



Integrated Operations, Planning, and Support Services

• Quarterly Desert Housing Report – Second Quarter (Oct-Dec FY24-25)

Summary

This quarterly report provides an update on the effort to improve conditions at the four residential villages (Hinds Pumping Plant, Eagle Mountain Pumping Plant, Iron Mountain Pumping Plant, and Gene Pumping Plant) where employees live along the Colorado River Aqueduct. The effort to improve conditions in the villages comprises three phases.

Phase 1 includes the Desert Housing & Recreation Interim Action Plan (DHRIAP). Phase 1 started in September 2022 and is intended to address immediate needs and respond to resident requests for focused improvements. Phase 1 is largely complete and all projects are expected to be completed by July 2025. Phase 1 consists of 36 projects, or an increase of 12 projects from the initial scope of this effort. The additional projects were identified by employees as work progressed and improved the overall conditions in the villages. It is estimated that the cost of the Phase 1 effort will still be approximately \$10 million as reported earlier. Phase 2 was a focused community planning design effort design effort that is complete. The Community Planner's final report was submitted for review to the Engineering, Operations, and Technology Committee on July 8, 2024. In November 2024, the Board approved an agreement amendment for design and architectural services for the first improvements of the District Housing and Property Improvements Program. Phase 3 will include the construction of kitchens, recreational amenities, lodging, and the new housing development. Additional information regarding each phase is provided in the Detailed Report section.

A high-level work order summary provides the status of scheduled and response to maintenance activities for this reporting period, demonstrating the organization's commitment to maintaining the residential villages.

Purpose

Informational

Detailed Report

Desert Housing Improvement Program

The District Housing Improvement Program consists of three phases:

Phase 1: DHRIAP—In September 2022, a Housing and Recreation Committee (HRC) was established 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 created a Desert Housing and Recreation Interim Action Plan (DHRIAP). The DHRIAP focuses resources on making near-term improvements in the four villages. To date, the DHRIAP consists of 36 projects. Seventeen of 24 projects focused on improving housing are complete. Crews continuing work to renovate and refurbish 7 houses needed for new incoming employees. As of Q2, FY 24–25, 60 of the 96 houses needed for employee housing are either new (11), renovated (21), or refurbished (28). Eight houses have been identified as surplus and are scheduled for demolition. Eight of the 14 projects to improve existing recreation facilities are now complete.

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As of December 2024, a total of \$8.5 million has been expended to address immediate needs and resident requests. To complete the remaining 36 houses and five recreation projects an expenditure of approximately \$10 million will be needed. There has been a considerable increase in the scope of work for this first phase including the renovation and refurbishment of an additional six houses for new employees, additional carports, the addition of a Gene Camp community center, the replacement of over 30 electrical load centers, and the complete replastering of the Iron Mountain Pool. In September 2024, the Board approved a construction contract for roof replacement at 14 houses and the demolition of 8 houses that have exceeded their expected useful life and have been deemed surplus. In February 2025, staff will present a Board action for a construction contract for the installation of perimeter fencing at 68 houses and three playground areas, including the addition of sunshade structures at three playground areas within four CRA pumping plant villages.

Phase 2: Community Planning

Community Planning—Metropolitan is in the process of creating a future vision for employees. Metropolitan has acquired the services of a community planner (consultant) to help develop a vision of how best to provide a sense of community, recreational amenities, improved kitchens and lodges, and appropriate housing options to employees who require housing in the remote Desert locations. The community planning work is complete and an oral update was presented to the Board in April 2024, and a written report was provided to the Board in July 2024. 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.

Phase 3: Implementation/Construction—Following completion of Phase 2, Metropolitan will proceed with the implementation/construction phase.

DHRIAP Project Highlights



Completed:
October 2024

Conversion of former employee residence into a
Community Center at Gene Camp



Resident Halloween Party 2024

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Kitchen Area



Main Entrance Patio



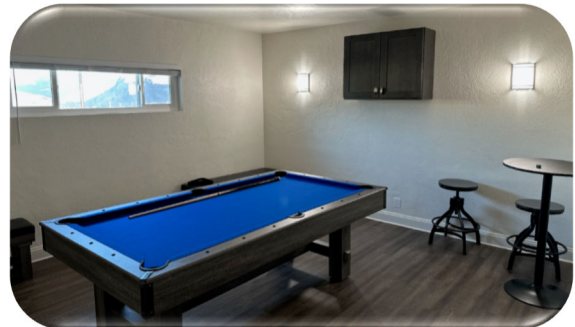
Lounge Area



Rear Patio/BBQ Area



Coffee Nook



Game Room

Work Order Summary

Work Orders
Q2 (October-December) FY 2024/2025
Total: 106

The total count of work orders generated within this reporting period was 106. The team completed 47 of these work orders (44.3 %), including 26 resident requests, 17 preventative maintenance work orders, and 4 GM work orders. There were 5 work orders (4.7%) that were canceled/duplicated. The backlog for this period is 54 (50.9 %), including 10 resident requests, 33 housing improvements work orders, 6 GM work orders, and 5 Preventative Maintenance work orders.