



Engineering, Operations, & Technology Committee

District Housing & Property Improvements Program

Item 7-1

November 18, 2024

Item 7-1 District Housing & Property Improvements Program

Subject

Amend an agreement with Roesling Nakamura Terada Architects to provide design & architectural services for Stage 1 improvements of the District Housing & Property Improvements Program

Purpose

Proceed with Stage 1 improvements including a new housing model concept, new short-term facilities, & upgraded village amenities that will maintain an appropriate standard of living at the desert facilities

Recommendation and Fiscal Impact

Amend the scope (but not the agreement amount) for design & architectural services for Stage 1 improvements

Budgeted

Location Map



District Housing & Property Improvements Program



Background

- Housing is provided due to the remoteness & need for timely operational response
- Houses are aging after decades of use in a harsh desert environment
- 109 total houses in Colorado River Aqueduct (CRA) villages (69 refurbished)
- Temporary lodging & kitchen facilities provided for short-term assignments
- Final design of Single-Family Residences paused in Spring 2023 to establish vision for long-term staffing retention
- Community planner engaged in Spring 2023

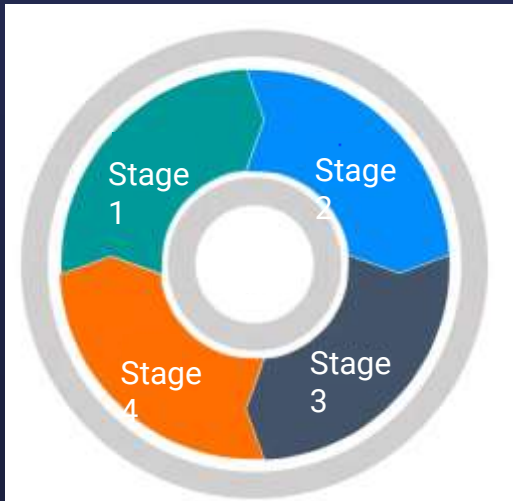
District Housing & Property Improvements Program

Current Status

- Community planning effort complete
- Community planning report provided to Board in July 2024
- District Housing & Improvements program update provided to Board in Oct. 2024
 - Implement program using a 4-staged approach



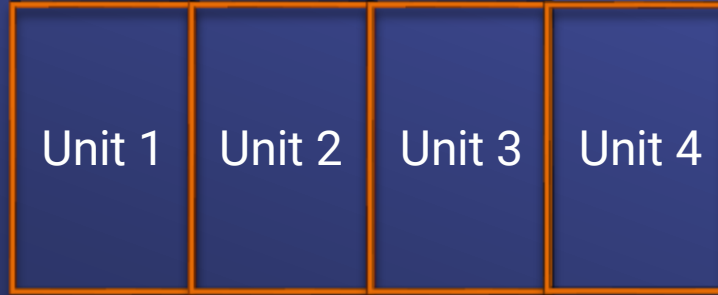
District Housing & Property Improvements Program



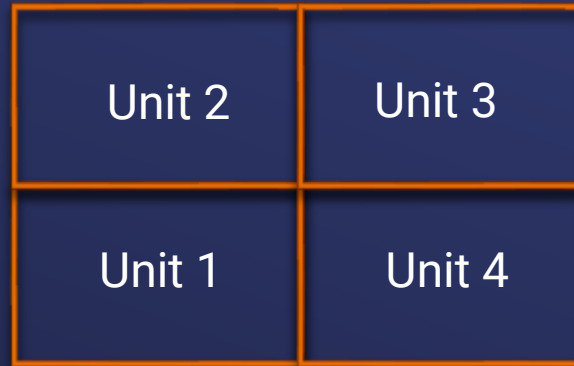
Staged Approach

- Stage One
 - Construct eight new 750-sq. ft. (1 bed/1 bath) townhomes at Gene, Iron & Eagle Mtn. Pumping Plants (PPs) each
 - Evaluate townhome model over 5-year period
 - Replace existing kitchen & lodges at Eagle & Iron Mtn. PPs
 - Construct second guest lodge at Gene PP
 - Construct three 350-sq. ft. studios at Hinds village
 - Upgrade village amenities at Iron & Eagle Mtn. PPs
 - Construction cost – \$82 M
- Evaluate then proceed with Stage Two

Preliminary Configurations & Layouts



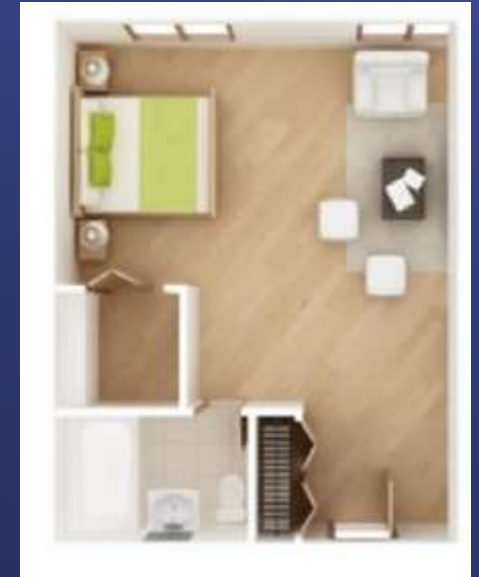
Linear Configuration
(Townhomes)



Pin-Wheel Configuration
(Townhomes)



Townhome (750 sq. ft)
Assigned staff at Gene,
Iron Mtn. & Eagle Mtn. PPs



Studio (350 sq. ft)
On-call shift staff at
Hinds PP

District Housing
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Roesling Nakamura Terada Architects Agreement

- Prequalified via RFQ No. 1198
- Board previously authorized conditional assessments, master planning, preliminary & final design
 - Total approved amount (NTE): \$13.5 M
 - Expended to date: \$5.1M
 - All work completed except final design
- SBE participation level: 25%

District Housing & Property Improvements Program

Alternatives Considered

- Assess Metropolitan staff availability
 - Staff workloads exceed immediate available resources
 - Specialized technical expertise required
- Solicit a new RFQ to select a firm
 - New solicitation will delay design
- Selected Alternative
 - Use existing architectural & engineering services agreement with expertise in housing improvements

District Housing
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RNT Architects Agreement Amendment

- Revised Scope of Work
 - Prepare conceptual design of townhomes & village site layouts
 - Prepare preliminary & final plans & specifications
 - Prepare fire & health department submittal packages for Riverside & San Bernardino Counties
 - Develop engineer's estimate
 - Evaluate site layout options at Intake PP
- No additional funds required

District Housing & Property Improvement Program

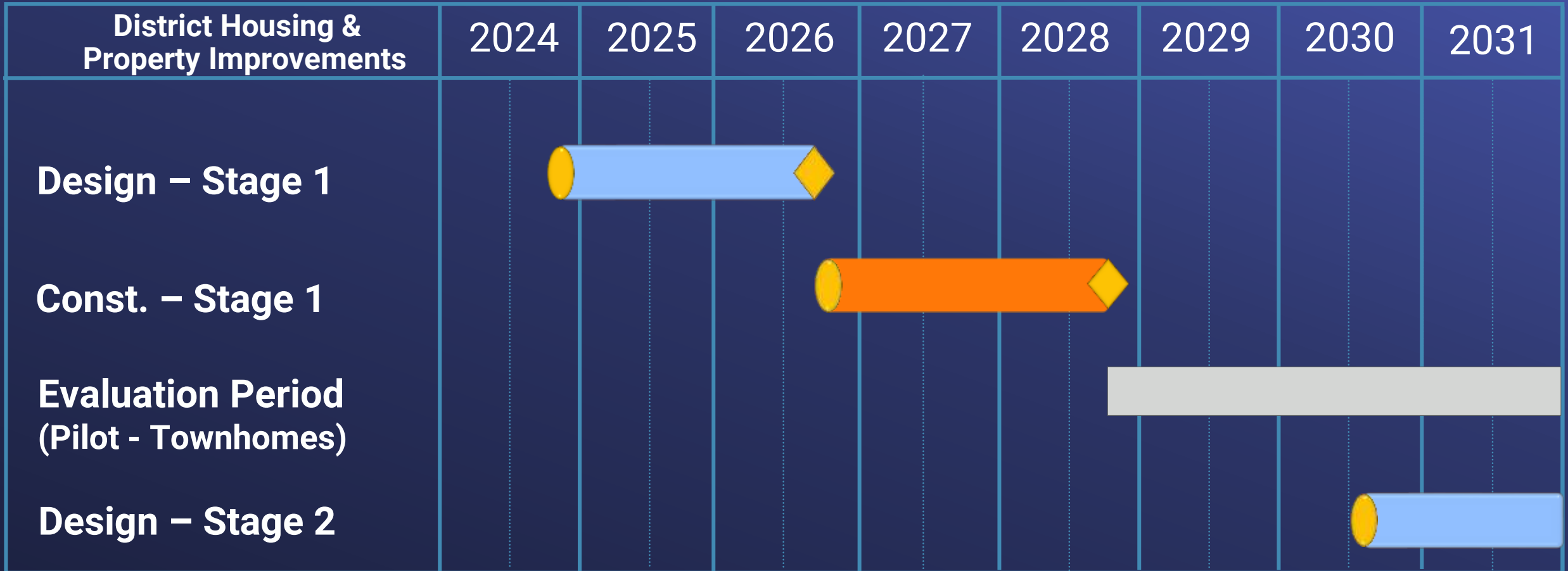


Iron Mtn. Lodge &
Kitchen

Metropolitan Scope

- Provide technical oversight & review consultant work
- Constructability review & support activities
- Permitting process
- Conduct site visits
- Conduct project management
- Manage consultant agreement

Program Schedule



Board Options

- Option #1

Authorize an amendment to an agreement with Roesling Nakamura Terada Architects to provide design and architectural services for Stage 1 improvements at Metropolitan's desert facilities.

- Option #2

Do not proceed with amending the agreement at this time.

Staff Recommendation

- Option #1

