



● Desert Housing Maintenance Report Quarter FY 2022/2023 -- 4th Quarter

Summary

This quarterly report will provide the Board with a regular update on the overall effort and progress to improve conditions at the four villages where employees live along the Colorado River Aqueduct.

Metropolitan has initiated a District Housing Improvements Program for four Colorado River Aqueduct (CRA) pumping plants (Hinds, Eagle Mountain, Iron Mountain, and Gene) to improve living conditions and long-term workforce housing. With the Board’s authorization of increased funding and resources, significant improvements have been made.

The effort to improve conditions at the Villages is comprised of three phases. The first phase includes the Desert Housing & Recreation Interim Action Plan (DHRIAP) which started in September 2022. The DHRIAP focuses resources on making near-term improvements in the four villages. The DHRIAP is facilitated by the Housing and Recreation Commission (HRC) which consists of representatives from the Office of the General Manager, Real Property, Water System Operations (WSO), Diversity, Equity and Inclusion (DEI), and AFSCME leadership. To date, the DHRIAP consists of 33 projects. A high-level summary of the progress to complete housing maintenance work orders and some of the completed or nearly completed projects are also provided.

Purpose

Informational.

Attachments

None.

Detailed Report

Work Order Summary

In Q4 2022-2023, the total count for work orders generated was 139. The team completed 109 (78%) work orders while carrying a backlog of 30 (22%) work orders.

Work Orders
Quarter 4
Closed: 109 (78%)
Backlog: 30 (22%)
Total: 139

Desert Housing Improvement Program

The District Housing Improvement Program consists of three (3) phases:

Phase I: DHRIAP

Metropolitan is currently upgrading the existing housing and amenities at all four CRA pumping plants to enhance current living conditions. To date, significant improvements have been made. In September 2022, a Housing and Recreation Committee (HRC) was established consisting of representatives from the Office of the General Manager, Real Property, DEI and WSO. After meeting with residents and gathering feedback on immediate housing and recreational needs, the committee created a Desert Housing and Recreation Interim Action Plan (DHRIAP). The plan identified approximately \$3.7M of maintenance/repair/improvement work and currently consists of 33 projects. The plan was presented to the Board of Directors in September 2022. Individual asset management work orders were created to track the progress of each project (14 of the 33 projects have been completed). Work is underway to renovate and refurbish an additional seven houses. Over the last several years 51 of the 96 houses needed for employee housing are new (11); renovated (17) or refurbished (23).

DHRIAP cost data breakdown: \$3,586,000 through June 2023.

Phase II: Community Planning and Design

A. Conceptual Design – Metropolitan is in the process of creating a future vision for the CRA Desert Region employees. Metropolitan has acquired the services of a community planner (consultant) to assist with the development of various alternatives, including cost estimates, which will lead to a desired vision for the future workforce of the CRA Desert facilities. This phase will take approximately 6 months and is planned to be completed by December 2023.

B. Design – Following the creation of an updated vision, Metropolitan will solicit consulting services to prepare a complete design.

Phase III: Implementation/Construction

Following completion of phase II, Metropolitan will proceed with the implementation/construction phase of this important program.

Phase I Project Update/Highlights

Installation of Garage Air Conditioning Units



**Completion:
December 2023**

Work continues to progress on the installation of the garage air conditioning units at all occupied houses across all four residential villages. Currently, 15% of the units have been installed. Staff is working on obtaining the necessary environmental clearances for the remaining work.



Fencing Privacy Slats



**Completion:
September 2023**

In response to the resident's requests for added privacy, fencing slats are being installed on all desert houses. Installation of privacy slats at Eagle Mountain is complete, and approximately 60% is complete at Iron Mountain.



Iron Mountain Pool/Decking Resurfacing



**Target Completion:
July 2023**

The community swimming pool at Iron Mountain received new plaster and deck coating.



Renovation of 7 Additional Houses for Occupancy



Completion:
February 2024

Staff has identified 7 houses, across all four residential villages that are being renovated and prepared for occupancy.



Phase II A – Community Planning Conceptual Design Update

Project Description

This project will acquire the services of a firm with expertise in community planning to assist Metropolitan in developing a vision for the preferred method of housing the future workforce of the CRA Desert facilities. The selected firm will assist MWD in achieving employee satisfaction, recruitment, and retention goals. The scope of work for this task order is to provide alternatives to develop workforce housing: including site visits, community engagement, development of guiding principles and design criteria, concept generation, conceptual design, a summary of opportunities and constraints for each concept, and determination of probable construction cost.

The Project Team

Roesling Nakamura Terada Architects (**RNT**) is the prime consultant and will be responsible for project administration, and coordination of efforts, and will work in a collaborative planning effort with a community planning consultant, **Civitas**. Civitas is a professional planning and urban design firm that will lead the efforts of the planning process and work directly with Metropolitan and the program's stakeholders.

Project Duration

Approximately 6 months.