	$227,882
Interior Doors				
Hollow metal doors, frames, finish hardware, paint				
Single	13	ea	$1,223.96	$15,912
Double, 10'-0" high	2	pr	$3,086.61	$6,173
Glazed aluminum doors and frames, hardware				
Double, 10'-0" high	4	pr	$6,730.25	$26,921
Miscellaneous Doors				
Roll-up grille, 8'-0" x 5'-0"	1	ea	$3,091.20	$3,091
Miscellaneous				
Panic hardware	8	ea	$594.89	$4,759
Door louver	2	ea	$216.00	$432
Total - 8 Doors & Windows				***$663,512***
9 Finishes				
Exterior Walls				
Metal stud framing, 6" walls	340	sf	$9.65	$3,280
Metal stud framing, 6" soffits	61	sf	$11.21	$678
Exterior sheathing	24,063	sf	$2.48	$59,600
Cement plaster, walls	340	sf	$9.30	$3,163
Cement plaster, soffits	61	sf	$16.73	$1,012
Composite metal wall panels	1,215	sf	$36.00	$43,752
Composite metal soffit panels	23,663	sf	$36.54	$864,707
Paint walls, soffits	15,975	sf	$0.78	$12,422

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Interior Partitions				
Metal stud framing, 6"	13,107	sf	$8.76	$114,754
Metal stud framing, 4	1,780	sf	$6.62	$11,791
Gypsumboard, 5/8", finished	26,451	sf	$2.38	$62,973
Cementitious backer board, 1/2"	2,616	sf	$2.34	$6,127
Interior Finishes				
Floors				
Seal concrete	2,036	sf	$1.29	$2,619
Porcelain tile	877	sf	$13.53	$11,863
Sprung wood	14,259	sf	$20.06	$286,092
Polished concrete	2,830	sf	$6.41	$18,148
Polished / stained concrete w/ color glass control joints	2,278	sf	$8.85	$20,154
Bases				
Rubber	411	lf	$2.89	$1,188
Wood	173	lf	$10.34	$1,789
Porcelain tile	913	lf	$13.21	$12,060
Vented wood base	260	lf	$10.12	$2,631
Walls				
Paint	30,057	sf	$0.68	$20,487
Acoustic panels	1,968	sf	$19.07	$37,532
Porcelain tile	2,616	sf	$13.10	$34,274
FRP wall panels	70	sf	$9.52	$667
Ceiling				
Moisture resistant gypsumboard ceiling including framing	3,707	sf	$8.56	$31,744
Paint gypsumboard ceilings	3,707	sf	$1.08	$3,986
Paint exposed steel trusses	9	ea	$1,653.12	$14,878
Paint exposed deck, ducts etc.	18,573	sf	$2.03	$37,621
Total - 9 Finishes				***$1,721,991***
10 Specialties				
Toilet partitions				
Standard stall	19	ea	$985.84	$18,731
Accessible stall	4	ea	$1,082.83	$4,331
Urinal screen	5	ea	$495.89	$2,479
Toilet accessories				
Mirror	288	sf	$30.98	$8,922
Liquid soap dispenser	14	ea	$77.50	$1,085
Seat cover / tissue paper dispenser	7	ea	$276.93	$1,939
Seat cover / tissue paper dispenser, napkin disposal	16	ea	$276.93	$4,431
Grab bar	8	ea	$153.32	$1,227
Hand dryer	8	ea	$331.20	$2,650

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
Shower grab bar	2	ea	$267.84	$536
Folding shower seat	2	ea	$362.88	$726
Shower rail / curtain	10	ea	$219.84	$2,198
Soap dish	10	ea	$74.88	$749
Mop rack	2	ea	$216.00	$432
Casework / Millwork				
Base cabinet with counter top	17	lf	$248.51	$4,225
Food service counter	17	lf	$344.21	$5,852
Display case	40	lf	$312.96	$12,518
Vanity top, solid	72	lf	$218.88	$15,759
Miscellaneous				
Mirror wall	644	sf	$55.68	$35,858
Double adjustable brass stretch bars	92	lf	$75.52	$6,948
Wall pads	511	sf	$40.96	$20,932
Stainless steel counter	8	lf	$305.53	$2,444
Lockers, 2 tier, including concrete base	146	ea	$215.55	$31,470
Accessible bench	12	lf	$81.60	$979
Built-in accessible bench	182	lf	$61.65	$11,221
Fire extinguisher, semi recessed	8	ea	$350.78	$2,806
Fire department lock box	1	ea	$199.68	$200
Access doors, 24"x24", allowance	4	ea	$480.00	$1,920
Acrylic signs	36	ea	$74.88	$2,696
Miscellaneous building specialties	22,280	sf	$0.60	$13,261
Total - 10 Specialties				***$219,524***
11 Equipment				
Play Equipment				
Retractable basketball backboard	8	ea	$7,500.00	$60,000
Electronic scoreboard, allowance	2	ea	$7,675.00	$15,350
Electronic shot clock, allowance	2	ea	$3,268.00	$6,536
Volleyball equipment	1	ls	$3,750.00	$3,750
Basketball divider curtain, allowance	1	ls	$6,400.00	$6,400
Concession				
Kitchen equipment, allowance	1	ls	$35,000.00	$35,000
Seating				
Telescoping bleachers, motor operated, allowance per seat	975	ea	$137.00	$133,575
Total - 11 Equipment				***$260,611***

Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
12 Furnishings				
Blinds and Shades				
Mechoshade, manual	108	sf	$9.63	$1,040
Total - 12 Furnishings				***$1,040***
15 Mechanical				
Plumbing				
General Plumbing Equipment				
Gas Water Heater	2	ea	$2,870.00	$5,740
Circulating pumps <1/2 hp	2	ea	$1,610.00	$3,220
Sanitary Fixtures				
Water closet, floor, fv	23	ea	$836.70	$19,244
Urinal, wall	7	ea	$883.00	$6,181
Lavatory, under counter	14	ea	$622.00	$8,708
Sink Ctr - S.S.	1	ea	$661.00	$661
Service sink, floor	2	ea	$925.00	$1,850
Drinking fountain, dual	1	ea	$3,020.00	$3,020
Shower	10	ea	$2,740.00	$27,400
Floor drain	14	ea	$180.00	$2,520
Hose bibb	4	ea	$158.00	$632
Rough-ins				
Local rough-in at fixture	64	ea	$1,190.00	$76,160
Rough-in at floor sink or floor drain	16	ea	$627.00	$10,032
Waste / Vent	6,197	sf	$2.47	$15,306
Domestic Water	6,197	sf	$3.05	$18,900
Roof Drainage	19,471	sf	$1.05	$20,445
Condensate Drainage				
Condensate Drainage	22,280	sf	$0.30	$6,684
Natural Gas	22,280	sf	$1.10	$24,508
Miscellaneous Plumbing				
Access panels	6	ea	$118.00	$708
Seismic supports	22,280	sf	$0.30	$6,684
Fire stopping	22,280	sf	$0.13	$2,896
Miscellaneous plumbing, clean, test, identification, etc.	22,280	sf	$0.52	$11,586

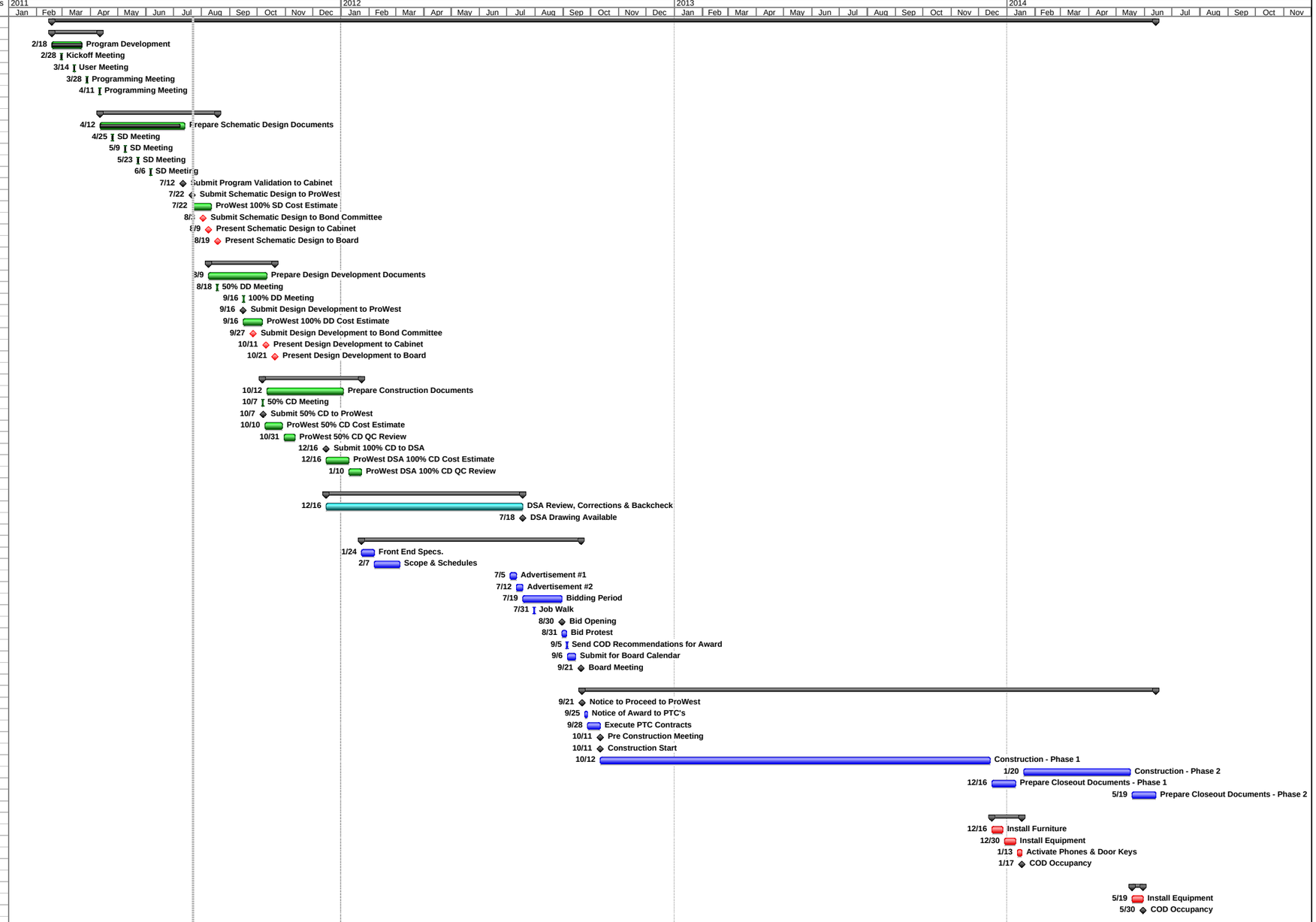
Gymnasium Building Detail Elements

Element	Quantity	Unit	Unit Cost	Total
HVAC				
Chilled Water Distribution	24,713	sf	$1.43	$35,340
Chilled Water Distribution	24,713	sf	$1.27	$31,386
Air-Side Equipment	22,280	sf	$6.48	$144,374
Air Distribution				
Ductwork, galvanized steel w/ diffusers/ grilles etc	22,280	sf	$8.65	$192,722
HVAC Controls	22,280	sf	$1.90	$42,332
Miscellaneous				
Test / balance HVAC	60	hr	$110.00	$6,600
Seismic supports	22,280	sf	$0.55	$12,254
Rigging of major equipment	1	ls	$4,430.00	$4,430
Fire stopping, allowance	22,280	sf	$0.20	$4,456
Fire Sprinkler System				
Automatic Sprinkler System	27,147	sf	$3.05	$82,797
Total - 15 Mechanical				***$829,774***
16 Electrical				
Power and Lighting				
Service and Distribution	22,280	sf	$2.77	$61,715
HVAC and Equipment	22,280	sf	$2.15	$47,902
Convenience Power	22,280	sf	$2.75	$61,270
Lighting and Lighting Control	22,280	sf	$6.35	$141,478
Special Electrical Systems				
Fire Alarm System	22,280	sf	$2.55	$56,814
Telephone / Data Systems	22,280	sf	$1.75	$38,990
CATV System (rough conduit, boxes etc.)	22,280	sf	$1.25	$27,850
Clock / Intercom / PA System (rough conduit, boxes etc.)	22,280	sf	$1.40	$31,192
Audio / Visual System (rough conduit, boxes etc.)	22,280	sf	$1.75	$38,990
Security Systems (rough conduit, boxes etc.)	22,280	sf	$1.50	$33,420
Miscellaneous				
Firestopping/core drilling	22,280	sf	$0.22	$4,902
Total - 16 Electrical				***$632,305***

TAB 6

PRECONSTRUCTION SCHEDULE

ID	Task Name	Duration	Start	Finish	Resource Names
1	**COD, ATHLETICS FACILITIES**	**850 days**	**Fri 2/18/11**	**Fri 6/13/14**	
2	**Programming Phase**	**37 days**	**Fri 2/18/11**	**Mon 4/11/11**	
3	Program Development	23 days	Fri 2/18/11	Tue 3/22/11	LPA
4	Kickoff Meeting	1 day	Mon 2/28/11	Mon 2/28/11	TEAM
5	User Meeting	1 day	Mon 3/14/11	Mon 3/14/11	TEAM
6	Programming Meeting	1 day	Mon 3/28/11	Mon 3/28/11	TEAM
7	Programming Meeting	1 day	Mon 4/11/11	Mon 4/11/11	TEAM
8					
9	**Schematic Design Phase**	**91 days**	**Tue 4/12/11**	**Fri 8/19/11**	
10	Prepare Schematic Design Documents	65 days	Tue 4/12/11	Wed 7/13/11	LPA
11	SD Meeting	1 day	Mon 4/25/11	Mon 4/25/11	TEAM
12	SD Meeting	1 day	Mon 5/9/11	Mon 5/9/11	TEAM
13	SD Meeting	1 day	Mon 5/23/11	Mon 5/23/11	TEAM
14	SD Meeting	1 day	Mon 6/6/11	Mon 6/6/11	TEAM
15	Submit Program Validation to Cabinet	0 days	Tue 7/12/11	Tue 7/12/11	EIS
16	Submit Schematic Design to ProWest	0 days	Fri 7/22/11	Fri 7/22/11	LPA
17	ProWest 100% SD Cost Estimate	15 days	Fri 7/22/11	Thu 8/11/11	ProWest
18	**Submit Schematic Design to Bond Committee**	0 days	Wed 8/3/11	Wed 8/3/11	LPA
19	**Present Schematic Design to Cabinet**	0 days	Tue 8/9/11	Tue 8/9/11	LPA
20	**Present Schematic Design to Board**	0 days	Fri 8/19/11	Fri 8/19/11	LPA
21					
22	**Design Development Phase**	**52 days**	**Tue 8/9/11**	**Fri 10/21/11**	
23	Prepare Design Development Documents	45 days	Tue 8/9/11	Tue 10/11/11	LPA
24	50% DD Meeting	1 day	Thu 8/18/11	Thu 8/18/11	TEAM
25	100% DD Meeting	1 day	Fri 9/16/11	Fri 9/16/11	TEAM
26	Submit Design Development to ProWest	0 days	Fri 9/16/11	Fri 9/16/11	LPA
27	ProWest 100% DD Cost Estimate	15 days	Fri 9/16/11	Thu 10/6/11	ProWest
28	**Submit Design Development to Bond Committee**	0 days	Tue 9/27/11	Tue 9/27/11	LPA
29	**Present Design Development to Cabinet**	0 days	Tue 10/11/11	Tue 10/11/11	LPA
30	**Present Design Development to Board**	0 days	Fri 10/21/11	Fri 10/21/11	LPA
31					
32	**Construction Document Phase**	**73 days**	**Fri 10/7/11**	**Mon 1/23/12**	
33	Prepare Construction Documents	56 days	Wed 10/12/11	Tue 1/3/12	LPA
34	50% CD Meeting	1 day	Fri 10/7/11	Fri 10/7/11	TEAM
35	Submit 50% CD to ProWest	0 days	Fri 10/7/11	Fri 10/7/11	LPA
36	ProWest 50% CD Cost Estimate	15 days	Mon 10/10/11	Fri 10/28/11	ProWest
37	ProWest 50% CD QC Review	10 days	Mon 10/31/11	Fri 11/11/11	ProWest
38	Submit 100% CD to DSA	0 days	Fri 12/16/11	Fri 12/16/11	LPA
39	ProWest DSA 100% CD Cost Estimate	15 days	Fri 12/16/11	Mon 1/9/12	ProWest
40	ProWest DSA 100% CD QC Review	10 days	Tue 1/10/12	Mon 1/23/12	ProWest
41					
42	**DSA Phase**	**150 days**	**Fri 12/16/11**	**Wed 7/18/12**	
43	DSA Review, Corrections & Backcheck	150 days	Fri 12/16/11	Wed 7/18/12	DSA
44	DSA Drawing Available	0 days	Wed 7/18/12	Wed 7/18/12	LPA
45					
46	**Bidding Phase**	**171 days**	**Tue 1/24/12**	**Fri 9/21/12**	
47	Front End Specs.	10 days	Tue 1/24/12	Mon 2/6/12	ProWest
48	Scope & Schedules	20 days	Tue 2/7/12	Mon 3/5/12	ProWest
49	Advertisement #1	5 days	Thu 7/5/12	Wed 7/11/12	ProWest
50	Advertisement #2	5 days	Thu 7/12/12	Wed 7/18/12	ProWest
51	Bidding Period	31 days	Thu 7/19/12	Thu 8/30/12	ProWest
52	Job Walk	1 day	Tue 7/31/12	Tue 7/31/12	ProWest
53	Bid Opening	0 days	Thu 8/30/12	Thu 8/30/12	ProWest
54	Bid Protest	3 days	Fri 8/31/12	Tue 9/4/12	ProWest
55	Send COD Recommendations for Award	1 day	Wed 9/5/12	Wed 9/5/12	ProWest
56	Submit for Board Calendar	7 days	Thu 9/6/12	Fri 9/14/12	COD/EIS
57	Board Meeting	0 days	Fri 9/21/12	Fri 9/21/12	COD/EIS
58					
59	**Construction Phase**	**443 days**	**Fri 9/21/12**	**Fri 6/13/14**	
60	Notice to Proceed to ProWest	0 days	Fri 9/21/12	Fri 9/21/12	COD/EIS
61	Notice of Award to PTC's	3 days	Tue 9/25/12	Thu 9/27/12	ProWest
62	Execute PTC Contracts	10 days	Fri 9/28/12	Thu 10/11/12	COD/EIS
63	Pre Construction Meeting	0 days	Thu 10/11/12	Thu 10/11/12	ProWest
64	Construction Start	0 days	Thu 10/11/12	Thu 10/11/12	ProWest
65	Construction - Phase 1	300 days	Fri 10/12/12	Fri 12/13/13	ProWest
66	Construction - Phase 2	85 days	Mon 1/20/14	Fri 5/16/14	ProWest
67	Prepare Closeout Documents - Phase 1	20 days	Mon 12/16/13	Fri 1/10/14	ProWest
68	Prepare Closeout Documents - Phase 2	20 days	Mon 5/19/14	Fri 6/13/14	ProWest
69					
70	**Occupancy - Phase 1**	**25 days**	**Mon 12/16/13**	**Fri 1/17/14**	
71	Install Furniture	10 days	Mon 12/16/13	Fri 12/27/13	COD/EIS
72	Install Equipment	10 days	Mon 12/30/13	Fri 1/10/14	COD/EIS
73	Activate Phones & Door Keys	5 days	Mon 1/13/14	Fri 1/17/14	COD/EIS
74	COD Occupancy	0 days	Fri 1/17/14	Fri 1/17/14	COD/EIS
75					
76	**Occupancy - Phase 2**	**10 days**	**Mon 5/19/14**	**Fri 5/30/14**	
77	Install Equipment	10 days	Mon 5/19/14	Fri 5/30/14	COD/EIS
78	COD Occupancy	0 days	Fri 5/30/14	Fri 5/30/14	COD/EIS
79					
80	**FFE Phase**	**0 days**	**Fri 2/18/11**	**Fri 2/18/11**	
81	TBD	0 days	Fri 2/18/11	Fri 2/18/11	COD/EIS
82					
83	**AV/IT Phase**	**0 days**	**Fri 2/18/11**	**Fri 2/18/11**	
84	TBD	0 days	Fri 2/18/11	Fri 2/18/11	COD/EIS



LEGEND: Design | Permitting | Closeout | FF&E Design | AV/IT Design | Bid & Construction | Progress | Milestone | Summary | Project Summary

PERKINS+WILL

COLLEGE OF THE DESERT
OPENING THE DOOR...

DESIGN DEVELOPMENT

COLLEGE OF THE DESERT
DESERT COMMUNITY COLLEGE DISTRICT
VISUAL ARTS BUILDING

10.21.2011

PALM DESERT, CALIFORNIA

TABLE OF CONTENTS

VISUAL ARTS BUILDING - OVERALL CAMPUS PLAN

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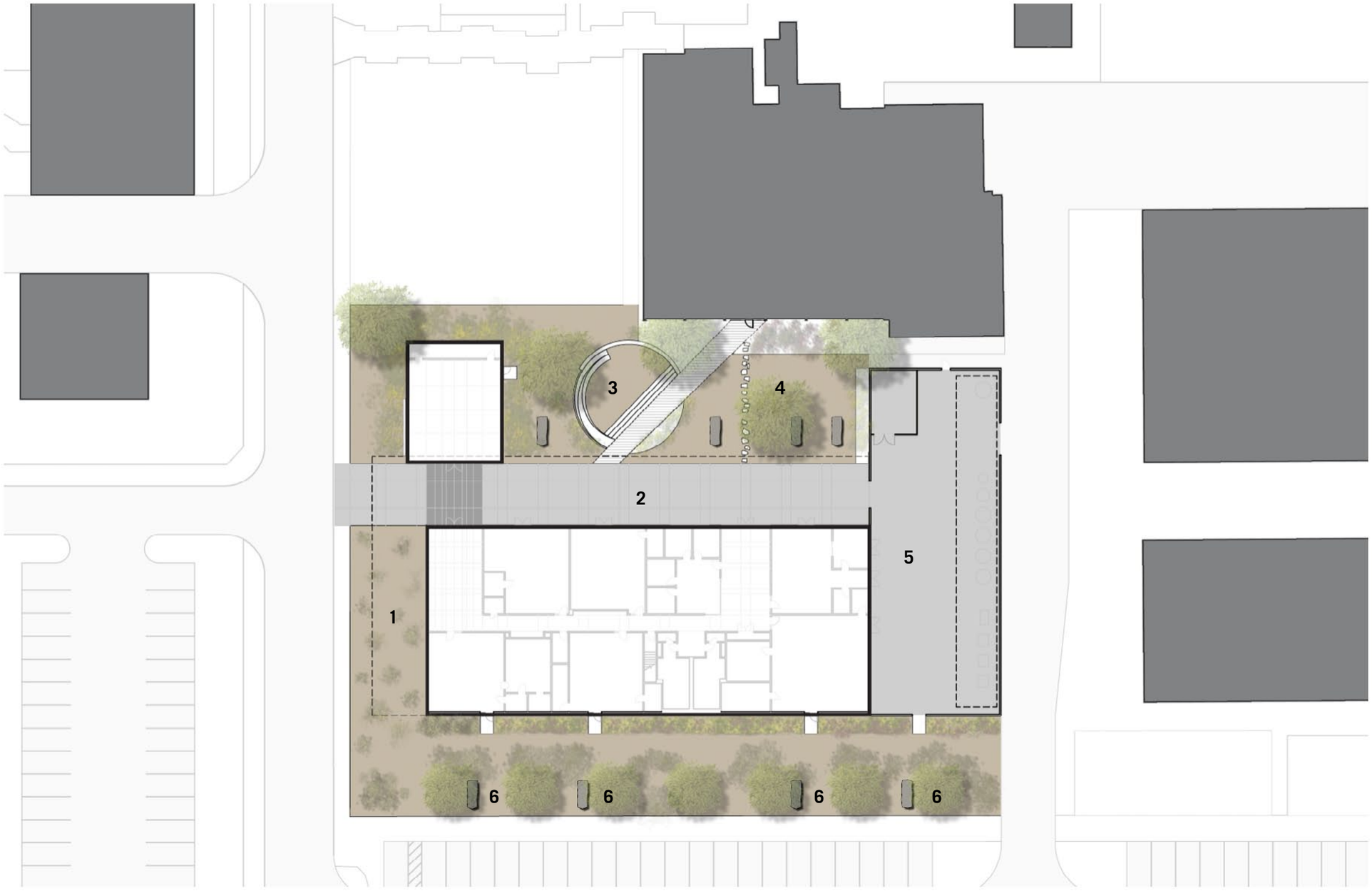


1 SCULPTURE GARDEN
2 COVERED WORK AREA
3 AMPHITHEATER
4 COURTYARD
5 OUTDOOR WORK AREA
6 SEATING AREA

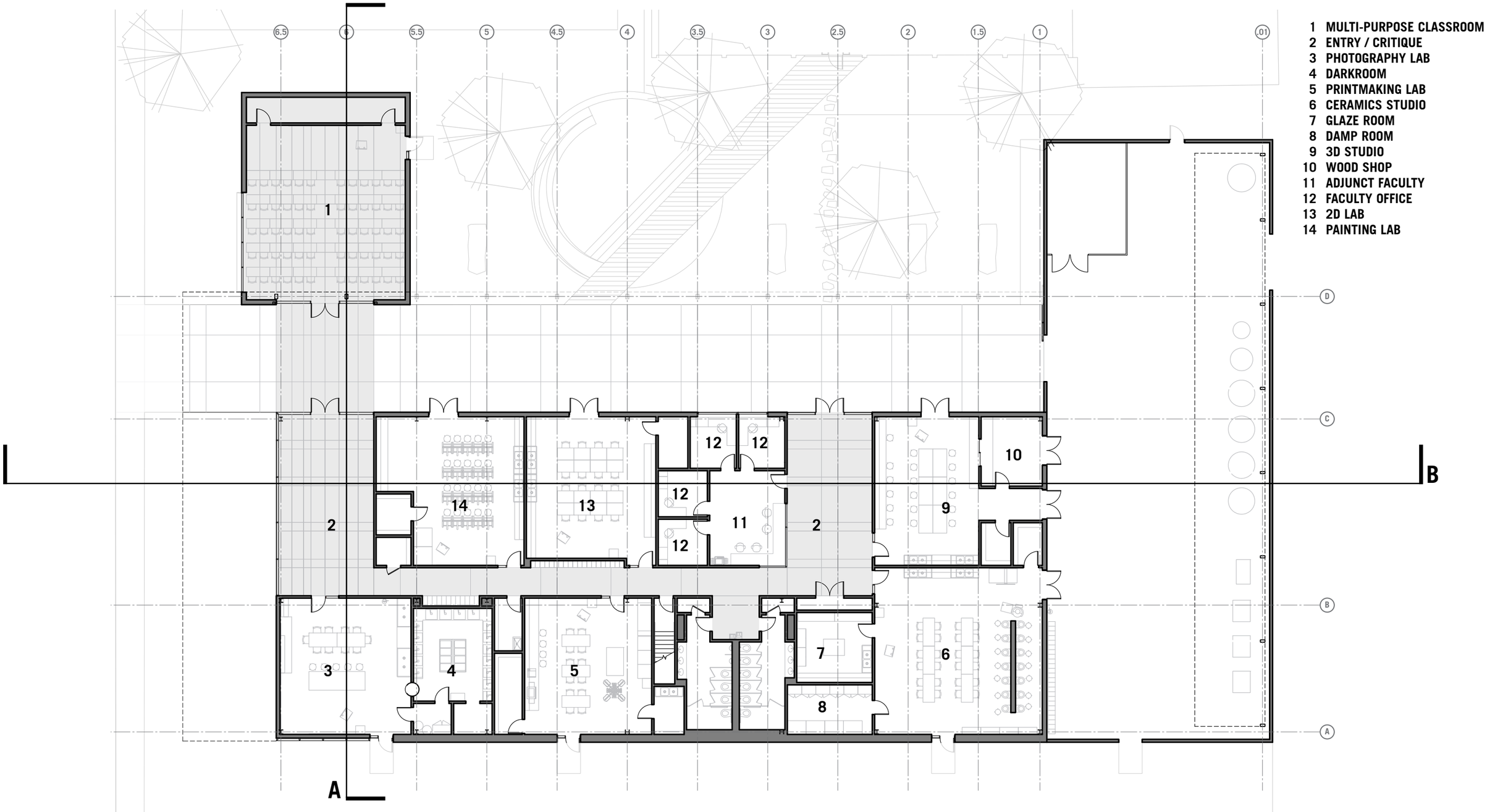
VISUAL ARTS BUILDING - SITE PLAN

20’ 100’

N

COLLEGE OF THE DESERT
OPENING THE DOOR...

COD PROJECT # 210021



1 MULTI-PURPOSE CLASSROOM
2 ENTRY / CRITIQUE
3 PHOTOGRAPHY LAB
4 DARKROOM
5 PRINTMAKING LAB
6 CERAMICS STUDIO
7 GLAZE ROOM
8 DAMP ROOM
9 3D STUDIO
10 WOOD SHOP
11 ADJUNCT FACULTY
12 FACULTY OFFICE
13 2D LAB
14 PAINTING LAB

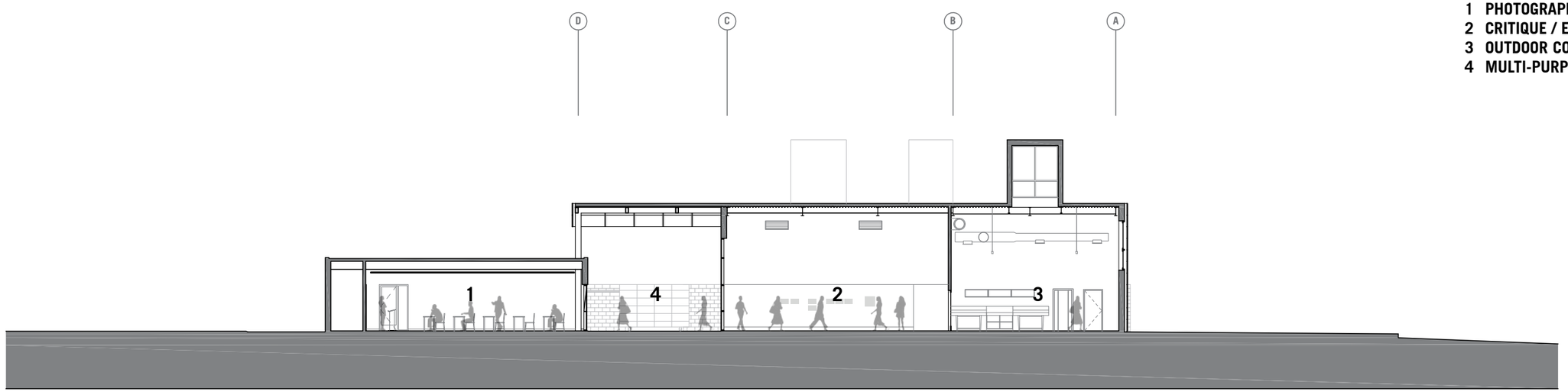
VISUAL ARTS BUILDING - FIRST FLOOR PLAN

5’ 20’

N

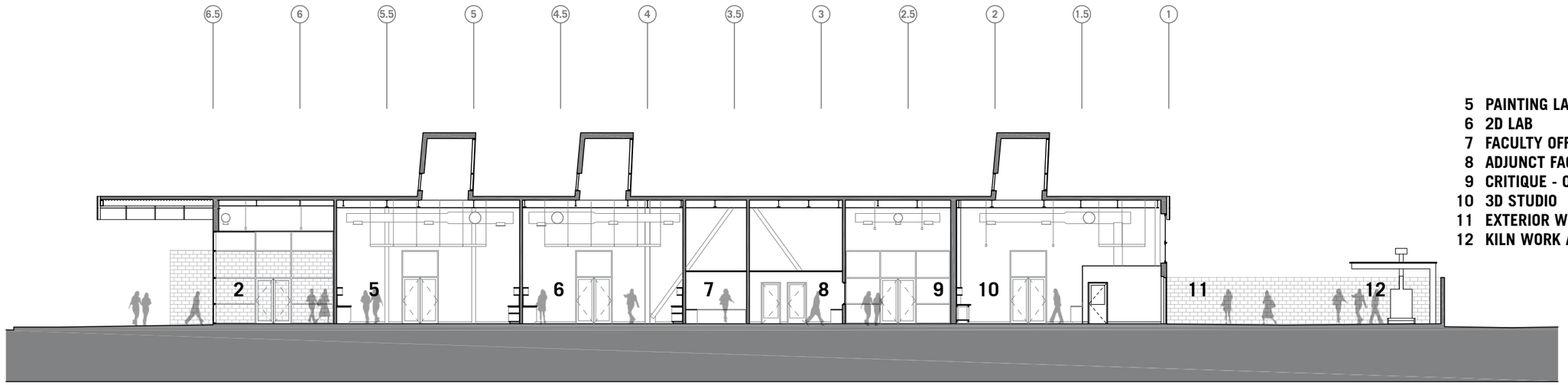
COLLEGE of the DESERT
OPENING THE DOOR...

COD PROJECT # 210021



1 PHOTOGRAPHY LAB
2 CRITIQUE / ENTRY
3 OUTDOOR COVERED SPACE
4 MULTI-PURPOSE CLASSROOM

A - BUILDING SECTION LOOKING NORTH

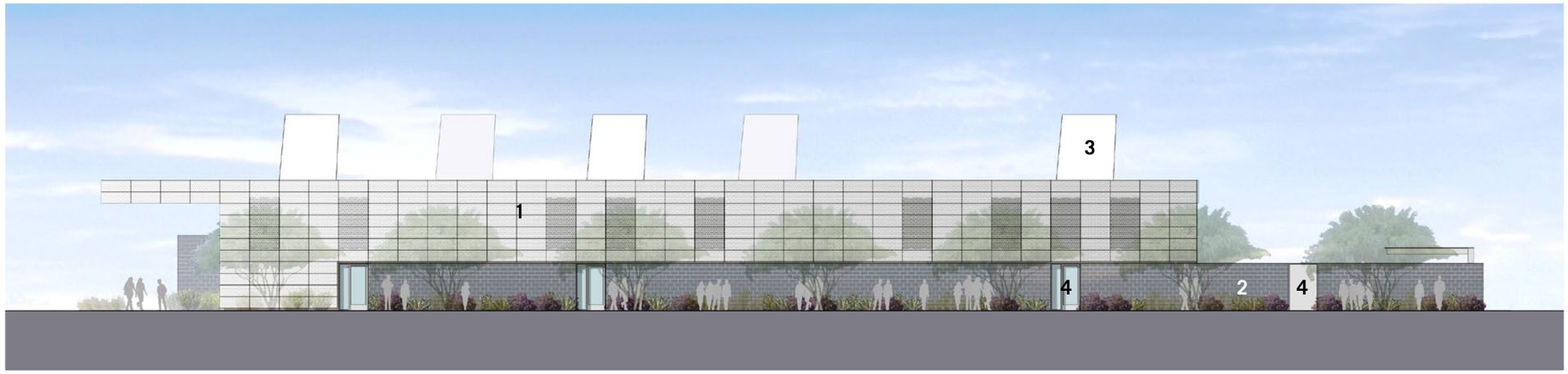


5 PAINTING LAB
6 2D LAB
7 FACULTY OFFICE
8 ADJUNCT FACULTY
9 CRITIQUE - OPEN CLASSROOM
10 3D STUDIO
11 EXTERIOR WORK AREA
12 KILN WORK AREA

B - BUILDING SECTION LOOKING WEST

VISUAL ARTS BUILDING - BUILDING SECTIONS

5' 20'



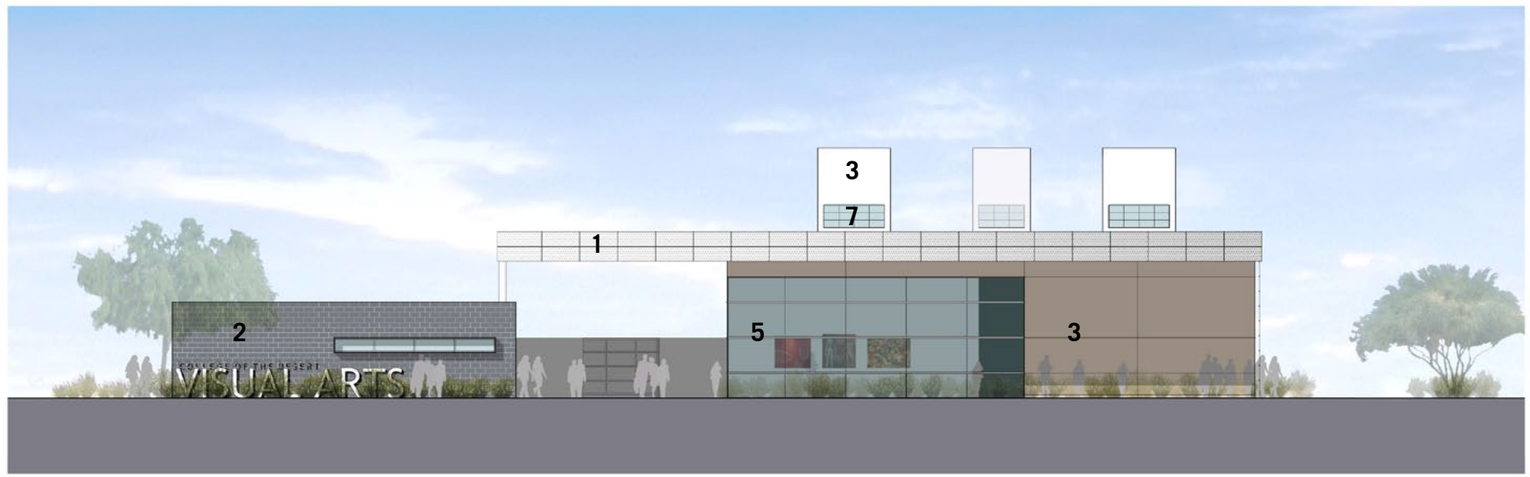
EAST ELEVATION

1 PERFORATED ALUMINUM PANEL
2 CONCRETE MASONRY UNIT
3 EXTERIOR PLASTER
4 HOLLOW METAL DOOR FRAME
5 ALUMINUM STOREFRONT
6 PAINTED METAL COLUMN
7 KALWALL
8 SLIDING METAL GATE

WEST ELEVATION

NORTH ELEVATION

1 PERFORATED ALUMINUM PANEL
2 CONCRETE MASONRY UNIT
3 EXTERIOR PLASTER
4 HOLLOW METAL DOOR FRAME
5 ALUMINUM STOREFRONT
6 PAINTED METAL COLUMN
7 KALWALL
8 SLIDING METAL GATE

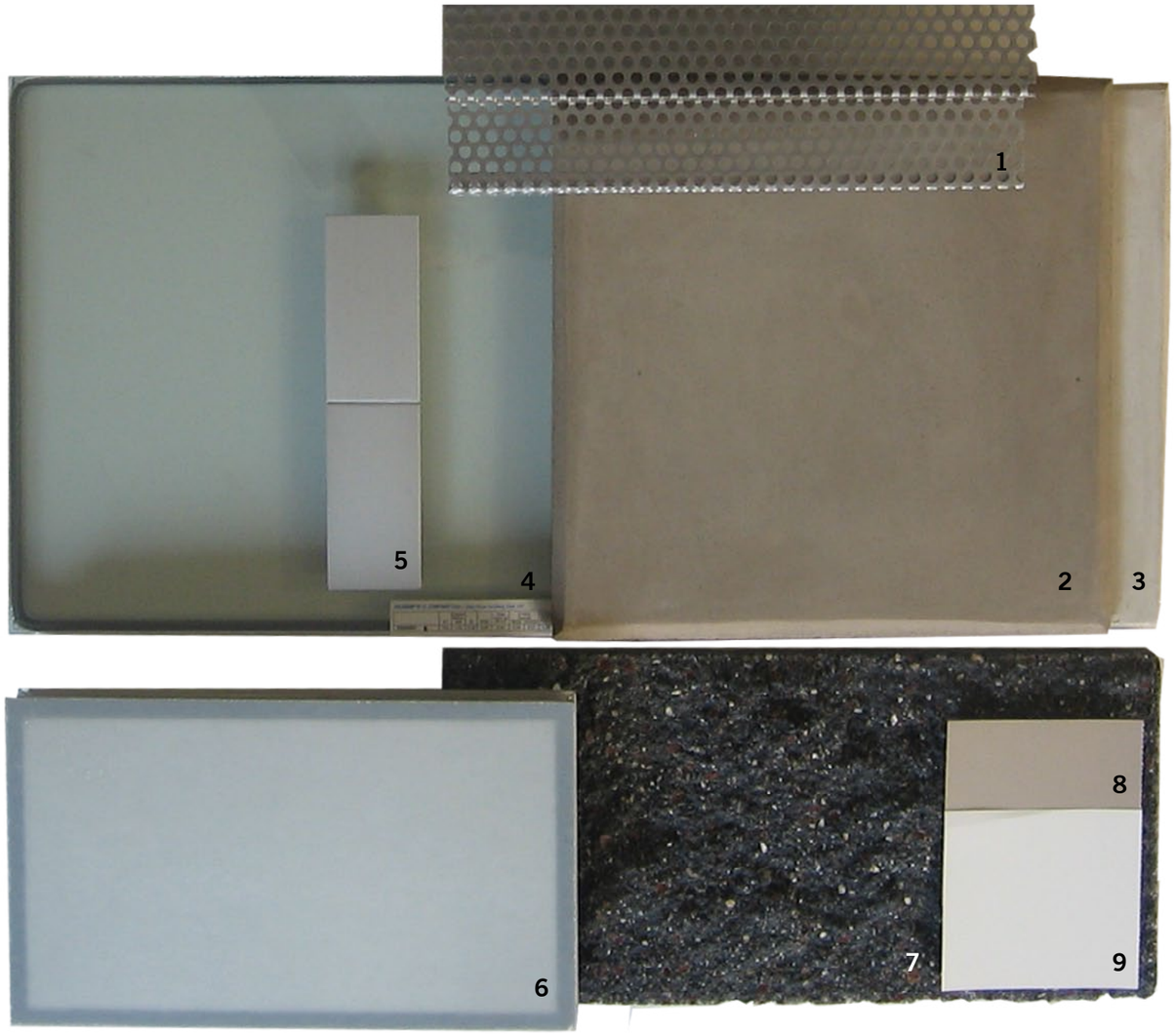


SOUTH ELEVATION

VISUAL ARTS BUILDING - RENDERING

NTS

1 PERFORATED ALUMINUM PANEL
2 EXTERIOR PLASTER - 1/2 1008
3 EXTERIOR PLASTER - 437
4 SOLARBAN 60 STARPHIRE
5 CLEAR ANODIZED ALUMINUM
6 KALWALL
7 CMU - ANGELUS - MIDNIGHT - SPLIT FACE
8 DUNN EDWARDS - TRAIL DUST 6123
9 DUNN EDWARDS - WHITE FEVER 345

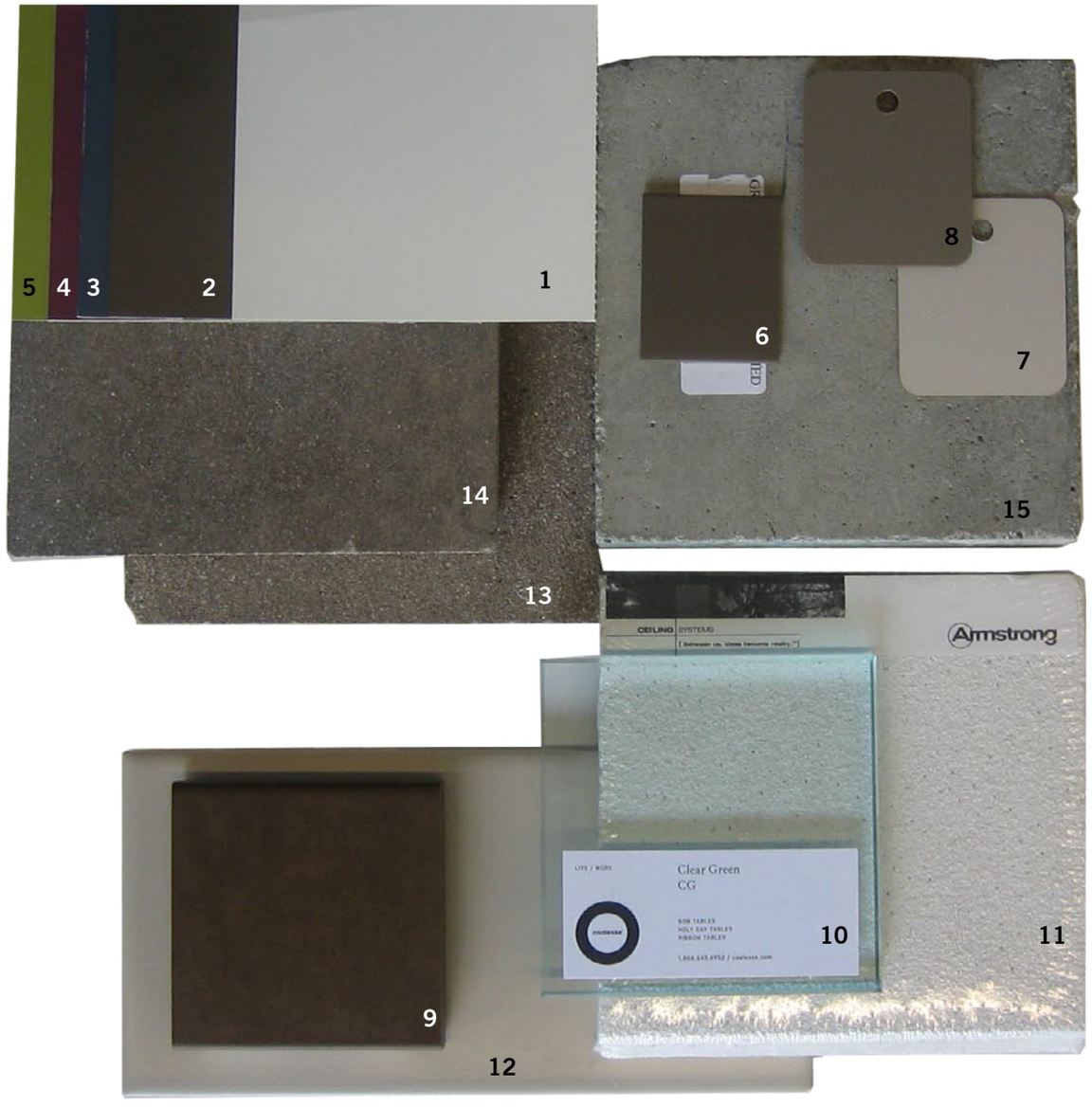


VISUAL ARTS BUILDING - EXTERIOR PALETTE

NTS

VISUAL ARTS BUILDING - INTERIOR PALETTE - DESERT

NTS

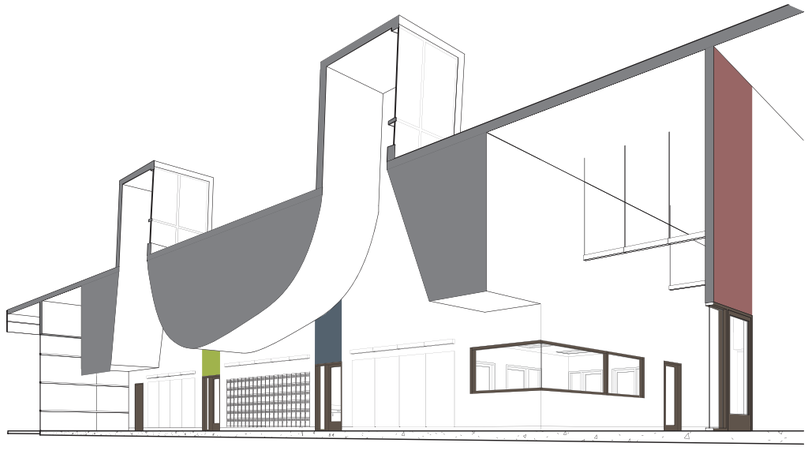


1 DUNN EDWARDS - WHITE FEVER 345
2 DUNN EDWARDS - COCOA 755
3 DUNN EDWARDS - OUTER SPACE
4 DUNN EDWARDS - MAHOGANY CHERRY
5 DUNN EDWARDS - MOSS STONE 5487

6 JOHNSONITE - TOAST
7 NEVAMAR - FOSSIL GRAY
8 NEVAMAR - JUTE
9 RICHLITE - BROWNS POINT
10 GREEN CLEAR GLASS
11 ARMSTRONG - DUNE
12 DALTILE - URBAN PUTTY
13 INTEGRAL COLOR CONC - COACHELLA SAND TOPCAST
14 INTEGRAL COLOR CONC - COACHELLA SAND POLISHED
15 NATURAL GRAY BROOM FINISH CONCRETE

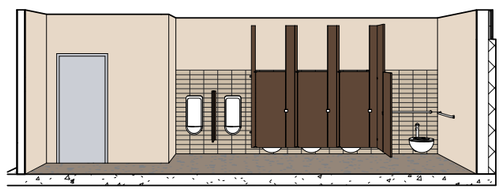
VISUAL ARTS BUILDING - INTERIOR PALETTE - DESERT - SAMPLES
NTS

PLAN DIAGRAM



CORRIDOR

TYPICAL CLASSROOM



RESTROOM ELEVATIONS

VISUAL ARTS BUILDING - INTERIOR PALETTE - DIAGRAMS

NTS

PROJECT COST

$5,600,000 construction budget

$5,584,134 current estimate of project cost

LEED CHECKLIST

60 to **79** points required for **LEED GOLD** goal.

Current project LEED status: **52 points projected**, with 13 additional possible for a total of 65 possible points.

Currently projecting **LEED SILVER**

PROJECT SCHEDULE

Programming	March 3, 2011 - March 25, 2011
Schematic Design	March 30, 2011 - May 10, 2011
Design Development	May 11, 2011 - September 27, 2011
Construction Documents	**September 28, 2011 - January 12, 2012**
DSA Submittal	**January 13, 2012 - August 23, 2012**
Construction	**December 17, 2012 - September 20, 2013**

ARCHITECTURE

PROJECT CONCEPT

The Visual Arts Building Project will relocate the existing Visual Arts Department programs, currently located within an industrial Pre Manufactured building on the northern edge of the Palm Desert Campus into a new 13,948 SF building. (The existing building is to be used as-is by the COD Maintenance and Operations Department in the future and is not a part of this project.) The new site for this Visual Arts Building is located just south of the current Maintenance and Operations buildings, east of the Music Building and the Marks Art Gallery. This site allows for a strong axial connection to the core campus built in the early 1960's and establishes a much desired connection between the Visual Arts program and the rest of the academic community. COD sees the new Visual Arts Building as the unmistakable anchor for a reconceived Arts District, one that signifies the creative, artistic programs located within. This building and its surrounds should draw students in to a functional, safe, student-focused, inspirational facility.

The Project is targeting LEED Silver Certification employing a range of sustainable strategies. Basic regional and campus strategies are outlined in the attached LEED Checklist included in this document. The Design Team will work with the District and the User Group during the subsequent Construction Document Phase to define which additional "Maybe" strategies are best suited for this project, given campus, site and budgetary requirements.

EXTERIOR

Smooth troweled exterior plaster, perforated metal panels and concrete masonry block make up the primary exterior cladding system for the new Visual Arts Building. The concrete masonry block establishes an 8'-0" datum along the East elevation and the entire Multi-Purpose Classroom. There is a physical connection between the Multi-Purpose Classroom and the Main Building by locating the entrances of both directly across from each other. A secondary connection is established through the use of integral colored polished concrete through the corridor and passing through the Main Critique/Entry space, continuing outside under the main canopy and then directly into the Multi-Purpose Classroom floor. The primary wall assembly consists of exterior plaster over 1 ½" Polyiso insulation, over waterproofing, over 5/8" exterior sheathing on 6" metal studs. The concrete masonry block walls have 4" stud wall furring with cavity insulation under 5/8" gypsum board on the interior. All exterior plaster is smooth troweled finish with integral color. The integral color, which is a derivative of the existing campus precast concrete color.

Glazing consists of aluminum framed curtain wall and storefront at main entries and aluminum framed windows at all punched openings.

Solar protection will be achieved through the use of extensive shading and high performance insulated glazing units. The building is shaded on four sides by a continuous perforated screen that provides an additional layer of thermal protection that will help lift the energy performance of the building. In addition a continuous canopy on the South and West elevations that shade all windows and entrances.

Natural light will be provided by windows to the east and west and 8 individual light monitors that provide light to all six studios as well as two providing light to the main hallway.

INTERIOR

Interior finishes will complement the role of the students as young artists by creating a neutral palette that will allow the artwork to be the focus as well as creating a collaborative, open work environment for the

activities of The Visual Arts Department. The floors in the studios will be broom finished concrete, while the corridor, Critique/Entry spaces and Multipurpose Room will be integral colored polished concrete. Where ceilings occur, they will be acoustical tile in a 2' x 4' regular configuration or hard gypsum board ceilings; all others will be open to the structure and metal deck above. Walls will be painted gypsum board. Lighting will consist of 2' by 4' recessed fixtures within the acoustical tile ceiling system, the studios will be pendant hung direct/indirect 6"x4' lighting fixture. Restrooms will consist of concrete floors with walls of porcelain tile. Partitions will be recycled paper-based fiber composite. Restroom lighting will be provided by 6" fluorescent down lights.

CIVIL

CONCEPT

The proposed grading and drainage concept for the new Visual Arts Building will provide a design that will capture LEED 6.1 and 6.2 points for quantity and quality and also provide a design to drain the project 100 year event run-off into the campus master storm drain system. The water and sewer services will connect to the nearest existing campus facilities.

CHALLENGES

Minimize the disturbed and demolition areas for construction as much as possible.

Transitioning and integrating the proposed design into the existing perimeter infrastructure.

Complying with Geotechnical requirements regarding percolation limits.

Locating an area to provide LEED 6.1 and 6.2 mitigation facilities for quantity and quality.

Minimize the amount of storm drain system and drywells.

Provide accessibility compliance.

GRADING

The revised proposed graded area covers approximately 49,000 SF consisting of 24,500 SF of building pad and 24,500 SF of hardscape/landscape area. The geotechnical revised building pad requirements call for 15 feet of over-x 10 feet beyond the building foundation with a layer of Tensar Biaxial Geogrid Type 2 at the bottom topped with 2 feet of 1" x No.4 concrete aggregate.

DRAINAGE

The proposed drainage system will consist of a series of small area drains and drain boxes connected to a 6" to 12" storm drain system and implementing the use of surface swales and under sidewalk drains where possible. The system will connect to the existing campus storm drain system at the southeast corner of the site. The proposed Kiln Yard and Ceramic Studio drain line will include a separate sediment capturing facility before flows entering the campus master storm drain system.

WATER AND SEWER

The proposed domestic and fire connection is at the existing fire hydrant located directly north of the Visual Arts Building. The POC is an existing 8" C-900 PVC line.

The proposed sewer lateral will connect approximately 50 feet east to the existing 8" C-900 PVC sewer main in the existing drive isle.

LANDSCAPE

PLANTING

The planting design will focus on retention of any existing mature trees which are compatible with the current landscape theme being established at the college.

We are proposing use of the trees currently being used in other parts of the campus which will be compatible with this style of architecture and are appropriate for the immediate environment.

The planting theme will be an eclectic desert palette that incorporates trees such as Blue Palo Verde, Desert Willow and Texas Honey Mesquite. Desert shrubs will include Desert Milkweed, Desert Marigold, Brittle Bush, Variegated Agave and Bear Grass.

Outdoor spaces will be viewed as multi-functional areas which extend the usable building area beyond the covered spaces.

IRRIGATION

All plants will be drip irrigated for maximum water efficiency. The irrigation design will be compatible with current COD standards, and will incorporate state-of-the-art technology.

GENERAL STRUCTURAL SYSTEM

DESIGN LIVE LOADS:

Classrooms / Office:	50 psf,, reducible for cols. and foundations.
General Storage:	125 psf,, non-reducible
Circulation Areas (lobbies, stairs, corridors)	100 psf, reducible
Main Roof (general)	20 psf reducible
Partition Allowance	15 psf

FOUNDATIONS

Given that the new building will be low rise and relatively light construction, it is reasonable to assume that the foundation system will be a conventional shallow footings, i.e. spread and continuous footings.

Structural Framing System

BASIS OF DESIGN – VISUAL ARTS BUILDING

The roof framing system would consist of metal decking over open-web steel truss joists with steel wide flange beams/girders. Vertical support would be provided by steel columns at the interior and exterior. Exterior skin is presumed to be non-bearing metal studs with architectural finish (i.e. light metal panels, metal decking).

Steel braced frames would be used for lateral bracing. Steel braced frames would be used for lateral bracing.

ELECTRICAL, MECHANICAL AND PLUMBING

ELECTRICAL SERVICE

Main Distribution Switchboard / Panel boards

The electrical source power for the building will be from the existing USB-MSB unit substation located in the main electrical service building adjacent to the Central Plant. The project will provide a 480V, 3P/800A circuit breaker in the USB-MSB secondary switchboard and feed underground to the new building site. The building main distribution switchboard shall be located in a fenced area in the Exterior Work Area. Also in the fenced area will be a dry-type step down transformer and 208V distribution panel to feed kilns and other loads in the Exterior Work Area. A 480V feed from the main building switchboard will be routed into an electrical room on the 2nd floor mezzanine. The mezzanine electrical room will contain a 480/277V panel, dry-type step down transformer and several 208/120V panels.

The main building switchboard will have copper bussing, individually mounted electronic main circuit breaker, multi-function meter, and electronic type feeder breakers for frame size 200 amps and greater. Panel boards shall have copper bussing, door-in-door construction, and integral surge suppression.

WIRING SYSTEMS

600 volt wiring shall be copper conductor with THHN/THWN insulation installed in conduit. Conduit shall be EMT in concealed or protected locations and RMC in exterior or unprotected locations.

INTERIOR LIGHTING

Indirect/direct linear fluorescent luminaires and wall wash luminaires for the whiteboard will be used in the classrooms. All other areas will have direct lighting fixtures. Lamps for linear fluorescent luminaires shall be T8 energy saving type (25W typical) with electronic program start ballasts. Supplemental lighting will be provided for video camera lighting to provide a minimum of 70 foot-candles of illumination at the vertical facial location of the subject and for background illumination.

LIGHTING CONTROLS

Classroom lighting controls shall be on a networked lighting control system. Classrooms with electronic whiteboards shall have micro lighting control panels in each classroom networked to a master lighting control panel. The lighting controls in the classrooms will include teacher control switches and master control switches all integrated as part of the lighting control system. Private offices with skylights will have wall box daylight and occupancy sensors. Exterior luminaires will be controlled by time clock and photocell incorporated into the lighting control panel.

LIFE SAFETY

Fixtures used for emergency egress will consist of an integral emergency battery pack to provide a minimum 90 minute operation. A minimum of 1 foot-candle is required along the path of egress.

TECHNOLOGY ROOM

Technology room shall be a minimum of 80 square feet with a minimum ceiling height of 8.5 feet. Room shall have ¾" fire-rated AC grade plywood, 8' high, painted white. Room shall have six (3) dedicated 120V duplex outlets, three (3) 30A 120V L5-30R outlets, and 120V convenience outlets located at 6 foot intervals around the room.

STRUCTURED CABLING SYSTEMS

The structured cabling system will be in accordance with the District's technology standards and will include horizontal cabling, intra-building cabling, and inter-building cabling. Horizontal cabling will be Category 6E UTP from the work areas to horizontal cross-connects. Intra-building cable includes copper Category 3 multi-pair cables and 50/125 multi-mode and single mode fiber optic cables. Inter-building cabling extends from campus Main Cross Connect (MC) at campus data center to BDF in building. Inter-building cabling includes copper Category 3 multi-pair cables and 50/125 multi-mode and single mode fiber optic cables.

AUDIOVISUAL SYSTEMS

All low voltage cabling will be routed through conduit, wire ways or cable baskets/trays. Plenum cabling will be used as required. All classrooms will meet the Smart Classroom requirements of the District including audiovisual system, electrical power, data, and lighting systems. Conference rooms will meet the District's technology standard including audiovisual system, electrical power and data systems.

DIGITAL SIGNAGE

Digital display signage will be provided in main traffic corridors. Display signage includes image display, stereo loudspeakers, playback sources and system control.

CCTV SURVEILLANCE SYSTEMS

Surveillance system will included external movable camera, interior fixed cameras, digital video recorder, CCTV switch, and equipment for remote viewing. The surveillance system will be connected to the COD campus LAN network.

MECHANICAL SYSTEMS

HEATING AND COOLING SOURCE

Heating and cooling for this building will be provided by the existing campus central heating and cooling plant.

Underground hot water and chilled water pipes will be extended from the nearest vault to serve this building. Isolation valves, along with BTU metering of both hot water and chilled water, will be provided at the building entry points on the pipe risers.

BASIS OF DESIGN – VISUAL ARTS BUILDING

Differential pressure sensors will be added on both hot water and chilled water service inside the building.

GAS SERVICE

Gas service will be extended from the nearest main and piped to serve domestic hot water heating tanks and gas fired kilns and appliances as deemed appropriate.

A building pressure regulator and isolation valve will be provided to reduce the existing medium pressure gas to low pressure gas (7" to 11" W.C.).

OUTSIDE AIR HANDLING EQUIPMENT

Outside air will be supplied using a constant volume indoor, floor mounted, double-walled insulated air handling unit located in the Mezzanine level fan room. The unit will have high quality pre and final filters.

The units will have both heating and cooling coils complete with stainless steel drain pans. Coils will be high delta T coils matching the central plant requirements. Two way characterized control valves will be used throughout.

Outside air will be ducted through a closed loop system to each zone level fan coil unit.

ZONAL SYSTEMS

Four-pipe Fan Coil Units (FCU) will be used to serve each zone. The units will be ceiling hung and in most cases installed exposed in the classrooms. Supply and return ductwork will be acoustically lined to within 15 feet of the FCU's.

Zoning will respond to solar exposures and particular space functions.

Supply and return ductwork will be heavy gauge for durability and supply ductwork will be constructed to minimum 3 inch positive pressure.

IDF ROOMS

Cooling only, ductless split air conditioning units will be provided to condition the IDF data closets. The units will provide 24 hour per day, 7 days per week cooling at these sensitive spaces. Mitsubishi will be the basis of the design manufacturer for ductless split systems.

A stand-alone wall mounted thermostat will be provided to cycle the unit. A high temperature alarm will be located in the room and tied into the Energy Management System (EMS) in order to provide remote monitoring of the room in case of equipment failure.

SPECIAL EXHAUST, TOILET ROOMS AND CUSTODIAN ROOM

These rooms will not be air conditioned but will be provided with an exhaust ventilation system capable of providing a minimum air exchange rate of 10 air changes per hour.

Make-up air will be provided through door undercuts or door louvers.

Kiln Exhaust and Make-Up air systems will be provided as needed by programming.

ENERGY MANAGEMENT SYSTEM

A new energy management system will be provided based on the current District Standards. Energy conservation sequences of operation will be implemented as deemed appropriate.

The EMS system will be fully integrated and also be used for Lighting Controls, Security, Fire Alarm and Access per current District Standards.

TITLE 24 AND LEED REQUIREMENTS

Our design will emphasize on achieving LEED points associated with the Energy and Atmosphere Indoor Environmental Quality. The ventilation systems will be designed to meet indoor air quality requirements for LEED. The systems will be designed to achieve high points in the energy efficiency category.

Full LEED Enhanced Commissioning will be provided by the District hired commissioning agent.

The building shall perform at least 20% better than the current energy codes.

PLUMBING SYSTEMS

DOMESTIC HOT AND COLD WATER

Domestic cold water will be distributed to fixtures throughout the buildings via main distribution lines. Domestic hot water will be distributed via a looped system, when appropriate. Hot water will be generated by means of a centrally located water heater with storage tank. Water temperature within the hot water distribution system will be maintained by means of a hot water return system designed to maintain a 5 deg. F temperature differential between hot water supply and return piping connections at storage tanks. Groups of fixtures will be provided with isolation valves for ease of maintenance. Each fixture will also be provided with isolation valves.

Water conserving plumbing fixtures will be specified throughout the project.

Isolation valves will be provided at all custodial sinks.

Water hammer arrestors will be provided as deemed appropriate.

SANITARY SOIL/WASTE AND VENT

Soil / waste drainage piping will be provided to each domestic plumbing fixture. Such piping will also receive condensate discharge from HVAC equipment via indirect waste connections. Sanitary drainage ventilation piping will be provided to each domestic plumbing fixture or trap and will terminate at various locations of the roof;

Building sanitary soil/waste piping will be drained via the existing sewer lateral/laterals exiting the buildings below grade at various locations.

Cleanouts will be provided at every change in direction and at end of lines.

HVAC CONDENSATE DRAINAGE

HVAC condensate drainage piping will be provided to each HVAC unit. Such piping will drain to an indirect waste receptor connecting to the sanitary soil/waste system. HVAC condensate will also drain to the sanitary sewer system via fixed air gaps. Condensate piping will be insulated

ROOF/OVERFLOW DRAINAGE

Roof and overflow drain systems will be provided to serve roof and overflow drains as required by architectural design. Sizing of drains and drainage piping will be based on rainfall figures commonly used for the area. Building overflow drainage will spill to grade at various locations around the perimeter of the building.

DOMESTIC PLUMBING PIPING MATERIALS

The piping material used throughout the project will be per the District's standards and the current plumbing code requirements.