

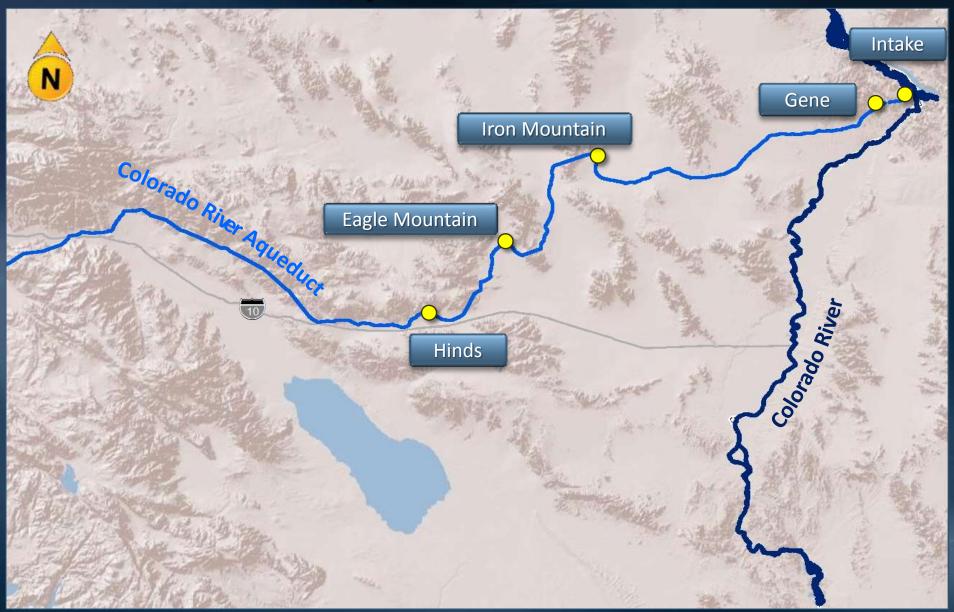
## Colorado River Aqueduct Housing Renovation – Iron Mtn. 74, 125, & 126

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: Shipley 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

Total \$870,000

Total const. cost - \$619,000

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

E&O Committee September 10, 2018

## **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

