



Engineering, Operations & Technology Committee

Colorado River Aqueduct Housing Fencing and Shade Improvements

Item 7-2

February 10, 2025

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Colorado River Aqueduct Housing Fencing and Shade Improvements

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

Purpose

This action supports the Desert Housing and Recreation Interim Action Plan and includes the installation of perimeter fencing at 68 houses and three playground areas, including the addition of shade structures at three playground areas

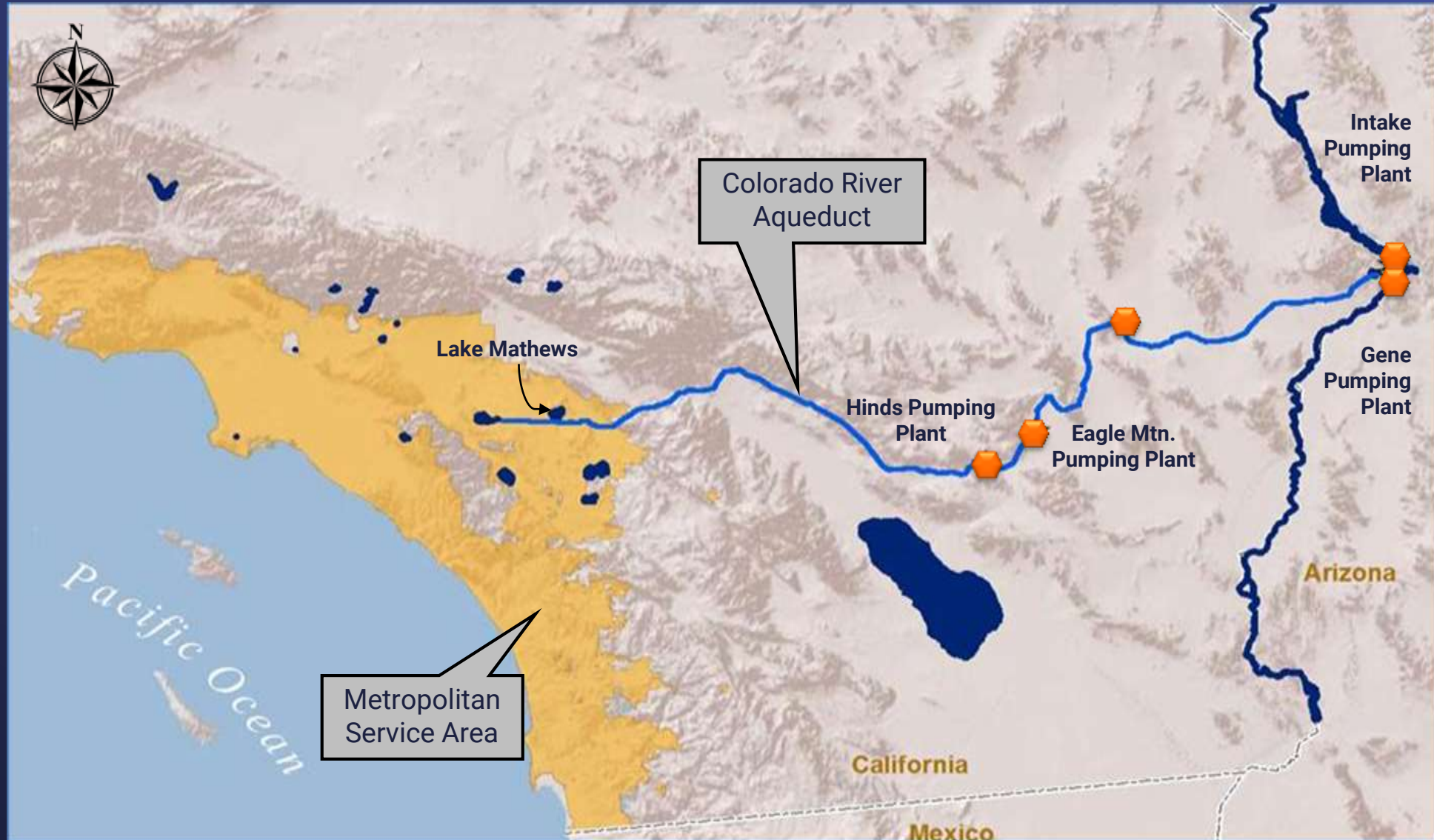
Recommendation and Fiscal Impact

Award a construction contract to perform Colorado River Aqueduct housing improvements

Fiscal Impact of \$2,800,000

Budgeted

Location Map



Background

Colorado River
Aqueduct
Housing &
Facility
Improvements



Iron Mtn. Lodge &
Kitchen

Committed to Supporting Desert Staff

- Housing provided due to remoteness & timely response
- Houses aging after decades of use in the harsh desert environment
- Two efforts to improve housing are underway
 - District Housing and Property Improvement Program
 - Desert Housing & Recreation Interim Action Plan

Long-term District Housing and Property Improvement Program



Stage 1: Community Planning and Design

- Identify long-term housing options, kitchen, & lodging facilities
- July 2024 - Community planning study completed
- November 2024 Board Action - Agreement Amendment for Design and Architectural services for Stage 1 improvements
 - Townhomes
 - Kitchens and lodges
 - Studio units
 - Village amenities

Desert Housing & Recreation Interim Action Plan

Urgent

Near-term
improvements
began
September 2022



Resident Feedback Session

Housing Improvements

- Refurbishments
- Roof replacements
- Demolition of surplus houses
- Carports
- Eagle Mt. chiller
- **Fencing*

**Today's board action*

Recreation Improvements

- Recreation facilities at each village
- Archery ranges
- Community gardens
- Swimming pool improvements
- **Playground Shade Structures*

Desert Housing & Recreation Interim Action Plan - Work Completed



Resurfaced Sports Courts



Archery Range Shade Structures



Gene Community Center

Desert Housing & Recreation Interim Action Plan - Work Completed



Wellness Center



Carports



Pool Improvements

Desert Housing & Recreation Interim Action Plan - Work Completed



Exterior Paint and Windows



Interior Refurbishment



Bathroom Remodel



Kitchen Remodel

Desert Housing & Recreation Interim Action Plan



Copper Basin House Yard



Copper Basin House Patio

Copper Basin House

- Complete interior & exterior refurbishment
- Utility improvements
- Synthetic turf
- Patio shade (In Progress)

Desert Housing & Recreation Interim Action Plan

Interim Action Plan Summary

- Original scope: 28 projects (\$10 M)
- Revised scope: 37 projects (\$15.5 M)
- Total spend to date: 25 of 37 projects are complete (\$8.5 M)



**THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA**

**DESERT HOUSING AND RECREATION
INTERIM ACTION PLAN (DHRIAP)
SEPTEMBER 2022**

Housing Summary

Pumping Plant	Current Houses	Scheduled Demo	Remaining Houses	New Manufactured Houses*	Refurbishment Complete*	Refurbishment (In Progress)	Refurbishment (Future)
Intake	5	5	0	0	0	0	0
Gene/Copper Basin	43	10	33	2	20	1	10
Iron Mtn.	30	4	26	4	15	3	4
Eagle Mtn.	17	1	16	2	6	1	7
Hinds	13	0	13	3	6	2	2
TOTALS	108	20	88	11	47	7	23

* 58 of 88 houses complete (66% complete)

Desert Housing & Recreation Interim Action Plan

Current Action: Project Scope of Work



Playground Shade Structure and Fencing
(Hinds Village, Eagle Mtn., Iron Mtn.)



Perimeter Fencing w/Privacy Slats
(68 houses)

Scope of Work

- Contractor
 - Installation of fencing and shade structures
- Metropolitan
 - Resident engagement
 - Submittal review
 - Construction management



Sample Structure



Perimeter Fencing with Privacy Slats

Bid Results

Specifications No. 2081

Bids Received	4-Dec-2024
No. of Bidders	2
Lowest Responsible Bidder	Fencecorp Incorporated
Low Bid	\$1,931,217
Other Bid	\$2,166,000
Engineer's Estimate	\$2.2 M
SBE Participation	25%

*SBE (Small Business Enterprise) participation level set at 25%

Allocation of Funds

Colorado River Aqueduct Housing Fencing and Shade Improvements

Metropolitan Labor

Owner Costs (Proj. Mgmt., Contract Admin., Envir. Support)	\$ 190,000
Construction Inspection & Support	290,000
Submittal Review & Tech Support	47,000
Metropolitan Force Construction Support	40,000

Contracts

Fencecorp Inc.	1,931,217
Remaining Budget	301,783

Total	\$ 2,800,000
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Project Schedule

Project	2025
Colorado River Aqueduct Housing Fencing and Sunshade Structures	
<div><div></div> Construction</div> <div><div></div> Board Action</div> <div><div></div> Completion</div>	

Board Options

- 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.
- Option #2
Do not proceed with the project at this time.

Staff Recommendation

- Option #1

