



Colorado River Aqueduct Housing Renovation – Iron Mtn. 74, 125, & 126

Engineering & Operations Committee
Item 7-2
September 10, 2018

Current Action

- Appropriate \$870,000
- Award \$619,000 contract to Shipley Construction & Plumbing to renovate three houses at Iron Mtn. Pumping Plant

Location Map



Background

- Housing provided due to remoteness & for quick response time
- Houses aging after decades of use in harsh desert environment
- May 2017 Board action provided funding for new house construction & renovation pilot program
- Collaboration with bargaining units
- Ongoing maintenance & repair program



Renovation Work Update

- Completed detailed condition assessments for 20 existing houses in pilot program
- Completed design & bid packages for 11 houses
- Renovated houses
 - Five renovations complete
 - Three renovations scheduled to be completed in October
 - Three pending current Board action

Scope of Renovations

- Update interiors
 - Kitchen & bathroom cabinets, fixtures & appliances
 - Flooring, lighting, doors & paint
- Update exteriors
 - Windows, paint, roofs & structure repairs
- Update utilities
 - Plumbing & electrical
- Hazardous material abatement



Example of updated kitchen



Example of updated exterior

Bid Results

Specification 1932

Bids Received:	August 7, 2018
No. of Bidders:	2
Low Bidder:	Shiple Construction & Plumbing
Low Bid:	\$619,000
Other Bid:	\$1,085,000
Engineer's Estimate:	\$568,000
SBE Participation*:	100%

*SBE (Small Business Enterprise) participation level set at 10%

- Completion of construction by March 2019

Cost Evaluation

- Three existing houses – Average size 1,300 sq. ft. & 300 sq. ft. garage
- Delivery method - Contractor renovation
 - Materials abatement included
 - Bid Price total for three houses – \$619,000 or \$129/sq. ft.
 - Within recent pilot program cost range
- Pilot program renovation construction cost range
 - \$119 to \$172/sq. ft.

Requested Funds

Construction Contract	\$619,000
Labor	
Program mgmt.	38,000
Const. inspection	93,000
Submittal review	24,000
Remaining Budget	96,000
<hr/>	
Total	\$870,000

Total const. cost - \$619,000

Design cost of \$30,000 under
prior appropriation authority

Board Options

● Option #1

- Adopt CEQA determination that the proposed action was previously determined to be categorically exempt
- Appropriate \$870,000
- Award \$619,000 contract to Shipley Construction & Plumbing to renovate three houses at Iron Mt. Pumping Plant

● Option #2

- Do not proceed with the project at this time

Staff Recommendation

- Option #1

