

**COLLEGE  
OF THE  
DESERT**

**FACILITIES  
MASTER  
PLAN:  
2003-2015**

**EXECUTIVE  
SUMMARY**

**Palm Desert  
November 2003**

## **Acknowledgments**

This *Facilities Master Plan: 2003-15* results from the collaboration of many, including students and staff at the College of the Desert and individuals and groups from communities in the Coachella Valley, the College's service area.

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2003-2015**

***CONTENTS***

Executive Summary 4

1. Introduction (in separate document)
2. Delivery and Facilities
3. Future Demand
4. The Gap: Between Demand and Capacity
5. Strategies and Projects: To Close the Gap

**Appendices** (in separate document)

- A. Learning and Facilities
- B. Comparative FTES Delivery
- C. Campus Facilities and their Condition
- D. Space Inventory
- E. Space Utilization and Planning
- F. Demand and Staffing
- G. Input Activities

# COLLEGE OF THE DESERT FACILITIES MASTER PLAN: 2003-2015

## EXECUTIVE SUMMARY

- **Background**

This Facilities Plan (FP) helps College of the Desert (COD) implement its *Educational Master Plan* (EMP), improving COD's market penetration and instructional quality by (a) renovating and expanding the Palm Desert Campus, (b) acquiring and developing a new Eastern Valley Center, (c) operating a Western Valley Center, and (d) expanding online instruction and use of other Coachella Valley sites – nearly doubling the college's enrollment by 2015:

**Chart A**  
**Full-Time Equivalent Students**

	2002		2015	
Palm Desert	6,435	86%	8,886	61%
Eastern Valley Center	549	7%	3,487	24%
Distance Learning	153	2%	759	5%
Other Sites*	353	5%	1,459	10%
Total	7,490	100%	14,591	100%

\*Including the Western Valley Center.

Projected enrollments are based on Scenario D of the EMP, adjusted for current budget constraints. COD enrollments have continued their rise in Fall 2003 – despite course and support cutbacks largely because of the intense demand in the Coachella Valley.

- **Palm Desert Campus**

This Plan would renovate, redesign and expand the Palm Desert Campus, improving teaching and learning facilities as the campus grows by nearly one-third by 2015. New projects are highlighted by a learning commons; nursing and allied health; public safety academy;; business and community center; advanced transportation; environmental science and technology; upgraded campus parking and infrastructure. Renovations of building electrical and mechanical systems also are identified and scheduled. Renovations also insure that an adequate number of existing classrooms have “smart” technology and support the “active learning” pedagogy (see below) and that fixed station science laboratories are effectively configured. Trends in how this campus and COD's other delivery mechanisms will meet the college's demand are depicted in Chart B.

...insert Chart B here....

- ***Eastern Valley Center***

A new 100-acre center – to be located southeast of Indio, near 111 and the 86 Expressway – is planned to improve the college’s access, including facilities for instruction, student services, performing arts and recreational and community activities. By 2015, this center is expected to serve nearly one-fourth of COD’s instruction and services (see map of possible locations in Chart C).

- ***Partnerships, Contract Training and Community Education***

In this plan, more instruction and services will be provided at a variety of *sites* throughout the Valley – high schools, work-sites, hospital and long-term care facilities, public agencies, the Southeast Mega-education center, and the like – operating through collaborations and *partnerships*, some of which, particularly in the Western Valley, are based on contract training, community education, and other self-supporting arrangements. These sites and partnerships should account for around 10% of COD educational activity by 2015.

- ***Western Valley Center***

With many of the above sites located in the Western Valley and given anticipated growth in the Desert Hot Springs and North Palm Springs area, COD will likely want to consolidate some of these programs at one location to capture needed scale-economies. The Plan provides for purchase of a site, lease-purchase of a building or some other arrangement to meet this need at a yet-to-be-determined location and time within the 2003-2015 planning horizon.

- ***Distance Learning***

The infrastructure for operating a variety of *distance learning* experiences is a prominent part of this Plan, emphasizing online instruction through a “hybrid” model in which students take programs and courses that are partly on-campus and partly off-campus. Including televised, inter-active video (IVC), and online instruction, this delivery component is planned to increase to 5% or more of total instructional hours delivered by 2010 – one out of every ten classes, if using the “hybrid” (part online, part on-campus) model.

- ***Design and Build “Active Learning” Spaces***

COD faculty members are using new learning techniques, which combine lecture and hands-on lab work, group problem-solving, and heavy use of computers and the Internet – often in the same class session. Classrooms must be designed with the flexibility and equipment to support this new pedagogy.

...insert Chart C here....

- **Acknowledge Differential Program Growth**

Projects are scheduled to recognize that some parts of the curriculum – business, public safety, computer applications, health occupations, environmental science and technology, advanced transportation, and developmental skills – are growing more-rapidly than other disciplines.

- **New Space Utilization and Planning Standards**

This Plan uses up-to-date standards for needed campus instructional space and its utilization, along with rules for planning new facilities. Existing standards used by the State are four decades old and do not provide for current use of technology, new learning methods, or space for necessary student and staff support.

Space is provided in this Plan explicitly for the functions that are necessary to support instruction: for students – embodied, in large part, in the student Learning Commons – and for staff – the meeting, lounge, exercise, wellness, and training facilities necessary for healthy, motivated and productive personnel at COD. Office space is provided also for the part-time, adjunct faculty. This would consist of areas much like the existing Faculty Resource Center, except in several locations around the Palm Desert campus.

- **Identify Projects and Costs for State and Local Bond Support**

A facilities simulation model, developed specifically for COD, estimates that capital outlay costs will approximate:

<i>Palm Desert Campus</i>	<i>\$ 238 million</i>
<i>Eastern Valley Center</i>	<i>\$ 105 million</i>
<i>Western Valley Center</i>	<i><u>\$ 29 million</u></i>
<i>Total</i>	<i>\$ 372 million</i>

by 2015. These estimated costs include outlays for renovation and new projects at Palm Desert, development of the new Eastern Valley Center, a Western Valley facility, and the necessary infrastructure for instruction at other Valley sites and online.

Chart D contains a summary of outlays by space and project at the college's two major sites, and Chart E lists specific proposed buildings, infrastructure and renovation needs at the Palm Desert campus.

Chart D

**SUMMARY OF COLLEGE OF THE DESERT CAPITAL OUTLAY**  
**Estimated Costs for 2003-2015 with Inflation**  
*(in \$ millions)*

<b>Space Type</b>	<b>PDC</b>	<b>EVC</b>	<b>WVC</b>	<b>Total</b>
<i>GP Lecture</i>	\$3	\$5	\$0	\$8
<i>Laboratory</i>	\$34	\$25	\$0	\$59
<i>Active Learning</i>	\$21	\$8	\$0	\$29
<i>Learning Resources</i>	\$6	\$9	\$0	\$15
<i>Offices</i>	\$12	\$9	\$0	\$20
<i>Supporting Spaces</i>	\$47	\$37	\$0	\$84
<i>Campus Infrastructure</i>	\$28	\$0	\$0	\$28
<i>Renovation: Building Structure</i>	\$30	\$0	\$0	\$30
<i>Renovation: Building Function</i>	\$12	\$0	\$0	\$12
<i>Parking</i>	\$19	\$5	\$0	\$24
<i>Site Acquisition and Development</i>	\$3	\$7	\$12	\$21
<i>Seismic Retrofits</i>	\$23	\$0	\$0	\$23
<i>Lease, Renovate, Construct</i>	\$0	\$0	\$17	\$17
<b>Total, 2003-15</b>	<b>\$238</b>	<b>\$105</b>	<b>\$29</b>	<b>\$372</b>
	64%	28%	8%	100%

Chart E

**Palm Desert Campus Projects, 2003-15: Estimated Costs**

<b>Project</b>	<b>Cost Est.</b>
<b>NEW BUILDINGS:</b>	
Learning Commons	\$20,517,576
Alumni Center	\$1,242,000
Information Technology	\$11,735,713
Business and Community Center	\$13,432,274
Nursing and Allied Health	\$5,005,886
Public Safety Academy	\$29,037,500
Fitness and Wellness	\$3,024,057
Learning Arts	\$11,830,539
Visual Arts	\$4,172,606
Child Development Center	\$5,546,385
Athletic Complex	\$7,330,270
Environmental Science and Technology	\$2,858,900
Advanced Transportation	\$6,642,206
<b>Total Building Projects</b>	<b>\$122,375,913</b>
<b>OTHER PROJECTS</b>	
Campus Infrastructure	\$27,140,000
Building Interior/Exterior Renovation	\$31,280,000
Change building function*	\$12,075,000
Seismic Retrofits	\$23,460,000
Parking	\$18,457,500
Site Development	\$2,760,000
<b>Total Other Projects</b>	<b>\$115,172,500</b>

**TOTAL**

**\$237,548,413**