



## ● Desert Housing Maintenance Report – Q1 (July – Sep.) 2023

### Summary

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This quarterly report provides an update on the effort to improve conditions at the four residential villages (Hinds Pumping Plant, Eagle Mountain Pumping Plant, Iron Mountain Pumping Plant, and Gene Pumping Plant) where employees live along the Colorado River Aqueduct.

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 and is intended to address immediate issues and respond to resident requests for focused improvements. The second phase consists of community planning and design. The community planning work is scheduled to wrap up in January 2024, with a report to be prepared. The third and final phase will include the construction of kitchens, recreational amenities and lodging. Additional information regarding each phase is provided in the detailed report section.

In addition, there is a high-level work order summary that highlights the status of scheduled and responding to maintenance activities for this reporting period that demonstrates the organization's commitment to maintaining the residential villages.

### Purpose

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Informational.

### Attachments

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None

### Detailed Report

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#### Desert Housing Improvement Program

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

**Phase I:** DHRIAP – In September 2022, a Housing and Recreation Committee (HRC) was established consisting of representatives from the Office of the General Manager, Facilities Management, Diversity, Equity and Inclusion, and Water Systems Operations. 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 DHRIAP focuses resources on making near-term improvements in the four villages. To date, the DHRIAP consists of 33 projects. Eight of 22 projects focused on improving housing are complete. A major milestone achieved in the last quarter was the completion of the installation of 37 carports at Gene, Iron and Hinds. Crews are now working on installing backyard shade structures and continuing work to renovate and refurbish six houses needed for new incoming employees. In the last several years, 51 of the 96 houses needed for employee housing are new (11), renovated (17), or refurbished (23). The employee input in helping to create the Plan led to the creation of 11 projects to improve existing recreation facilities of which 6 are now complete. Highlights from the last quarter were improvements and repairs to the decking around the pools including the complete replastering of the Iron Mountain Pumping Plant pool; the resurfacing of all tennis and basketball courts and the completion of the Iron Mountain Wellness Center.

Through September 2023 a total of \$5.0 million has been expended to address immediate needs and resident requests. It is anticipated that completion of the 33 housing and recreation projects will require

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an expenditure of approximately \$10 million. There has been a considerable increase in the scope of work for this first phase including the renovation and refurbishment of an additional 6 houses for new employees, additional carports, the addition of a Gene Camp community center, the replacement of over 30 electrical load centers and the complete replastering of the Iron Mountain Pool.

### **Phase II:** Community Planning and Design

**A.** Community Planning – Metropolitan is in the process of creating a future vision for employees. Metropolitan has acquired the services of a community planner (consultant) to assist with the development of a future vision of how best to provide employees that require housing in the remote Desert locations with a sense of community, recreational amenities, improved kitchens and lodges, and appropriate housing options. The community planning effort is scheduled to conclude in January of 2024.

**B.** Design – Following the creation of an updated vision, design packages will be prepared.

**Phase III:** Implementation/Construction – Following completion of phase II, Metropolitan will proceed with the implementation/construction phase.

### **DHRIAP Project Highlights**

#### Housing Renovations



Target  
Completion:  
June 2024

Seven houses were selected to be removed from the demolition list and be completely renovated for tenant occupancy. Six houses are currently under various stages of construction.



Abatement and Demolition



Kitchen Remodel: Finish Work

### Backyard Shade Structures



Target  
Completion:  
May 2024

Backyard shade structures are being installed at all District residences. Installations at Hinds and Eagle Mountain are now complete and work is progressing at Iron Mountain and then Gene.



Hinds Village: Before



Hinds Village: After

### Carports



Completed:  
September 2023

Phase 1 of the carport installation project is now complete in which 37 carports were installed across three desert villages.



Iron Mountain Village: Before



Iron Mountain Village: After

**Work Order Summary**

The total count of work orders generated within this reporting period was 203. The team completed 123 workorders (61%), 103 corrective maintenance workorders and 20 preventive maintenance work orders.

The backlog for this period is 80 of work orders (39%). The majority of the backlog work orders are related to the DHRIAP and housing improvement work orders identified to prepare recently vacated housing for occupancy. Other backlog work orders include (10) resident requests, and (8) preventive maintenance tasks. There are no outstanding work orders related to health and safety concerns.

Work Orders
Q1 (July – September) 2023 Total: 203