

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

November 10, 2014

**Selection of Consultant
Land Acquisition Services for
CAP Recharge, Recovery and Delivery System**

Synopsis

The Board of Directors is requested to approve the selection of a consultant for the initiation of land acquisitions for the CAP Recharge, Recovery and Delivery System.

Background

Metro Water District's CAP Recharge, Recovery and Delivery System entails recovering CAP water that has been recharged at the Avra Valley Recharge Project and moving it through a pipeline to the District's Metro-Main distribution system. This effort involves various components including the recovery wells near the Avra Valley Recharge Project, a pipeline to move the water that will need to cross the Santa Cruz River, I-10, and the Railroad, a forebay reservoir and pumping station, land for a possible future treatment facility, and then the last stretch of pipeline to connect with the Herb Johnson Reservoir and the Metro-Main distribution system.

Over the years, the District has worked on different components of what is now the CAP Recharge and Recovery System. The District acquired the Avra Valley Recharge Facility in 2010. With this acquisition, the District focused on a recharge and recovery approach for utilizing its CAP water allocation. Prior to the acquisition of the Avra Valley Recharge Facility, the District participated with other Northwest Water Providers to have a route analysis done that was completed in 2009. This study assumed that the District, along with the other Northwest Water Providers would take raw water directly from the CAP canal in the vicinity of Tangerine Road and I-10, and treat the water prior to delivery to the District service area. This route analysis study was modified in 2013 since the Avra Valley Recharge Facility site would be the starting point instead of the Tangerine Road/I-10 area. In addition to the modification of the route analysis, this study determined potential sites for recovery wells, a pump station, storage facility, and possible future treatment facility and brine management facility along with estimated costs. The report also included the tasks to be accomplished over the next few years, which included securing and acquiring the well sites and water facility site. The results of this study were presented to the Board of Directors by HDR Engineering during the December 9, 2013 meeting.

The Fiscal Year 2015 budget includes \$100,000 for the initiation of land acquisitions for the CAP Recharge and Recovery System that will be funded from the Water Resources Utilization Fee.

Issues

The District published a request for Statement of Qualifications (SOQ) for Land Acquisitions Services for the CAP Recharge and Recovery System in the Daily Territorial on August 25, 26, 27, 28 and 29, 2014. Eight firms requested instructions for the preparation of the Statement of Qualifications with three firms responding with proposals. The three firms submitting proposals were HDR Engineering, Inc., DOWL HKM, and Tierra Right of Way Services. The proposals were evaluated by two District staff and a representative from Oro Valley Water. While all the proposal teams are highly qualified and capable of conducting the required work, Tierra Right of Way Services ranked highest, with HDR Engineering, Inc. the second highest.

Tierra Right of Way Services was established in 1989 and is based in Tucson, with offices in several Western states. In addition to expertise on real property and right-of-way acquisitions, Tierra Right of Way Services also includes environmental and cultural resources departments. Tierra Right of Way Services has handled the sale of several unused well site properties for the District, most recently the Bell Well Site property. HDR Engineering, Inc. is an engineering consulting firm established in 1917 with offices all across North America and abroad. HDR Engineering, Inc. has completed several projects for the District, including the design of the James Tripp Reservoir and the recent CAP Recharge and Recovery System route evaluation.

The land acquisition services being contemplated is to conduct all work necessary prior to the actual purchase of the property to ensure that properties required for the CAP Recharge, Recovery and Delivery System project can be utilized for their planned purpose. The properties to be initially pursued were identified along the preferred alternative alignment in the HDR report and include three recovery well sites, the forebay and pump station site, the future treatment facility site, the brine management facility site and some of the crucial easements along the pipeline route. This work will determine if the property owners are willing to sell property to the District and conduct the necessary investigations to determine if the District should proceed with the purchase of properties once funds are available. Types of investigations would include title reports, types of agreements for the sale/purchase, cultural resources assessment, biological resources assessment, environmental assessment, property appraisals and any other items that are deemed necessary for the District to purchase the property and to utilize it as intended.

Staff Recommendation

It is recommended that the Board of Directors approve the selection of Tierra Right of Way Services to perform the land acquisition services for the CAP Recharge, Recovery and Delivery System project. If contract negotiations are unsuccessful, then District staff should proceed with the contract negotiations with HDR Engineering, Inc. The final contract and fee schedule will be presented to the Board of Directors for approval.

Suggested Motion

I move that the Board of Directors approve the selection of Tierra Right of Way Services to perform the land acquisition services for the CAP Recharge and Recovery System project. If contract negotiations are unsuccessful, then District staff should proceed with the contract negotiations with HDR Engineering, Inc. The final contract and fee schedule will be presented to the Board of Directors for approval.

Respectfully submitted,

Charlie A. Maish, P.E., R.L.S.
District Engineer

I concur with staff's recommendation.

Respectfully submitted,

Joseph Olsen, P.E.
General Manager