



Engineering, Operations, & Technology Committee

Update on District Housing & Property Improvements Program

Item 6a

October 7, 2024

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Update on District Housing & Property Improvements Program

Subject

District Housing & Property Improvements Program

Purpose

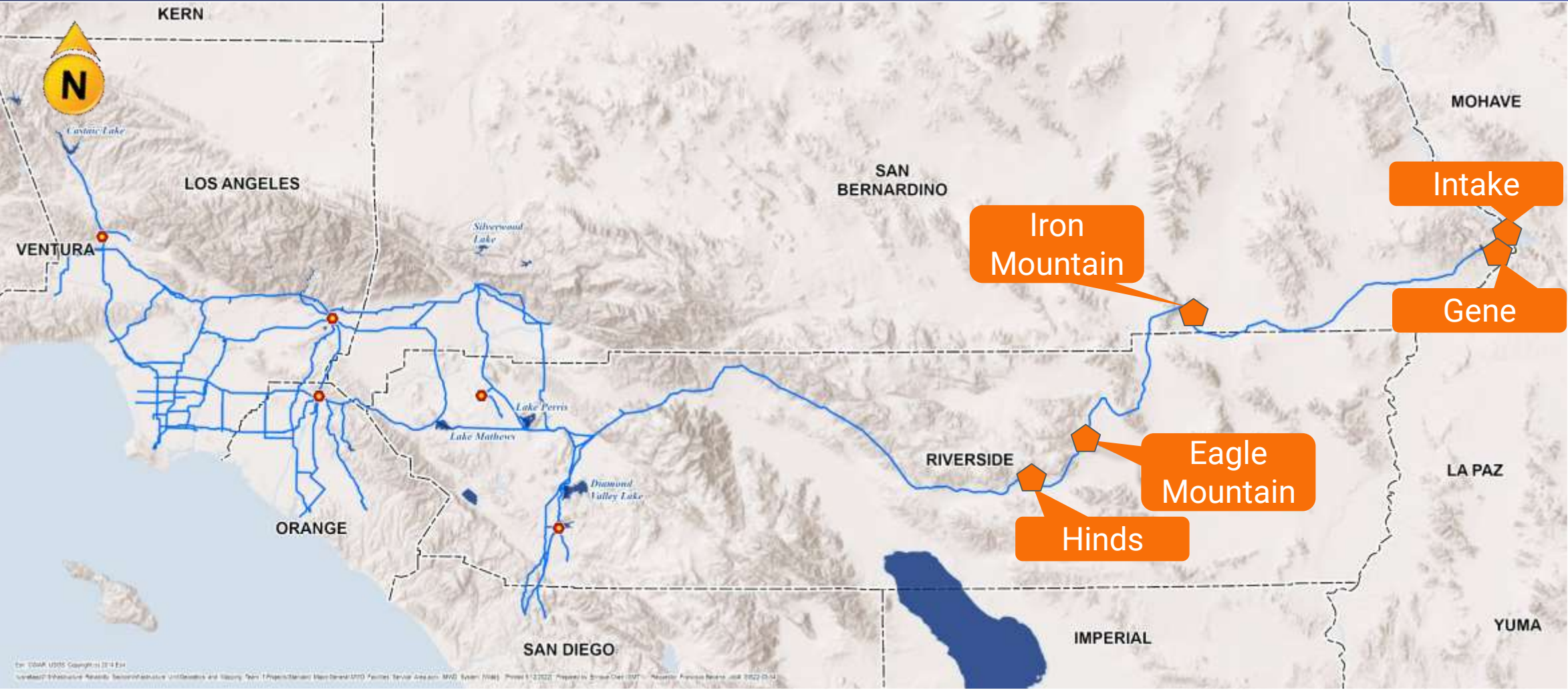
Provide updates on community planning efforts to create a long-term housing strategy for the next 75 years

District Housing & Property Improvement Program

Agenda

- Background
- Community planning
- Development
- Community vision strategy
- Staged approach
- Cost
- Schedule
- Next steps

Location Map



District Housing & Property Improvement Program



Background

- Housing is provided due to the remoteness & timely response to emergencies
- Houses are aging after decades of use in a harsh desert environment
- 109 total houses in CRA system (69 refurbished)
- Temporary lodging & kitchen facilities provided for short-term assignments
- Preliminary design for replacement of single-family residence (SFR) plans completed September 2022
- Final design of SFR paused in Spring 2023 to establish vision for long-term staff retention
- Community planner engaged in Spring 2023
- Community planning effort complete

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Community Planning Vision

- What will the next 75 years of living & working in the remote villages & pumping plants look like?
- Metropolitan strategy to attract, recruit & retain current & future generation of Desert employees



Iron Mtn. Kitchen & Lodge

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Community Planner Site Visits

Development

- Consultant visited each plant, presented analysis & outlined potential strategies
- Feedback received through open discussion & anonymous online survey
- Consultant engaged with executive & desert management & labor leadership
- Vision & report complete

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Community Vision Strategy

- Maintain housing for current employees
- Consolidate Hinds & Eagle Mtn. villages
- Provide short-term housing at Hinds village
- Test new townhouse model
- Recreation amenities at Eagle & Iron Mtn. villages
- Implement a four-staged approach
 - Use triggers/regular review
- Intake Pumping Plant (PP) study underway
 - Unique challenges due to site constraints

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Staged Approach

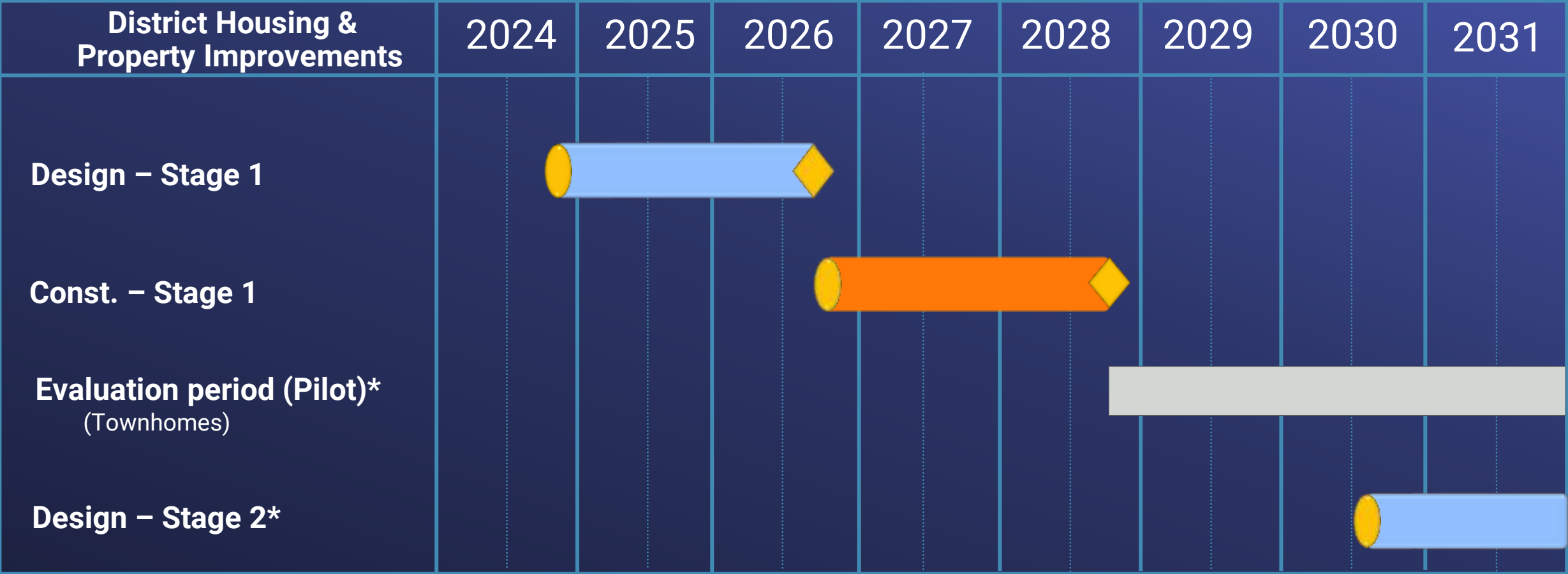
- Stage One
 - Construct eight new 750-sq. ft. (1 bed/1 bath) townhomes at Gene, Iron & Eagle Mtn. PPs each
 - Test townhome model over 5-year period as a pilot
 - Replace existing kitchen & lodges at Eagle & Iron Mtn. PPs
 - Construct second guest lodge at Gene PP
 - Construct four 350-sq. ft. studios at Hinds village
 - Upgrade village amenities at Iron & Eagle Mtn. PPs
 - Construction cost – \$82 M
- Proceed with Stage Two based on pilot success

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Staged Approach (Cont'd)

- Stage Two through Stage Four
 - Construct 81 townhomes (Gene, Iron & Eagle Mtn. PPs)
 - Additional amenities
- Total Construction Cost: \$ 68 M

Stage Schedule



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Next Steps

- November 2024 Board Action to amend consultant design agreement for Stage 1
- Report on Intake village site findings
- Establish an evaluation process to measure success of Stage 1 pilot

