



Real Property & Asset Management Committee

District Housing & Property Improvement Program

Item 7-11

September 13, 2022

District Housing & Property Improvement Program

Current Action

- Authorize an increase of \$8,500,000 to an agreement with Roesling Nakamura Terada Architects for final design and architectural services in support of the District Housing and Property Improvement Program

Location Map



District Housing & Property Improvement Program



Background

- Housing provided due to remoteness & timely response
- Houses aging after decades of use in harsh desert environment
- 99 houses in CRA system
 - 10 houses replaced
 - 11 houses renovated
 - Condition assessments of 78 houses
- Temporary lodging & kitchen facilities provided for short term assignments

District Housing & Property Improvement Program



Planned Improvements

- Housing
 - Replacement of 96 houses
- Village enhancements
- Kitchen & Lodging facilities
 - Replace kitchens & lodges
 - Eagle Mountain Pumping Plant
 - Iron Mountain Pumping Plant

District Housing & Property Improvement Program



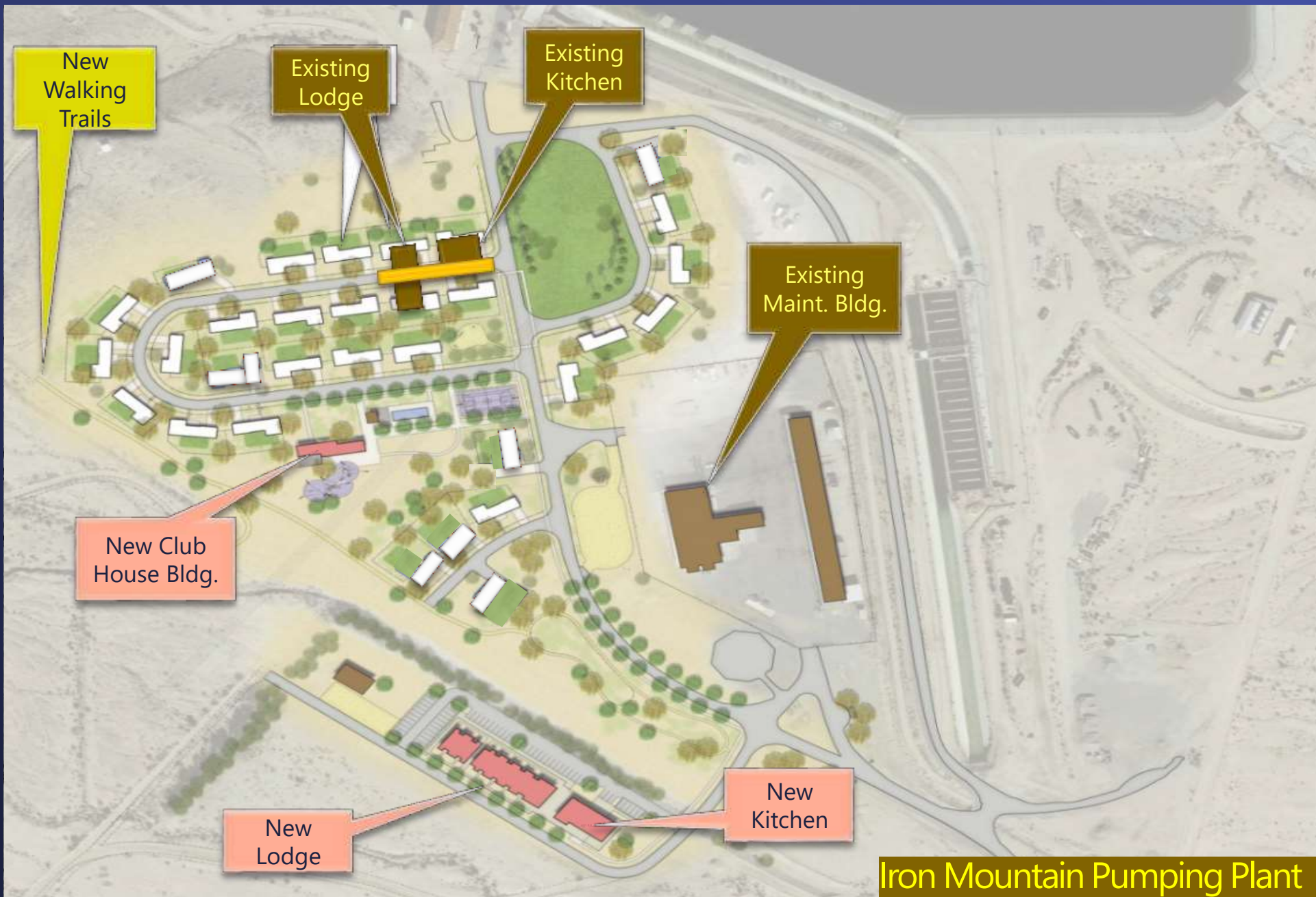
Board Actions

- May 2017
 - ✓ • Pilot project to replace & renovate houses
- May 2019
 - ✓ • Condition assessments of 78 houses
 - ✓ • Development of multiple housing types
 - ✓ • Master plan concept for Eagle Mountain Pumping Plant
- November 2020
 - ✓ • Relocation planning
 - ✓ • Master plan concepts for remaining three Pumping Plants
 - ✓ • Conceptual replacement plan for Eagle & Iron Mountain kitchen & lodge facilities

District Housing & Property Improvement Program

Board Actions (Cont'd)

- May 2021
 - ✓ • Authorization of agreement for geotechnical services
 - Authorization of agreement for environmental services
- July 2021
 - ✓ • Authorization of agreement for preliminary design & architectural services



Iron Mountain Pumping Plant

Legend

-  New Houses
-  New Buildings
-  Existing Buildings
-  Street Improvements

District Housing & Property Improvement Program

Alternatives Considered

- Assess Metropolitan staff availability
 - Staff workloads exceed immediate available resources
 - Specialized technical expertise required
- Selected option
 - Use of a professional services agreement with expertise in housing improvements

District Housing & Property Improvement Program

Roesling Nakamura Terada Architects Agreement

- Prequalified via RFQ. No. 1198
 - Completed project's preliminary design
- Scope of work
 - Produce plans & specifications
 - Prepare fire & health department submittal packages for Riverside & San Bernardino Counties
 - Develop engineer's estimate
 - Evaluate additional housing alternatives as contingency plan
 - Response to State Audit
 - Completion of alternatives by first quarter 2023
- Amendment amount: \$8.5 M; NTE amount: \$13.5 M
- SBE participation level: 25%

District Housing & Property Improvement Program



Iron Mtn. Lodge &
Kitchen

Metropolitan Scope

- Relocate overhead electrical lines at Eagle Mountain, Iron Mountain & Gene villages
- Provide technical oversight & review consultant work
- Constructability review & support activities
- Permitting process
- Conduct site visits
- Conduct project management
- Manage consultant agreement

Short-term Enhancements (No capital funds required)

- Implementation of short-term enhancements
 - Housing enhancements
 - Fencing to improve privacy
 - Installation of AC units & insulation for garages
 - Stand-alone freezers
 - Backyard shade structures
 - Recreational enhancements
 - Shade structures for playgrounds & pools
 - Pool heaters
- Estimated cost: \$3.7M

Allocation of Funds

District Housing & Property Improvements

Metropolitan Labor

Final design	\$ 750,000
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Program mgmt., contract admin., envir. support & survey	940,000
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Force construction	978,000
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Materials & Equipment	400,000
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Agreements

Roesling Nakamura Terada Architects	8,500,000
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Constructability Review	100,000
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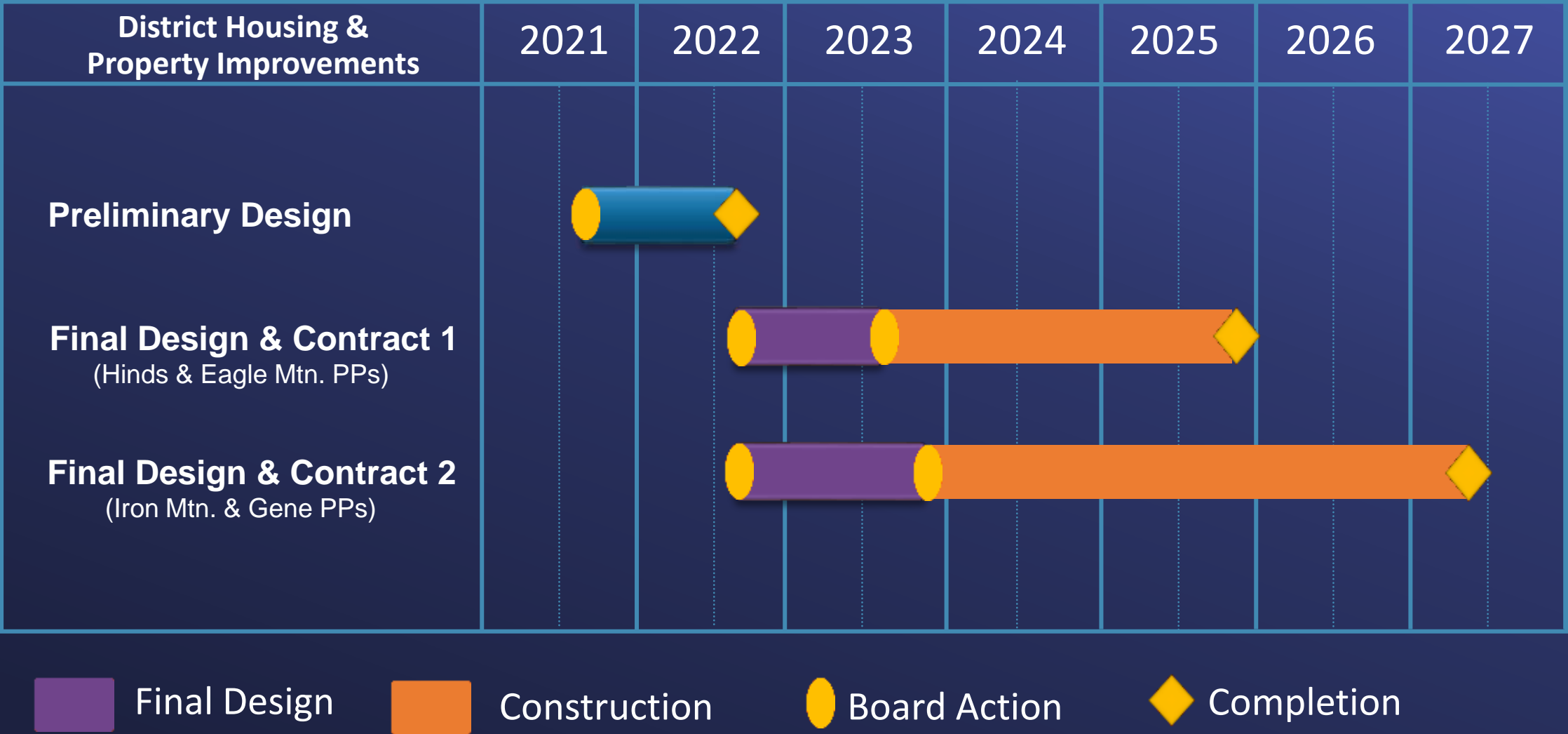
Incidental expenses (Permit fees)	610,000
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Remaining budget	1,022,000
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Total	\$13,300,000
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Est. const. cost - \$190M to \$210M

Program Schedule



Board Options

- Option #1

Authorize an increase of \$8.5M to an agreement with Roesling Nakamura Terada Architects for a new not-to exceed amount of \$13.5M for final design and architectural support services for the housing and property improvements at Metropolitan's desert facilities.

- Option #2

Do not proceed with the project at this time.

Staff Recommendation

- Option #1

