



Desert Community College District

Request for Qualifications

For

Program Master Architect

Related to the

College of the Desert
Palm Springs Development Project

August 27, 2019

Response Due:

September 16, 2019

College of the Desert
Attn: John O. White
Bond Program and Facilities Planning
43-500 Monterey Ave.
Palm Desert, CA 92260

A. PURPOSE

The Desert Community College District (District) invites the submission of Statements of Qualifications from consultant firms to provide Architectural services for the College of the Desert – Palm Springs Campus Project (“Project”). District will select a single Consultant Organization to serve as the Program Master Architect for the Palm Springs Development Project. The District will issue a contract to the selected Consultant Organization to provide services as outlined below for the purpose of establishing a comprehensive design framework for the entire campus. All work will be conducted under a Professional Services Agreement (PSA).

The selected entity must be able to start work immediately. This may be a multi-phase engagement. The District may elect, at its sole discretion, to obtain additional services from the Consultant in subsequent Project phases. The potential scope of services and schedule for subsequent phased work is yet to be determined.

All questions may be sent to the RFQ Administrator listed below:

Mac McGinnis (MAAS Companies)
Vice President, Bond Program Manager
mmcginnis@bond.collegeofthedesert.edu

B. PROJECT BACKGROUND

Overview

The District will proceed with capital development of its ***Palm Springs Development Project*** (Project) in phases. New facilities will provide a regional workforce innovation center that will educate and train students for 21st century jobs and careers. The Project will provide a collaborative, living and learning environment featuring a variety of teaching and learning opportunities. The District intends to complete and issue an updated District-wide Facilities Master Plan in September of 2019.

Innovative spaces are planned to include open and flexible environments (such as experiential labs, student commons, and special event space), and a high-tech digital accelerator space that will enhance student success. The Project will embody a sustainable campus philosophy that can feature best practice technologies, energy production, energy management and monitoring and stewardship of scarce resources. It is further anticipated that sustainability will also inform the curriculum, practical learning and work experience, and be a demonstrable feature of the new Palm Springs site. Concepts include an integrated mobility hub to accommodate a range of pedestrian, bike, bus, electric and shared vehicles integrated with local and regional transportation networks. Facilities and open spaces will be welcoming, safe and accessible.

A center of innovation and collaboration, the Project will offer continuing and custom education responsive to all ages. Collaborations with local, regional and national partners will expand offerings and opportunities for students as well as expand and extend the reach and impact of District programs and services.

Phased Approach to Project Development

The first phase of development will focus on initial major site development and infrastructure, maker space, and two signature programs: A) Hospitality & Tourism (including Hotel, Restaurant, and Event Space) and B) Digital Media and Broadcasting.

The second phase of development will focus on A) Healthcare (Wellness, Fitness, and Nutrition) and B) Sustainability. See attached diagram illustrating intended Signature and Supplementary Programs. Delivery of facilities will be aligned with District priorities. The Project will make use of Measure CC Bond funding and other resources. Completion of the first Phase of on-site improvements for public use is planned for December 2022 with remaining phases of development becoming available in 2023.

Anticipated Timelines for Procurements

Immediate next steps (Summer 2019) for the District include retention of a Program Master Architect via this RFQ, which follows a separate RFQ released August 8, 2019, to selected firms for retention of a Site Development Planning Consultant.

With the assistance of these consultants and other advisors the District anticipates commencing procurement of project developers and/or design-build contractors for initial projects [in early 2020].

Project Site

The Palm Springs Project will be located on the Northwest corner of the intersection of S. Farrell Drive and E. Baristo Rd. in Palm Springs, CA (see attachment). The site encompasses approximately 27 acres and was formerly occupied by a commercial mall which has been demolished.

C. ROLE AND REQUIRED EXPERIENCE

Role

The selected Program Master Architect will create a comprehensive Master Program, Site Design Standards, Basis of Design, Master Infrastructure Plan, Sustainability Strategy, and other documents as described in this RFQ that will collectively establish the design guidelines and overall framework for the Project. The Program Master Architect will not be expected to design buildings and facilities for the purpose of construction. The Program Master Architect is expected to engage and manage sub-consultants as needed to address areas of the design requiring special expertise. Following completion of the initial efforts (more fully described in Scope of Services below), the Program Master Architect may, at the District's sole discretion, be retained to serve in an oversight role and assist the District in managing the work of other Consultants and Contractors for the duration of the Project.

Required Experience

The Respondent, specifically including the primary staff proposed to provide the requested services, will be required to demonstrate knowledge and experience with the full spectrum of building types, infrastructure, supporting elements, and functions that will be a part of this Project. This demonstrates the breadth and depth of experience required. The ideal consultant will have sufficient staff and sub-consultants with appropriate levels of experience to accomplish the scope of services, including creation and submission of all deliverables, within a limited timeframe.

Critical areas of experience include:

1. Prior experience in the successful execution of multi-phase, fast-tracked architectural projects of similar size and scope.
2. Ability to develop and articulate project performance criteria and establish clear goals and metrics.
3. Ability to recognize and assess local and regional factors that influence the development and function of a community college campus.
4. Experience analyzing and documenting existing site conditions on an infill/redeveloped suburban project site and creating comprehensive Design Documents and Guidelines to address the incorporation or modification of same to meet Project goals.
5. Experience with the design and execution of most, if not all, of the following specific categories of project type, within the overall framework of higher education facilities. Respondents may choose to employ sub-consultants experienced in some of the project elements listed below to supplement their own experience base. Respondents must clearly state the role each Sub-consultant is intended to fulfill in the overall team.
 - a. Design Criteria and Standards Creation
 - b. Programming and Space Planning
 - c. Hospitality and Tourism
 - d. Culinary/Restaurants
 - e. Conference Centers and Event Space
 - f. Digital Media and Broadcasting
 - g. Healthcare and Wellness
 - h. Sustainable Technologies and Systems
 - i. Utility Infrastructure Planning
6. Experience creating Design Standards and Basis of Design documents to be implemented by other parties.
7. Experience collaborating with multiple design professionals, engineers, subject matter experts, District administrators, public agencies and other stakeholders.
8. Familiarity with school and public contracts, public procurement and approval processes.
9. Familiarity with California Public Contract Code.

10. Familiarity with all applicable codes and regulations.

The Respondent must demonstrate that their firm has operated as a business for a minimum of five (5) years, providing services in and related to Architectural Design, Programming, Site Planning, Design Standards Creation, Space Planning, Infrastructure Planning, Sustainability and related disciplines. Principals and team leaders will each demonstrate a minimum of fifteen (15) years of individual experience in the same.

D. SCOPE OF SERVICES (Program Master Architect)

1. Work with the Executive Director, Bond Program and Facilities Planning, District Bond Office, Project Management Team, identified Stakeholders, and District Consultants (Collectively: “District”) to accomplish the Scope of Services outlined in this RFQ and as agreed upon with the District. Serve as the Program Master Architect for the College of the Desert - Palm Springs Development Project.
2. Create a comprehensive **Master Program w/ Graphics** for the entire Palm Springs Development Project, establishing space needs, designations/names, key functional requirements, gross and net square footage or capacity needed for all Signature and Supporting Programs and Infrastructure. As a key component of the Master Program, create illustrative graphics for each programmatic element (buildings, infrastructure/support elements, site amenities and public spaces) defined in the Master Program, establishing functional requirements, key adjacencies and hierarchies, and spatial/volumetric requirements for each space.
 - a. The District will set the overall Project goals and desired outcomes. The Program Master Architect shall draw on its knowledge and experience with similar Project types to identify programmatic needs and make recommendations regarding the type, size, configuration, features, adjacencies, relationships and other requirements of all spaces and elements to be incorporated in the Project to meet the District’s goals. The Program Master Architect and District shall engage in an iterative process facilitated by charrettes, meetings, conference calls and other methods of communication as necessary to discuss, approve, reject, and amend the Program Master Architect’s recommendations.
 - b. Throughout the programming process, the Program Master Architect will incorporate data and input from other consultants as directed by the District, including, without limitation, surveyors, engineers, legal consultants, and the Site Development Planner.
3. Create **Project Design Standards** to govern the aesthetics, materials, finishes, quality, features, application, and design of, without limitation, building elements, signage, wayfinding, outdoor furniture, landscaping, and lighting to be incorporated into facilities and buildings throughout the Project. Delineate acceptable guidelines and prototypes to be applied universally throughout the Project to achieve a unified, cohesive campus. Standards shall not unduly restrict opportunities for other Design Professionals and Consultants to create design solutions for specific Program elements. Provide clear documentation of all decisions provided by the

District, illustrated by drawings, diagrams, photographic imagery and written descriptions as appropriate.

4. Create a **Basis of Design** to capture and convey the District's intentions regarding the products, features, and intended functionality of building systems to be used throughout the Project. Incorporate into the Basis of Design performance requirements for technical elements such as Mechanical/ Electrical/ Plumbing systems, technology, communications, equipment, outdoor furniture, and the like. Incorporate products identified by the District as preferred.
5. Work with the District to define a **Sustainability Strategy** that describes and documents the approach to achieving the District's goals for sustainability related to the development and operation of the Palm Springs Site. Include sustainability goals for activities undertaken during design and construction of the facilities (e.g., use of clean fuel vehicles, locally sourced subcontractors and materials, etc.) and for District operations and use post-construction.
 - a. Information about the District's sustainability policies can be found at:
<http://www.collegeofthedesert.edu/community/ss/Pages/default.aspx>
6. Coordinate with the District, local utility providers and District Consultants to create a **Master Infrastructure Plan** that defines potential points of connection, rough-order-of-magnitude size, type, and locations for utility systems and equipment, and provision and distribution of utility services throughout the site. The District assumes that a Central Plant will be required to serve Heating, Ventilation, and Air Conditioning (HVAC) needs for the Project. Program Master Architect shall specifically advise the District regarding this system and any alternatives that bear consideration. Since specific building geometry will not be available at this phase, make reasonable determinations of the approximate termination and point of connection locations available. Provide multiple options for major systems accompanied by Opinions of Probable Cost for each option for District consideration.
7. Conduct meetings, study sessions, and charrettes with the Project Management Team, District staff, and other stakeholders as required by the District. Attend milestone meetings with District leadership as needed.
8. Provide documents and deliverables illustrating multiple Options for District review and comment as described further under "Deliverables" section below. Provide revision and development of same as requested by District.
9. Coordinate work under this contract with a Site Development Planner and other Consultants retained by the District to establish detailed design criteria and standards.
10. Present findings and recommendations to the District using digital and print media, including live presentations to various groups, including but not limited to the District Project Management Team, Bond Office, Executive Cabinet, and Board of Trustees.
11. Provide final exhibits, written criteria, and narrative design rules as described further under the "Deliverables" section below to convey the District's approved solutions and guidelines for future design work on the site. Final exhibits shall convey all constraints and opportunities imposed and presented by the nature of the site and Program, the District's project goals, and

the requirements of stakeholders. For Scope of Work elements described above (**Master Program w/ Graphics, Campus Design Standards, Basis of Design, Sustainability Strategy, and Master Infrastructure Plan** and all accompanying documents and exhibits – collectively “**Design Documents**”), final Design Documents shall be of sufficient thoroughness, clarity and detail as to be suitable for application to a variety of Project delivery methods, including, without limitation, Design-Bid-Build (w/ General Contractor or Multi-Prime), Design-Build, and CM-At-Risk.

E. DELIVERABLES

1. **General Engagement Management:** Program Master Architect shall create and share with designated District personnel internal working notes for all meetings with the District in which they are a participant.
2. **Master Program w/ Graphics:** Master Program shall encompass the District’s goals for the entire Project, including all Signature Programs, Supplemental Programs, and supporting elements. The final Master Program deliverable shall be formatted as a single digital document consisting of written narrative, tables, diagrams, figures, and calculations suitable for printing as an 11”x17” booklet.
 - a. Program Master Architect shall present multiple drafts of the Master Program and Space Needs documents for review and refinement at intervals to be determined by the District. Where applicable, the Program Master Architect will present options and alternatives for District consideration. Upon receipt of feedback from the District, the Program Master Architect shall revise and refine the deliverable documents to the District’s satisfaction.
 - b. At the conclusion of the programming process, the Program Master Architect shall present the completed draft of the Master Program to the District in person.
3. **Campus Design Standards:** The Campus Design Standards shall encompass the District’s goals for the entire Project, including all anticipated Phases of the Project and all elements identified in the Master Program. The final Campus Design Standards deliverable shall be formatted as a single digital document consisting of written narrative and descriptions, diagrams and images suitable for printing as an 8.5”x11” booklet.
 - a. Program Master Architect shall present multiple drafts of the Campus Design Standards for review and refinement at intervals to be determined by the District. Where applicable, the Program Master Architect will present options and alternatives, including sketches, physical samples, paint chips, cut sheets, catalog imagery and the like for District consideration. Upon receipt of feedback from the District, the final Site Design Standards shall include revisions and refinements to the District’s satisfaction.
 - b. At the conclusion of the standards creation process, the Program Master Architect shall present the completed draft of the Campus Design Standards to the District in person.

4. **Sustainability Strategy:** The Sustainability Strategy shall encompass the District's goals for the entire Project and address the District's commitment to sustainable practices and principles. The Sustainability Strategy shall be captured in the form of a Sustainability Plan that establishes and documents the development guidelines and practices for the incorporation of sustainable technology and principles into all applicable aspects of the Project. The final Sustainable Strategy deliverable shall be formatted as a single digital document consisting of written narrative and descriptions, diagrams, equipment cut sheets, and images suitable for printing as an 8.5"x11" booklet. The Sustainability Plan shall, at minimum, address the following:
 - a. Current best practices in green building design and healthy building design.
 - b. Current best practices for the on-site generation and use of clean energy, including, without limitation, solar, biomass, and wind power.
 - c. Current best practices for sustainable construction, including waste diversion.
 - d. Project design that meets or exceeds the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) rating selected by the District. The District will determine whether or not it will seek full LEED Project Certification at a later date.
 - e. Sustainable building policies and practices outlined by the College of the Desert and the California Community Colleges Chancellors Office.
 - f. Recognition of College of the Desert sustainability efforts, including those by the COD Green Council.
 - g. Local, regional, and Statewide initiatives and programs such as Savings By Design.
 - h. Engagement and coordination with the City of Palm Springs, the Palm Springs Sustainability Commission, and other entities identified by the District or the Program Master Architect.

5. **Basis of Design:** The Basis of Design shall encompass the District's goals for the entire Project, including Mechanical/ Electrical/ Plumbing systems, technology, communications, equipment, and the like for all Signature Programs, Supplementary Programs, and supporting elements. The final Basis of Design deliverable shall be formatted as a single digital document consisting of written narrative and descriptions, diagrams, equipment cut sheets, and images suitable for printing as an 8.5"x11" booklet.
 - a. Program Master Architect shall present multiple drafts of Basis of Design documents for review and refinement at intervals to be determined by the District. Where applicable, the Program Master Architect will present options and alternatives for District consideration, including product specifications, systems diagrams, energy consumption estimates, maintenance and lifecycle data, equipment cut sheets, etc. The draft Basis of Design shall include estimates of probable cost suitable for comparison to accompany each option under consideration. Upon receipt of feedback from the District, the final Site Design Standards shall include revisions and refinements to the District's satisfaction.

 - b. At the conclusion of the standards creation process, the Program Master Architect shall present the completed draft of the Campus Design Standards to the District in person.

6. **Master Infrastructure Plan:** Working in conjunction with the District, the Site Development Planner, other Consultants and local utility providers, the Program Master Architect shall create a Master Infrastructure Plan as described above under “Scope of Services.” Deliverables shall include scaled hardline plans and outline specifications (collectively: “Infrastructure Documents”) describing verbally and graphically the selected systems, major equipment, distribution methods, and routing of utility systems from the utility providers’ points of connection throughout the Site. The location, size, and overall functional parameters of a Central Plant (or approved alternative) for HVAC service shall be delineated as part of these deliverables. These Infrastructure Documents shall be coordinated with and supplementary to the “Basis of Design” document and other deliverables described above.
 - a. The Program Master Architect shall present Infrastructure options and recommendations to the District, including rough-order-of-magnitude estimates of probable cost for each system, component, or design option proposed. The District will make selections regarding its Infrastructure strategies, following which the Program Master Architect will create the Infrastructure Documents described herein to be used as a Master Infrastructure Plan by other consultants as directed by the District.

*Where multiple options are required, the District may elect to incorporate elements from multiple options to create a comprehensive design solution in coordination with the Program Master Architect.

Please note that, without limitation, all materials, data, reports, images, plans, digital and hardcopy files and the like shall become the property of the District, due at the 100% Completion Milestone, and all rights thereto shall be held solely by the District.

F. RFQ PROCESS

- The District is soliciting Statements of Qualifications via this RFQ document. Statements of Qualifications will be due to the District per the schedule below. Upon receipt, the District will conduct an initial review of the Statements of Qualifications for completeness and responsiveness. SOQs must contain sufficient detail to enable the District’s Selection Committee to determine the merits of the Response. SOQs shall clearly demonstrate satisfaction of the minimum qualifications below, meet the Required Experience listed in section “C” above, address all elements requested below, and not exceed thirty (30) double-sided 8.5x11 inch pages, excluding Letter of Introduction (single page), cover pages, and tabs/dividers. The Response must be submitted in the form of two (2) original hard-copies and one (1) electronic copy in PDF digital document format via USB flash drive. The electronic copy should be a single digital document that, if printed, will match the original hardcopies.
- All questions should be directed to Mr. Mac McGinnis, Bond Program Manager, via email: mmcginnis@bond.collegeofthedesert.edu
- Upon receipt, the District will conduct an initial review of the SOQs and related documents for

completeness and responsiveness, then schedule interviews with those Respondents that it determines warrant such an interview. Each interviewed Respondent will be provided a 60-minute window to present its team’s qualifications and preliminary thoughts regarding the project to a District selection committee. Respondents must be prepared to answer committee questions and discuss the merits of their proposal. When all interviews are complete, the Selection Committee will confer and rank the interviewed Respondents according to criteria consistent with the requirements set forth in this RFP.

The District will then conduct fee negotiations with the first-ranked respondent. Upon conclusion of negotiations, the successful respondent will enter into a contract with the District to provide services for the Project. In the event that the first-ranked respondent and the District are unable to reach an agreement, the second-ranked respondent, followed by the subsequently-ranked respondent(s) if necessary, will be contacted and negotiations will be undertaken.

The District reserves the right, at its sole discretion, to accept or reject any and all responses and qualifications received as a result of this RFQ and to waive any informalities or irregularities in any response or proposal received. All costs associated with the firm’s response to the RFQ are the sole responsibility of the Respondent.

G. RFQ SCHEDULE

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|-------------------------|-----------------------------|
| RFQ Released: | August 27, 2019 |
| Deadline for Questions: | September 9, 2019 |
| Responses Due: | September 16, 2019 |
| Evaluation | September 17 – September 19 |
| Interviews (as needed) | September 23 – October 4 |
| Selection / Engagement | October 7 – October 16 |

H. SERVICE DELIVERY SCHEDULE

It is anticipated that this work will begin as early as October 18, 2019 and no later than November 1, 2019. The targeted project duration is six (6) months. At the District’s discretion, this period may be shortened or extended depending on project needs.

I. RFQ REQUIREMENTS

1. OVERVIEW. Proposals must contain sufficient detail to enable the District’s Selection Committee to determine the merits of the firm. Proposals shall clearly demonstrate satisfaction of the minimum qualifications below, the Experience Requirements listed in section “C” above, should

address all elements requested below, and not exceed twenty (20) double-sided 8.5x11 inch pages, excluding Cover Letter (single page), cover pages, and tabs/dividers. The response must be submitted in the form of two (2) original hard-copies and one (1) electronic copy in PDF digital document format via USB flash drive. The electronic copy should be a single digital document that, if printed, will match the original hardcopies.

2. CONTACT. All questions should be directed to Mr. Mac McGinnis, Bond Program Manager, via email: mmcginnis@bond.collegeofthedesert.edu

3. LETTER OF INTRODUCTION. A single-page Letter of Introduction on company letterhead, shall include the name, address, email address and phone number of the company representative to be contacted in response to this RFQ. Letter shall not exceed one page and should demonstrate your firm's familiarity with the type of consulting services required, within a public bond program structure, and with specific relevant experience. This letter should introduce the team and identify the person or persons who will be responsible in oversight capacity for the work; and identify the person or persons who will be responsible for specific efforts. The Letter shall be addressed to:

John O. White
Executive Director, Bond Program and Facilities Planning
College of the Desert
43500 Monterey Ave.
Palm Desert, CA 92260

4. TABLE OF CONTENTS.

5. CONSULTANT ORGANIZATION'S INFORMATION. Using, as a minimum, the following criteria, the respondent shall communicate its qualifications to provide the services required:
 - a. Firm's service philosophy and process.
 - b. Capacity and capability of the firm, including its ability to manage a multi-disciplinary staff and consultant team.
 - c. Firm's experience in analyzing and planning similar development projects, for public entities, of greater than \$100,000,000.00 total project value, with three (3) examples.
 - d. Individual dollar value of the three (3) most recent similar projects in which the firm has participated.
 - e. Firm's experience with DSA-regulated projects, preferably for higher education facilities.
 - f. Current workload for proposed staff.

6. PROJECT TEAM. For the Program Master Architect and each key sub-consultant, please submit the following:
 - a. Company name (both legal name and business name(s) commonly used)
 - b. Legal structure, state of incorporation (as applicable), and company or corporation number
 - c. Number of years in business (under current or prior names, with explanations, as needed)
 - d. Company headquarters office address, phone number(s), and website address
 - e. Full names of company officers
 - f. Role of company on the team, including company's responsibilities
 - g. Full name and contact information for the primary company representative for the Project

7. Organizational chart of the entire team as proposed.

8. Also provide single-page resumes of proposed project team members, including key sub-consultants. Note that the District expects the proposed team members to be employed for the duration of services provided. Substitutions will not be permitted without District consent. Identify their qualifications relevant to this Project, including, at a minimum, the following:
 - a. Proposed role.
 - b. Number of years employed by the firm.
 - c. Experience with other proposed team members.
 - d. Education.
 - e. References.

9. SERVICE APPROACH. Discuss methods to be employed in managing this Project and describe how these methods will ensure the success of the Project. Specifically address the firm's approach to the following:
 - a. Collection of site-specific, local, and regional environmental and infrastructure data not provided by the District
 - b. Analysis of data provided by self, District, and others, and presentation of same
 - c. Integration and planning of infrastructure, utilities, and site development for large scale, multi-phase projects

- d. Working as an integrated project team with the District and other parties; providing support and assistance to District staff; detailing what support, information, technology, or other resources that the District would need to provide; describing the Program Master Architect's need to collaborate with the District generally and the Project Management Team in particular.
 - e. Collaboration with other design professionals, consultants, and stakeholders
 - f. Development of deliverables and documents, both hardcopy and digital
 - g. Presentation of Milestone documents to the District and collection and implementation of District comments and responses
10. REFERENCES. Provide at least five (5) references from projects of similar nature, dollar value, and duration within the last five (7) years. At least three (3) of these references should be from School Districts, Community College Districts, or Public Agencies that can attest to the quality and responsiveness of your firm and its services. Include the following:
- a. Name, Address, and Phone Number of references.
 - b. Name, Phone Number, and Email Address of Contact Person.
 - c. Project Description and Status of Project.
 - d. Project Duration and Delivery Method.
11. LITIGATION, CLAIMS, CONFLICTS and INSURANCE. Provide a statement that outlines all items listed below as relates to your firm:
- a. Litigation filed either by an owner or an owner's consultant or contractor which names the firm, firm's employees, direct consultants or consultant's employees as defendants of any tier. State the nature of the complaint, the beginning and end date, or anticipated end date of each lawsuit, case number of proceeding and the judgement or resolution or anticipated judgement or resolution.
 - b. Termination for default or cause during firm's existence.
 - c. Information concerning any convictions for filing false claims.
 - d. Bankruptcy and the date the petition was filed and the county in which the petition was filed, if applicable.
 - e. Identify any other names or businesses that the firm has used in the past and the reason that the name or business is no longer being used.

- f. Any recent, current, or anticipated obligations that relate in any way to similar work, the Project, or the District that may have a potential to conflict with the firm's ability to provide the services described herein.
- g. Direct or indirect business, financial, or any other connection with any official, employee, or consultant of the District.

J. CONTRACT

A draft copy of the agreement will be provided at the commencement of negotiations with the selected consultant.

K. CONCURRENT WORK

The District anticipates that firms responding to this RFQ may have already submitted responses for a parallel RFQ the District has issued for a "Site Development Planner" for the Palm Springs Development. In this case, responding firms are required to submit separate Statements of Qualifications in response to each RFQ; combined responses to both RFQs are not permitted.

L. FEE PROPOSAL

A fee proposal is not requested at this time. Fees will be negotiated with the selected consultant firm.

Additional information may be found online and as available at:

<http://collegeofthedesert.edu/community/facilityplan/Pages/default.aspx>

Thank you for your interest in this Project and the Desert Community College District.

Phased Project Concept

Phase 1 Development

Site Development + Infrastructure
 Maker Space + Experiential Labs
 Modern Instructional Space

Collaborative Living, Learning Environment for 21st Century Jobs and Careers

Continuing Education

University Center – Shared Higher Education Resources
 Regional Workforce Center
 International Student Programs
 Student Commons

Phase 1 Signature Programs

Hotel
 Restaurant + Culinary
 Event Space
 Teaching Kitchen

Hospitality & Tourism

Digital Media & Broad-casting

Hi-Tech Digital Accelerator
 Digital Story Telling + Film
 Animation + Motion
 Radio + Television

Phase 2 Signature Programs

Energy Systems
 Technology Training
 Applied Engineering
 Preservation

Sustainability

Healthcare

Wellness/ Health Education

Fitness
 Nutrition

