



• Desert Housing Maintenance Report Quarter 2 and Quarter 3 2022-2023

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.

The General Manager 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 increased executive level attention over the past year, 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 and stabilizing conditions. The DHRIAP is facilitated by the Housing and Recreation Commission (HRC) which consists of representatives from the Office of the General Manager, Real Property, WSO, Diversity, Equity and Inclusion 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 is also provided.

Purpose

Informational.

Attachments

None.

Detailed Report

Work Order Summary

The total count for work orders generated within Q2 2022- 2023 was 160. The team completed 77 (48%) work orders while carrying a backlog of 83 (52%) work orders. The majority of the backlog work orders are related to the long-term DHRIAP projects and work identified to prepare vacant housing for occupancy. Other backlog work orders include (10) resident requests, and (8) preventive maintenance tasks.

In Q3 2022 -2023, the total count for work orders generated was 195. The team completed 167 (86%) work orders while carrying a backlog of 28 (14%) work orders. Backlog work orders include (4) resident requests, and (6) preventive maintenance tasks.

Work Orders
Quarter 2 Closed: 77 (78%) Backlog: 83 (52%) Total: 160
Quarter 3 Closed: 167 (86%) Backlog: 28 (14%) Total: 195

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 the 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

Board Report (Desert Housing Maintenance Report Quarter 2 and Quarter 3 2022-2023)

the Office of the General Manager, Real Property, 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 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. A major O&M project was created to track costs, and individual work orders were created to track the progress of each project. Twelve of the 33 projects have been completed. DHRIAP cost data through June 2023 will be provided in the next quarterly report. Work is underway to renovate and refurbish an additional six houses. In the last several years 51 of the 96 houses needed for employee housing are new (11); renovated (17) or refurbished (23).

Phase II: Community Planning and Design

A. Community Planning and 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/Highlight's

Vending and Snack Machines



Completed:
March 2023

Snack and CVS vending machines have been placed in the recreation areas at each of the pump plants, in order to provide a convenient way for residents to obtain necessary items.



Sport Courts



Completed:
May 2023

Re-coating of the sports court decks and installation of new tennis court nets at all villages.

Replacement basketball backboards and rims were installed at the Iron Mountain and Hinds.



Iron Wellness Center



Completed:
May 2023

Vacant house 20 at Iron Mountain has been converted into the new Wellness Center, which opened in May 2023.



Carports



Target Completion:
July – August 2023

Carport installations at Gene are now complete. The estimated completion for Iron Mountain is July 2023. The estimated completion date for Hinds is August 2023.



Upgrade Electrical Load Centers



Completed:
March 2023

Replaced existing outdated electrical panels with new panels at 35 houses across all residential villages.



Phase II A – Community Planning Conceptual Design Update

Project Description

This project will acquire the services of a firm with an expertise in community planning to assist Metropolitan in developing a vision of the preferred method of housing for 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, 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, 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