

**Metropolitan Domestic Water Improvement District  
Board of Directors Meeting**

**March 13, 2023**

**Authorizing the Land Acquisition Services for the Transmission Main Alignment Change  
for the Northwest Recharge, Recovery, and Delivery System**

**Synopsis**

Staff is requesting the Board of Directors authorize the General Manager to negotiate and execute agreements with Tierra Right-of-Way (Tierra) for land acquisition services and a Class III cultural resources inventory, Ninyo and Moore for a Phase I environmental site assessment, and Rick Engineering for survey services for the acquisition of permanent waterline easements and temporary construction easements necessitated by a change in the alignment of a portion of the Northwest Recharge, Recovery, and Delivery System (NWRRDS) transmission main.

**Background**

The final plans for the NWRRDS transmission main were submitted to the Arizona Department of Transportation (ADOT) on February 24, 2022. ADOT responded on August 31, 2022 that the District [ADOT] would prefer that the 24" water line be located outside of ADOT right-of-way as the improvements identified in the DCR (Design Concept Report) for the future widening of I-10 would necessitate moving the waterline in the future. The need to relocate the transmission main in the future was previously noted in the preliminary design report by HDR and acknowledged by the Partners.

On September 20, 2022, District staff discussed the ADOT comments with the Partners and possible alternate routes for the transmission main where the main crosses I-10. As a result, a recommended alternate route extending east from Avra Valley Road to the existing right-of-way in Cascada was identified and agreed upon by the Partners.

**Issues**

The alternative route would require new permanent and temporary construction easements across four separate parcels. Land acquisition is estimated to take twelve months. Because the land is necessary to accommodate a change in the alignment, the Partners agreed to share the cost proportionally. The permanent easements would be dedicated as public water easements, which could be utilized by any of the Partners.

The estimated cost of the related land acquisition services is \$87,350 and includes consultant land acquisition services, appraisals and appraisal review, Class III cultural resources inventory, Phase

I environmental site assessment, and survey and legal descriptions. Agreements will be procured utilizing the City of Tucson Job Order Contract for Tierra, the District's Miscellaneous Geotechnical and Material Testing services contract with Ninyo and Moore, and the District's Miscellaneous Survey and Mapping contract with Rick Engineering.

The cost of this work will be split between the Town of Marana, the Town of Oro Valley, and the District through Memorandum of Agreement (MOA) No. 23003-00. The District's proportional cost-share is \$33,596.15.

Land acquisition costs, escrow, and title insurance fees will vary based on the value of the land to be acquired and are not known at this time. Associated fees will be addressed in a separate Board request.

**Recommendation**

It is recommended the Board of Directors authorize the General Manager to negotiate and execute agreements with Tierra Right-of-Way for land acquisition services and the Class III cultural resources inventory, Ninyo and Moore for the Phase I environmental site assessment, and Rick Engineering for survey services for a combined amount of \$87,350. It is also recommended that the Board of Directors authorize the General Manager to increase the amount up to an additional \$10,000, should any unforeseen conditions arise subsequent to the Board of Director's action and prior to completion of the services.

**Suggested Motion**

I move to authorize the General Manager to negotiate and execute agreements with Tierra Right-of-Way, Ninyo and Moore, and Rick Engineering for land acquisition services for a combined amount of \$87,350 and to authorize the General Manager to increase the amount up to an additional \$10,000, should any unforeseen conditions arise prior to completion of the services

Respectfully submitted,

Sheila M. Bowen, P.E.  
District Engineer

I concur with the above-noted recommendation.  
Respectfully submitted,

Joseph Olsen, P.E.  
General Manager