



Roger Road Water Reclamation Facility Property Reuse

Request for Expressions of Interest

Issued by:

**Pima County Regional Wastewater Reclamation Department
201 North Stone Avenue, 8th Floor
Tucson, Arizona 85701**



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Section 1 Introduction

The Regional Wastewater Reclamation Department (RWRD) of Pima County, Arizona (County) is completing the implementation of the capital improvement elements identified in its Regional Optimization Master Plan (ROMP). These elements primarily consist of facility replacements, expansions, and upgrades to meet expected capacity needs and improved effluent quality regulatory requirements for effluent discharged into the Santa Cruz River.

As part of the improvements program, the aged Roger Road Water Reclamation Facility (WRF) was determined to be non-cost effective and difficult to retrofit with new facilities capable of meeting new effluent quality, environmental and odor control requirements. Therefore, a new replacement treatment plant, referred to as the Agua Nueva WRF, was constructed on the available space north of the existing Roger Road WRF. The new Agua Nueva WRF is outfitted with neighbor friendly amenities such as aesthetic pleasing exteriors, and noise and odor control facilities.

Constructing a new facility north of the existing Roger Road WRF frees up the existing plant property along the Santa Cruz River north of the Tucson Water Sweetwater Wetlands Park and east of the Columbus Park for economic and/or other development and uses. RWRD believes several benefits exist for Pima County through the exploration of alternative uses for the Roger Road facility property and/or structures, which recently has been decommissioned and undergone clean closure. The closed facility and property will be available for economic development and/or other uses in late 2014.

RWRD is seeking ideas and recommendations, via this Request for Expressions of Interest (RFEI), which may be developed more fully with Pima County in accordance with applicable rules and regulations governing the disposition of real property. As an example, undertaking a public-private partnership associated with economic and/or development would require the consent of Pima County for implementation. Any such project resulting from the information collected through this RFEI will be coordinated within Pima County and with the appropriate County Department(s).

In addition, in cooperation with the County's Sustainable Building Initiative, RWRD believes in maximizing the reuse or repurposing of the facilities/materials used in the existing Roger Road WRF's original construction. Once a building's life cycle has ended, materials comprising the buildings can be diverted from a landfill through reuse and recycling, referred to as de-construction as opposed to demolition. RWRD is seeking innovative ways to reduce the amount of waste sent to landfills and finding possible alternative uses for the original structures or materials of construction.

General objectives and details of the project to be addressed in this RFEI are:

Beneficial Economic, Environmental and Social Land Use of the existing Roger Road WRF Property.

RWRD is seeking ways to reuse the site of the decommissioned Roger Road facility in ways that maximize the County's economic prosperity and social responsibility. Recommendations presenting possible commercial office/shopping developments, sustainable systems, Research Park, recreational/Sports Park, fish farming, algae farming and other innovative and beneficial proposals are requested for future implementation consideration. Eventual reuse of the property could be for a single purpose use, or a cohesive combination of uses to be implemented over a period.

- ***Existing Structures:*** responders may recommend reuse of structures on the property such as buildings, tanks, roadways, etc.
- ***Land available*** for reuse is approximately 48 acres. Responders may recommend reuse of all or portions of the property.

- ***Additional Vacant Land*** is adjacent and nearby that is owned by the City of Tucson and Arizona State Land Department. This land may also be available for economic and /or other development in association with, or separate from the County parcel. The vacant land owned by the Arizona State Land Department is zoned for commercial/industrial use and is visible from Interstate 10.

The ROMP concluded that several benefits might accrue to Pima County through the exploration of creative public-private partnerships. These benefits may include:

- Innovative or alternative development of the existing Roger Road WRF property may reduce the County's cost of demolition and disposal, if creative reuses of the existing facilities or materials are utilized.
- Innovative or alternative development through public-private partnership (PPP) may provide Pima County with the potential to gain a source of revenue with an alternative use of the property.
- Private Financing and Innovative Public Financing Options for Capital Improvements may be of interest to the County. If providing private financing were proposed, Pima County would not need to raise its debt to fund any portion of the ultimate project or projects.

Alternative project delivery methods offer Pima County the potential to achieve greater efficiency in the implementation of capital projects, which may provide cost savings over traditional methods of project delivery/implementation. Pima County is interested in receiving information from interested parties, including the private sector, which will assist in determining the appropriate project implementation approach for development of the site.

1.1 RFEI Objectives

Through the issuance of this RFEI, the County is soliciting recommendations and ideas for one or more beneficial uses of the decommissioned Roger Road treatment facility associated land and any of the decommissioned structures. The information requested in response to this RFEI is strictly voluntary on behalf of the respondent and may be used by the County in the structuring of future development of the Roger Road WRF property and area development.

The County seeks to receive information from parties that may be interested in submitting a future proposal. Some entities have already made general inquiries of RWRD concerning development and reuse opportunities available with the Roger Road treatment facility area, and they are urged to respond to this request as well. The RWRD is issuing this RFEI in part to provide a structured means by which to receive public and private sector comment in order to inform its public policy decisions, and to gauge the interest of qualified firms and entities.

Responses to this RFEI should comply with the schedule and requirements set forth in this RFEI. The County may elect to:

- Supplement, amend, otherwise modify or cancel this RFEI
- Postpone or change the date for receipt of responses to the RFEI
- Cancel or modify projects resulting from the RFEI at any time in the future

This RFEI is issued by the RWRD solely for the purpose of gathering information regarding interested parties' perspectives on demolition/deconstruction, development or repurposing of all or a portion of the Roger Road facility property area or decommissioned structures. This RFEI does not constitute a solicitation or procurement document, nor will it be a factor in determining to whom projects are awarded.

A response to this RFEI is not mandatory for future participation in any procurement process. Failure to submit a response to this request will not disqualify any entity from submitting a response to any formal development process for future project(s).

1.2 Surrounding Area and Access

North of the existing Roger Road facility site, a new Water Reclamation Facility (WRF) called the Agua Nueva WRF is constructed and in service. The new WRF incorporates full odor control and is surrounded by an architectural and aesthetically pleasing security barrier and landscaping. Just north of the new WRF is the site of the new RWRD Central Laboratory Complex and Training Center called the Water and Energy Sustainability Center (WESC).

East of the existing Roger Road facility is property owned by the City of Tucson for use by Tucson Water. Tucson Water is currently completing the construction of reclaimed water recharge basins east of the new Agua Nueva WRF. Immediately adjacent to the City of Tucson land is vacant land owned by the State of Arizona.

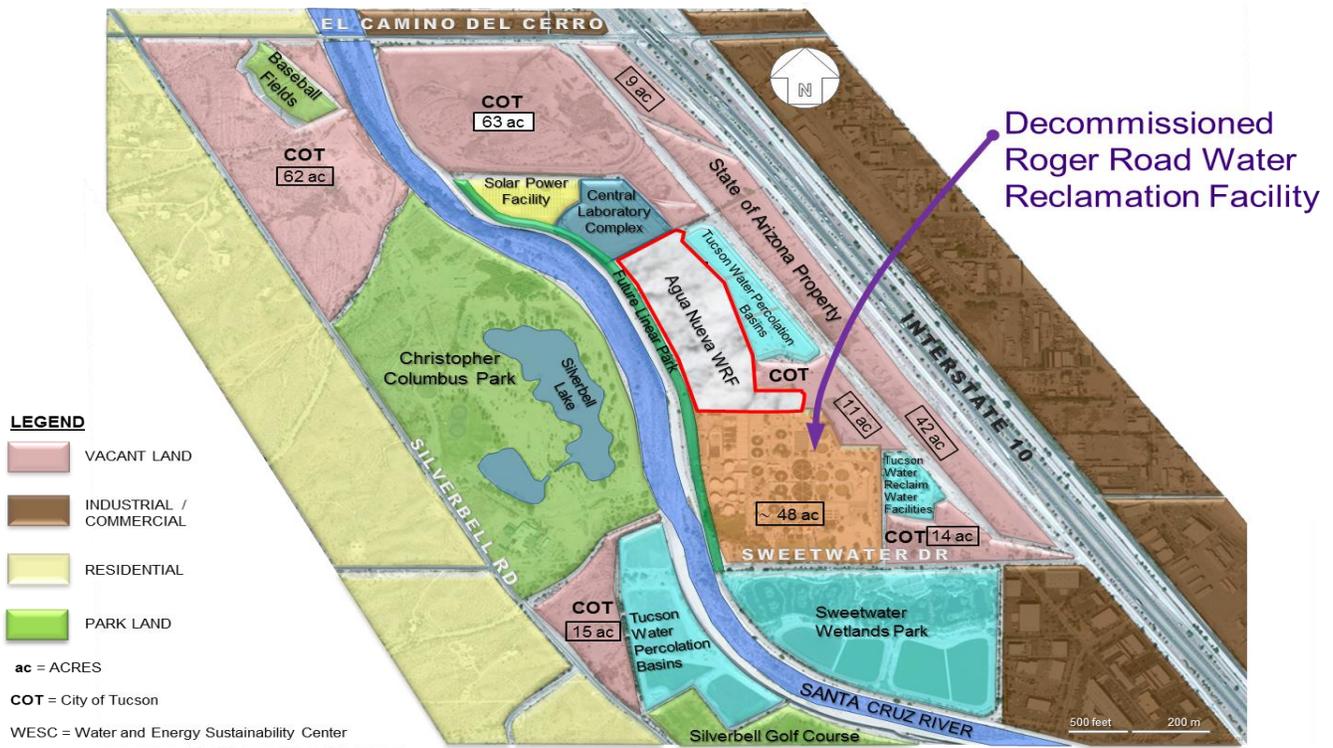
South of the existing Roger Road facility, is the existing Sweetwater Wetlands owned by the City of Tucson and operated by Tucson Water.

West of the existing Roger Road facility along the east bank of the Santa Cruz River will be the location of a proposed Linear Park providing a biking/walking path, lined with native landscaping. Just west of the location for the Linear Park is the Santa Cruz River, which accepts the treated water discharge from the new Agua Nueva WRF at the same outfall location where the Roger Road WRF discharged. Just west of the Santa Cruz River is the City of Tucson's Silverbell Regional Park (Christopher Columbus Park).

The area can be accessed by the frontage road from the Ruthrauff Road / El Camino Del Cerro or Prince Road exits of Interstate I-10.

The decommissioned Roger Road WRF and surrounding areas are illustrated on **Figure 1 - Roger Road WRF Surrounding Areas**.

Figure 1
Roger Road WRF Surrounding Areas



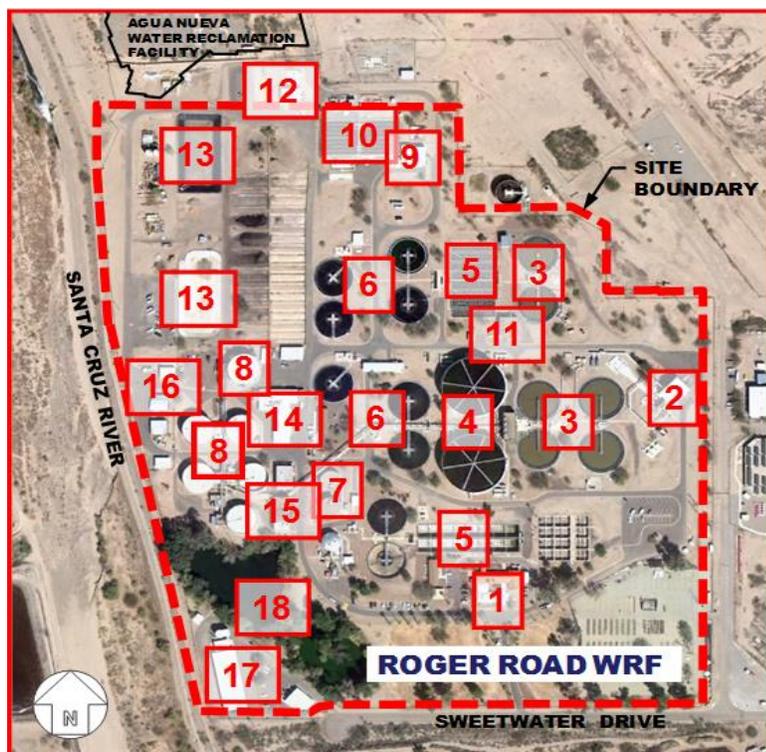
1.3 Area Zoning

The Roger Road facility property available for redevelopment and/or repurposing is currently zoned by the City of Tucson as RX-1. The city zoning code class title RX-1 is “Residence Zone, Special Exception Land Uses, Utilities Use Group.” Any subsequent owner or user of the property may need to rezone for their specific use.

1.4 Site Plan and Easements

On the Roger Road WRF property, there are two existing easements for potable City Water. The easements contain a 12-inch water main and are 15 feet wide. Each easement begins at the northern boundary of the site. One easement extends south approximately 810 feet and the other approximately 230 feet south of the northern boundary. There is also a reclaimed water main on the site operated by Tucson Water without a formal easement. The site boundary on Figure 2 defines the Roger Road WRF property.

Figure 2
Roger Road WRF Site Plan with Easements



Roger Road Water Reclamation Facility

Legend

1. Administration
2. Headworks
3. Primary Clarifiers
4. Biotowers (recently demolished)
5. Aeration Basins
6. Final Clarifiers
7. Thickeners
8. Sludge Digesters
9. Hypochlorite Feed Building
10. Chlorine Contact Chamber
11. Blower Building
12. Dechlorination Building
13. Stormwater Basins
14. Maintenance Building
15. Generator Building
16. Warehouses
17. Septage Receiving Facility (repurposing underway)
18. Duck Ponds

Actual photographs of Roger Road WRF decommissioned structures and aerial views of the site and surrounding areas can be viewed at the RWRD Website. See Section 1.10 herein.

1.5 Existing Activities and Uses

The Roger Road WRF property contains environmentally significant ponds fed by reclaimed water that is frequently visited by various forms of wild life and is a popular bird-watchers site. The ponds will continue to be fed with reclaimed water from the Agua Nueva WRF and become part of the proposed Nodal Park and Linear Park being planned by the County. The Nodal and Linear Parks property is currently part of the Roger Road WRF property but eventually will be separated from and fenced off from the Roger Road WRF property and have a separate public access. The Nodal and Linear Parks property will consist of approximately 8.0 acres.

The Administration Building on the Roger Road WRF property is currently occupied with RWRD staff involved with property management of the site. This occupancy will continue indefinitely until most of the site is re-purposed.

The entire Roger Road WRF property is fenced with the main entrance locked around the clock. A contract security service is provided which will remain in effect until the facility is taken over by others through actions taken through this RFEI.

1.6 Timetable

Respondents may submit written questions to the County to assist them in preparing their responses. The deadline for receipt of questions concerning this RFEI is Thursday, August 14, 2014.

The County will hold a meeting (Pre-Submittal Meeting) to present the goals and objectives of this RFEI to potential respondents and to provide them with the opportunity to ask pertinent questions. The meeting will be followed by a tour of the decommissioned Roger Road WRF site for those wishing to attend. The Pre-Submittal Meeting will take place at 10:00 am on Wednesday, August 6, 2014 at the Water & Energy Sustainability Center (WESC) located at 2955 W. Calle Agua Nueva, Tucson, AZ 85743. Visitors wishing to attend the tour are requested to bring hard hats, goggles and safety vests

For planning purposes, the County requests that each potential respondent planning to attend the Pre-Submittal Meeting and/or Tour notify the County by e-mail to mona.orozco@wwm.pima.gov by Friday, August 1, 2014 of the total number of individuals representing such potential respondent that will be in attendance at the Pre-Submittal Meeting and/or Tour.

The County requests that responses be submitted no later than 2:00 pm on Thursday, August 28, 2014 (RFEI Response Due Date). The County further requests that responses include a letter of transmittal that identifies the name, address, title, telephone number, and email address of the contact person who will serve as the interface between the County and the respondent.

One original, five (5) hard copies and one electronic copy on a flash drive of the respondent's response is requested to submit on, or before, the RFEI Response Due Date to:

Mr. Jackson Jenkins, Director
Pima County Regional Wastewater Reclamation Department
201 N. Stone Avenue, 8th Floor,
Tucson, AZ 85701

1.7 Communications

Inquiries, questions and correspondence relating to this RFEI should be submitted by e-mail to mona.orozco@wwm.pima.gov.

1.8 Costs

All costs and expenses associated with the preparation of a response, attendance at the Pre-Submittal Meeting, attendance at the site Tour and preparation of all other information requested pursuant to this RFEI will be borne by the respondent. In no event will a respondent have a claim against the County, its staff, or its consultants or agents for reimbursement of any such costs or expenses.

1.9 Respondents

The County is seeking responses from public, or private entities, or teams, with experience in demolishing/deconstruction, reusing and recycling equipment and building materials, and redevelopment/repurposing of previously developed properties, or any combination of the foregoing.

Particularly, the County is interested in receiving useful input from public or private entities that may be planning to participate in any of the aforementioned aspects of the redevelopment of the existing Roger Road WRF property and area, and any viable procurement (alternative project delivery) approaches.

All stakeholders in the public or private sectors also are invited to make submittals as to matters addressed in this RFEI if such stakeholders have information they believe the County should consider in making its decisions.

1.10 County Website

Additional documents and photographs are available for view by the Respondent. Photographs were taken to provide an overview of the existing condition and arrangement of the systems, facilities, equipment and structures. This information is posted on the Internet at <http://www.pima.gov/WastewaterReclamation> . Respondents are advised that the documents posted on the website are prepared for basic information in planning the reuse of the existing land. The County neither makes any representation nor warranty to, nor assumes any responsibility for the completeness or accuracy of the posted materials. Some of the equipment and structures depicted in the pictures is, or will be removed from the site.

1.11 County Team

Information received in response to this RFEI will be reviewed and analyzed by the Roger Road Economic Development Partnership Board comprised of representatives from Pima County and the University of Arizona. . Responders are requested not to make any inquiries of the County Team and County elected officials. Inquiries should only be made as instructed in Section 1.7.

Section 2 Regulatory and Policy Matters

Prior to any development on the existing Roger Road facility site, the plant is required by the Arizona Department of Environmental Quality (ADEQ) to achieve a Clean Closure. In 2006, RWRD contracted a company to perform the first phase of the Clean Closure process, a Phase I Environmental Site Assessment, to assess the plant and property for possible contamination concerns. The report did not find any serious issues of concern about obtaining approval for a clean closure of the decommissioned Roger Road facility. The report can be found on the County's website stated in section 1.10. RWRD has performed activities for Clean Closure of the property in order to obtain approval by ADEQ for decommissioning the existing facility prior to the release of the property for reuse. Currently, the County awaits the final ADEQ approval. The Clean Closure activity included taking soil samples within the property. Analysis of those soil samples indicated no issues of concern.

Pima County Board of Supervisors is governed by Arizona Revised Statute (ARS) 11-251 (9) for the sale of surplus Real Property and County Policy Number D.29.11 for disposal of Surplus Personal Property. Personal Property includes equipment, such as electrical motors, pumps, electrical transformers and light fixtures; and materials such as pipes, concrete and bricks. Real Property and Surplus Personal Property disposal requires approval of the Board of Supervisors and / or the Procurement Director. All stated values are to be the estimated fair market value for the land or per each piece of personal property. Appropriate approvals must be obtained before any disposition action is initiated.

However, policy D.29.11 does not apply to uses of existing facilities that remain in place.

Section 3 Questions and Comments

The County is interested in respondent's answers to the questions set forth below as it formulates its approach to the repurposing and/or de-construction of the Roger Road WRF and redevelopment of the site. Please answer those questions that pertain to the particular project areas you are interested in, or with which you have particular experience.

1. How would you propose the decommissioned Roger Road WRF property be developed and/or reused?
2. Which areas you are interested in developing on the site (all or some portion of the site)?
3. Explain whether the facilities and buildings on the site are suitable for adaptive reuse, rather than total demolition and removal.
4. What would be the estimated amount of time, in months and years, required to complete your proposed reuse or development of the site, or a portion of the site, starting from planning to beneficially reusing the property?
5. Does your approach include elements of a Public Private Partnership? If so, describe how this would work to advance your project.
6. Are there any integrated or synergistic uses of the neighboring resources, such as the new Agua Nueva Water Reclamation Facility, reclaimed water system, Linear Park, Christopher Columbus Park, or the new Water and Energy Sustainability Center (Central Laboratory Complex)?
7. What approach should be considered by Pima County to achieve the best return and/or reuse of the existing assets (equipment, buildings, structures, pipe...) at the site, and the site?
8. What type of proposed redevelopment / reuse projects shall generate primary and sustainable employment possibilities?
9. What type of contractual arrangements would be sought from the County if private investments were proposed?
10. If indicated in your plan, how would multiple uses of the property and/or structures be planned and implemented so that such uses are compatible with one another and that the entire site development is a cohesive assemblage of property users?
11. Would your development plan include other available vacant land near the Roger Road WRF parcel, if such property became available?

Section 4 RFEI Submittals

Respondents are requested to provide information that they believe will help the County in determining the optimal approach for reuse, repurposing demolishing/deconstruction and developing all or a portion of the existing Roger Road facility property and/or structures. **Responses shall not be prepared as a statement of qualifications or a proposal for a particular project.**

Respondents are requested to address the following subjects in order, as detailed below:

- Respondent Information
- Projects of Interest
- Procurement Commentary
- Institutional, Contractual and Legal Considerations
- Funding and/or Financial Considerations
- Answers to Specific Questions

4.1 Respondent Information

The respondents should provide pertinent information about their entity, including: name; address; business description; relevant experience; reference project information; brief organizational and financial profile; contact person or persons; contact information, including phone and fax numbers and email address; and website address.

Respondents may submit information individually or jointly with other interested parties or firms. Joint submissions will not be considered by the County to constitute any formal teaming arrangement.

4.2 Projects of Interest

Respondents are requested to identify one or more areas of the project they may be potentially interested in pursuing (recycling and reusing materials, area development...), and the delivery method or methods they believe should be considered by the County to be most advantageous in implementing.

4.3 Institutional, Contractual and Legal Considerations

The County wishes to receive input on institutional, contractual, financial, and legal considerations regarding areas of interest associated with this RFEI.

4.4 Answers to Questions

Respondents are requested to answer the specific questions set forth in Section 3 of this RFEI, to the extent the questions relate to the respondent's experience and interest. In lieu of, or in addition to, answering such questions sequentially as presented, respondents may incorporate answers in the text provided in response to the general subjects raised in this RFEI. The County is interested in receiving commentary and suggestions in the manner each respondent determines will most effectively communicate its response to the matters raised in this RFEI and assist the County in its decision-making process.