



- **Board of Directors**
Engineering, Operations, and Technology Committee

2/11/2025 Board Meeting

7-2

Subject

Award a \$1,931,217 contract to Fencecorp Inc. for perimeter fencing at the housing and playground areas and playground area shade improvements at four Colorado River Aqueduct Pumping Plant villages; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA

Executive Summary

Metropolitan maintains employee housing, kitchens, and short-term lodging facilities at the Colorado River Aqueduct (CRA) pumping plant villages. These facilities are showing signs of deterioration and require replacement. In response, Metropolitan has initiated an improvement program for the CRA pumping plant villages that will be completed in multiple stages. In November 2024, the Board approved an agreement amendment for design and architectural services for Stage 1 improvements of the District Housing and Property Improvements Program. As an interim measure to ensure clean and safe living conditions at the CRA villages while the multi-stage program is being implemented, a Desert Housing and Recreation Interim Action Plan (DHRIAP) was initiated and focuses on making various near-term improvements at the four villages. As part of the DHRIAP, 68 houses have been identified for the installation of perimeter fencing, and three playground areas have been identified for the installation of both perimeter fencing and shade structure improvements.

This action awards a \$1,931,217 construction contract for the installation of perimeter fencing at 68 houses and three playground areas, as well as the addition of shade structures at three playground areas, within four CRA pumping plant villages. See **Attachment 1** for the Allocation of Funds, **Attachment 2** for the Abstract of Bids, **Attachment 3** for the Subcontractors for Low Bidder, and **Attachment 4** for the Location Map.

Proposed Action(s)/Recommendation(s) and Options

Staff Recommendation: Option #1

Option #1

Award a \$1,931,217 contract to Fencecorp. Inc. for perimeter fencing for housing and playground areas and shade improvements for the playground area at four CRA pumping plant villages.

Fiscal Impact: Expenditure of \$2,800,000 in capital funds. All costs will be incurred in the current biennium and have been previously authorized.

Business Analysis: This option will preserve Metropolitan assets and maintain an appropriate standard of living for staff stationed at Metropolitan's desert facilities.

Option #2

Do not proceed with the project at this time.

Fiscal Impact: None

Business Analysis: This option would forgo an opportunity to preserve Metropolitan assets at the desert facilities.

Alternatives Considered

Alternatives considered for completing the fencing and shade structure improvements included the work within the Desert Housing and Recreation Improvement Project. However, the work involves rehabilitation of existing facilities and can be completed expeditiously at this time. In addition, moving forward with this work now addresses the immediate needs of employees working at the desert facilities.

Applicable Policy

Metropolitan Water District Administrative Code Section 8121: General Authority of the General Manager to Enter Contracts

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

Related Board Action(s)/Future Action(s)

By Minute Item 52179, dated November 10, 2020, the Board authorized preparation of conceptual master plan and to conduct property assessments for District housing.

By Minute Item 52381, dated May 11, 2021, the Board authorized two new agreements for environmental documentation and geotechnical services in support of the District Housing and Property Improvements.

By Minute Item 52448, dated July 13, 2021, the Board authorized an increase to an agreement with Roesling Nakamura Terada Architects for preliminary design and architectural services in support of the District Housing and Property Improvements.

By Minute Item 52980, dated September 13, 2022, the Board authorized an increase to an agreement with Roesling Nakamura Terada Architects for final design and architectural services in support of the District Housing and Property Improvements.

By Minute Item 53598, dated April 8, 2024, the Board appropriated a total of \$636.48 million for projects identified in the Capital Investment Plan for Fiscal Years 2024/2025 and 2025/2026.

Board Informational Item 9-2, dated July 9, 2024, transmitted the final report from the community planner on the District Housing and Property Improvement Program.

By Minute Item 53788, dated September 10, 2024, the Board awarded a \$1,285,000 contract to Resource Environmental Incorporated for abatement and roof replacement on houses at four Colorado River Aqueduct Pumping Plant villages.

Board Informational Item 6a, dated October 7, 2024, recommended implementing the new CRA housing strategy in four stages.

By Minute Item 53843, dated November 19, 2024, the Board authorized an increase to an agreement with Roesling Nakamura Terada Architects to provide design and architectural services for Stage 1 improvements of the District Housing and Property Improvements Program.

California Environmental Quality Act (CEQA)

CEQA determination for Option #1:

The proposed action is exempt from CEQA because it involves the operation, repair, maintenance, or minor alteration of existing public structures or facilities involving negligible or no expansion of existing or former use and no possibility of significantly impacting the physical environment. In addition, the proposed action is exempt from CEQA because it consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. (State CEQA Guidelines Section 15301 and 15303.)

CEQA determination for Option #2:

None required

Details and Background

Background

The CRA is a 242-mile-long conveyance system that transports water from the Colorado River to Lake Mathews in Riverside County. The CRA includes five pumping plants that are in remote, isolated areas of the California desert. The aqueduct system was constructed in the late 1930s and was placed into service in 1941. Since the CRA's inception, Metropolitan has provided lodging or housing to employees involved in the construction, operation, and maintenance of the aqueduct system. Due to the remoteness of the pumping plants, providing housing ensures that staff can respond to emergency events in a timely manner.

Houses, kitchens, and short-term lodging were initially constructed at the CRA pumping plants in the early 1940s. The expansion of the CRA's capacity in the 1950s led to the construction of additional houses. Metropolitan has performed routine maintenance on each of these facilities since they were built, but, following decades of continuous use and exposure to the harsh desert environment, the houses have deteriorated and need replacement. Replacement of these houses, coupled with the development of multiple enhancement features across Metropolitan's CRA pumping plants villages, will provide for employee retention, create an attraction for future employees, and help create a vibrant, healthy, and sustainable community.

In November 2024, the Board approved an agreement amendment for design and architectural services to proceed with Stage 1 of a multi-stage implementation plan to improve employee housing. Stage 1 of the program will: (1) construct eight new 750-square foot townhomes comprised of 1-bedroom and 1-bath at each of the three villages for a total of 24 townhomes; (2) upgrade the existing kitchens and lodges at Eagle Mountain and Iron Mountain; (3) construct a second guest lodge at Gene Pumping Plant; (4) construct three 350-square foot rooms at Hinds village for staff working standby shifts; and (5) provide amenity packages at Eagle Mountain and Iron Mountain villages.

In the interim, to ensure the current housing is clean and safe for the residents while the longer-term efforts are underway, a Housing and Recreation Committee was established in September 2022 consisting of representatives from the Office of the General Manager, Facilities Management, Diversity, Equity and Inclusion, and Water System Operations. After meeting with residents and gathering feedback on immediate housing and recreational needs, the committee initiated the DHRIAP, which consisted of 28 projects with an estimated cost of \$10,000,000. This plan focuses on implementing short-term enhancements to improve living conditions at the desert facilities. Improvements include (1) shade structures for parked vehicles and playgrounds; (2) fencing at homes to improve privacy; (3) installation of air conditioning units for garages; (4) stand-alone freezers for houses to store food for the residents and their families; (5) housing improvements such as roof replacement, kitchen, and bathroom remodeling; and (6) housing demolition. The DHRIAP has expanded from 28 to 37 projects, with 65 percent of the work being completed at the present time. The remaining projects are expected to be finished by the third quarter of 2025. The total cost of the DHRIAP improvements is now estimated at \$15,500,000.

As part of the ongoing short-term housing improvements, staff have identified 68 houses across the four CRA villages that require either replacement of deteriorated perimeter fencing or installation of new fencing. These houses are located at Gene Pumping Plant (29), Iron Mtn. Pumping Plant (19), Eagle Mtn. Pumping Plant (12), and Hinds Pumping Plant (11). Additionally, three playground areas, one each at Iron Mountain, Eagle Mountain, and Hinds, are not equipped with shade structures to provide adequate projection due to the extreme summer weather conditions. These three playground areas also lack perimeter fencing. Staff recommends moving forward with the perimeter fencing and sunshade structure improvements.

CRA Employee Housing Fencing and Shade Structure Improvements – Construction

The scope of the contract includes the installation of approximately 12,700 feet of six- and four-foot chain link fencing with privacy slats and gates at 68 houses at four pumping plants, as well as shade structure improvements and fencing for three playground areas. The total shade structure area will be approximately 11,000 square feet.

A total of \$2,800,000 is required for this work. In addition to the amount of the contract described below, other allocated funds include: \$290,000 for construction management and inspection; \$190,000 for project management, site support, and contract administration; \$47,000 for submittal reviews and record drawings; \$40,000 for Metropolitan force coordination of work at each house; and \$301,783 for the remaining budget. **Attachment 1** provides the allocation of the required funds.

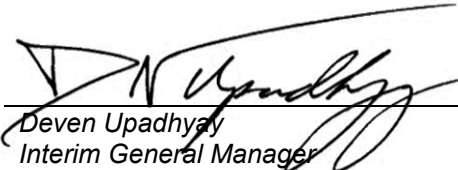
Award of Construction Contract (Fencecorp Inc.)

Specification No. 2081 for Metropolitan Housing Fencing and Playground Shade Improvements was advertised on October 8, 2024. As shown in **Attachment 2**, two bids were received and opened on December 4, 2024. The low bid from Fencecorp Inc. in the amount of \$1,931,217 complies with the requirements of the specifications. The other bid was \$2,166,500, while the engineer's estimate for this project was approximately \$2,200,000. For this contract, Metropolitan established a Small Business Enterprise participation level of at least 25 percent of the bid amount. Fencecorp Inc. has agreed to meet this level of participation. The subcontractors for this contract are listed in **Attachment 3**.

This action awards a \$1,931,217 contract to Fencecorp Inc. for the installation of perimeter fencing at 68 houses and three playground areas; and sunshade structures for three playground areas at four CRA pumping plant villages. As described above, Metropolitan staff will perform construction management and inspection. Engineering Services' performance metric target range for construction management and inspection of projects with construction less than \$3 million is 9 to 15 percent. For this project, the performance metric goal for inspection is 14.7 percent of the total construction cost of \$1,971,217, which includes the contract cost (\$1,931,217) and Metropolitan force support (\$40,000).

Project Milestone

September 2025 – Completion of construction

	2/3/2025
Keith Nobriga	Date
Group Manager	
Integrated Operations, Planning, and	
Support Service	
	2/3/2025
Deven Upadhyay	Date
Interim General Manager	

Attachment 1 – Allocation of Funds

Attachment 2 – Abstract of Bids

Attachment 3 – Subcontractors for Low Bidder

Attachment 4 – Location Map

Ref# wso12698667

Allocation of Funds for CRA Fencing and Shade Improvements

	Current Board Action (Feb. 2025)
Labor	
Studies & Investigations	\$ -
Final Design	-
Owner Costs (Program mgmt., envir. monitoring)	190,000
Submittals Review & Record Drwgs.	47,000
Construction Inspection & Support	290,000
Metropolitan Force Construction	40,000
Materials & Supplies	-
Incidental Expenses	-
Professional/Technical Services	-
Right-of-Way	-
Equipment Use	-
Contracts	-
Fencecorp Inc.	1,931,217
Remaining Budget	301,783
Total	\$ 2,800,000

The total amount expended to date for the Desert Housing and Recreation Interim Action Plan (DHRIAP) is approximately \$8.5 million. The total estimated cost to complete the DHRIAP, including the amount appropriated to date, funds allocated for the work described in this action, and future construction costs, is \$15.5 million.

The Metropolitan Water District of Southern California**Abstract of Bids Received on December 4, 2024, at 2:00 P.M.****Specifications No. 2081****Colorado River Aqueduct Employee Housing Fencing and Shade Structure Improvements**

The work includes installation of perimeter fencing for 68 houses at four pumping plants, and installation of shade structures and perimeter fencing for three playground areas at three pumping plants.

Engineer's estimate: \$2,200,000

Bidder and Location	Total	SBE \$	SBE %	Met SBE¹
Fencecorp Inc. Fontana, CA	\$1,931,217	\$476,844	25%	Yes
Wakeco Incorporated Temecula, CA	\$2,166,500	-	-	-

¹ Small Business Enterprise (SBE) participation level established at 25 percent for this contract.

The Metropolitan Water District of Southern California**Subcontractors for Low Bidder****Specifications No. 2081****CRA Employee Housing Fencing and Playground Shade Improvements****Low bidder: Fencecorp Inc.**

Subcontractor	Service Category; Specialty
Mobile Modular Portable Storage (McGarth Rent Corp)	Field Office
Ultra Engineering Contractors Inc.	Misc. Construction
Underground Solutions, Inc.	Locating Utilities
Zoom Recreation	Shade Sail

Location Map

