PIMA COUNTY
WASTEWATER RECLAMATION

Roger Road Wastewater Reclamation Facility Property Reuse

Requests for Expressions of Interest Pre-Submittal Meeting

Jackson Jenkins, Director

August 6, 2014

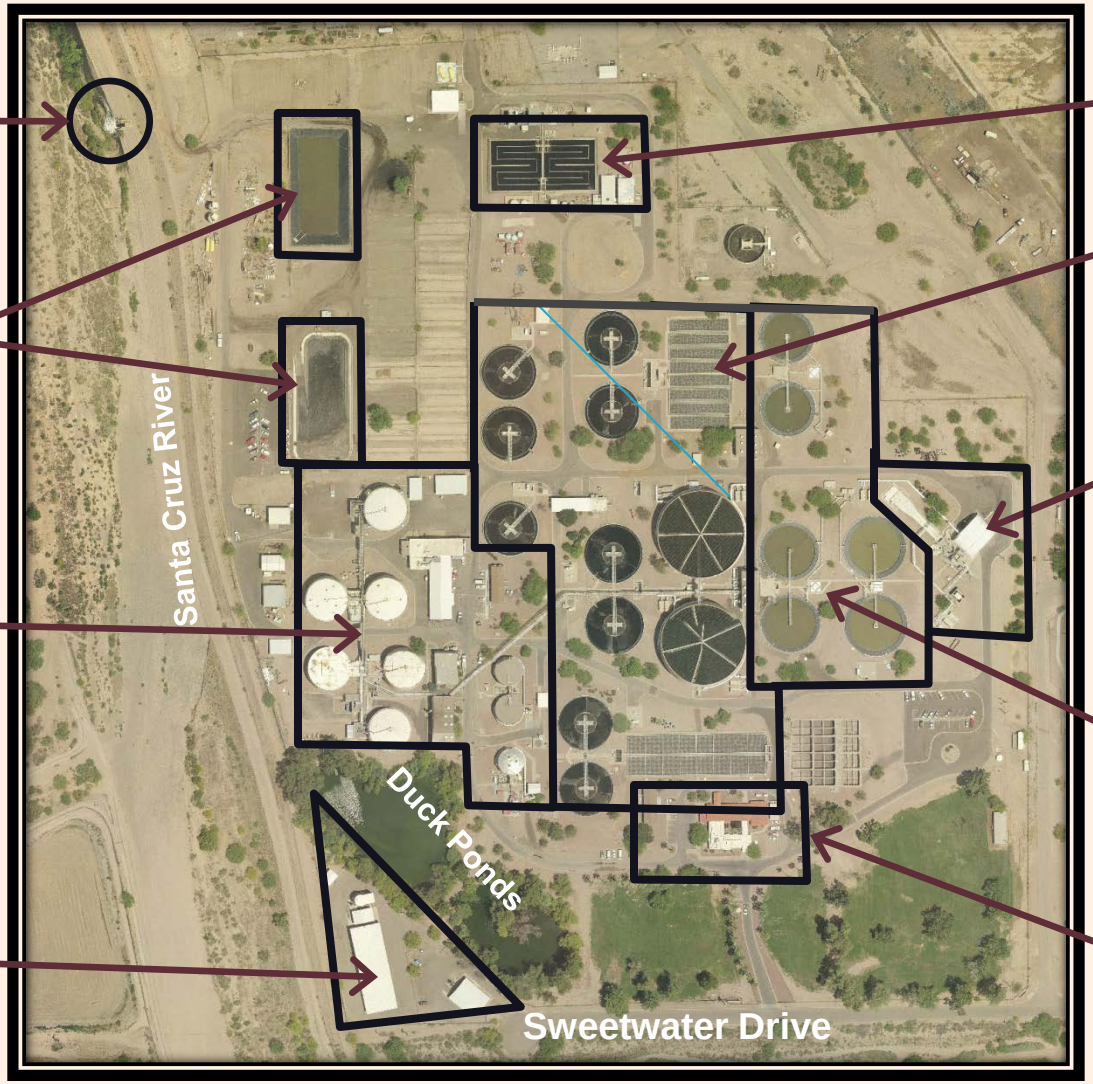
Agenda

- Roger Road WRF Site & Features
- Project Timing
- Clean Closure Plan
- Surplus Property
- RFEI Strategy
- Repurposing & Economic Development of Roger Road WRF Property
- Coordination with University of Arizona
- Process for Determining & Selecting RFPs

Vicinity Aerial & Site Access

Decommissioned Roger Road WRF

(48 Acres)



Plant Outfall

Stormwater Basins

Sludge Handling & Treatment

Septage Receiving Facilities

Disinfection Basins

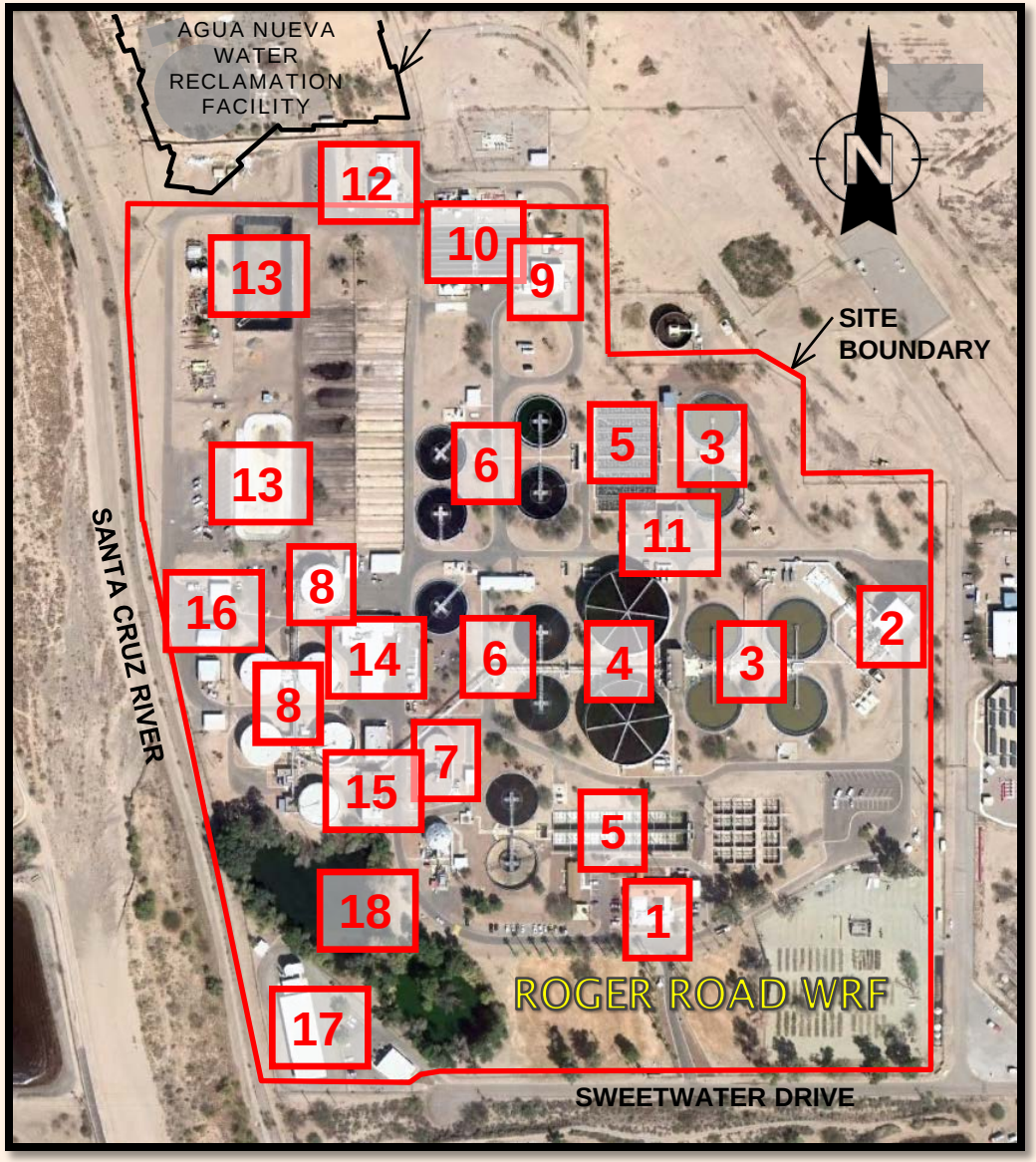
Biological Treatment Process

Headworks

Primary Treatment

Administration Building

Roger Road Water Reclamation Facility



LEGEND:

1. Control & Admin Building
2. Headworks
3. Primary Clarifiers
4. Biotowers *(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
18. Duck Ponds

Roger Road Water Reclamation Facility

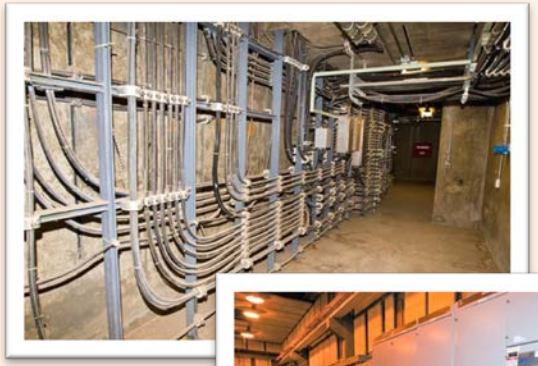
Headworks

Primary Clarifiers

Final Clarifiers

Disinfection

Aeration Systems



Electrical

Sludge Digesters

Generators

Existing Utilities

- TEP Electric: 1.5 MW Service
- Natural Gas: 3-inch
- Tucson Water (potable): 6-inch Main
- Tucson Water (Reclaimed Water): 12-inch main
- Tucson Water Fire Hydrant Main: 4-inch
- Century Link Telephone
- Century Link T1 Service
- Sewer: 4-inch Force Main *(Administration & Septage Buildings only)*

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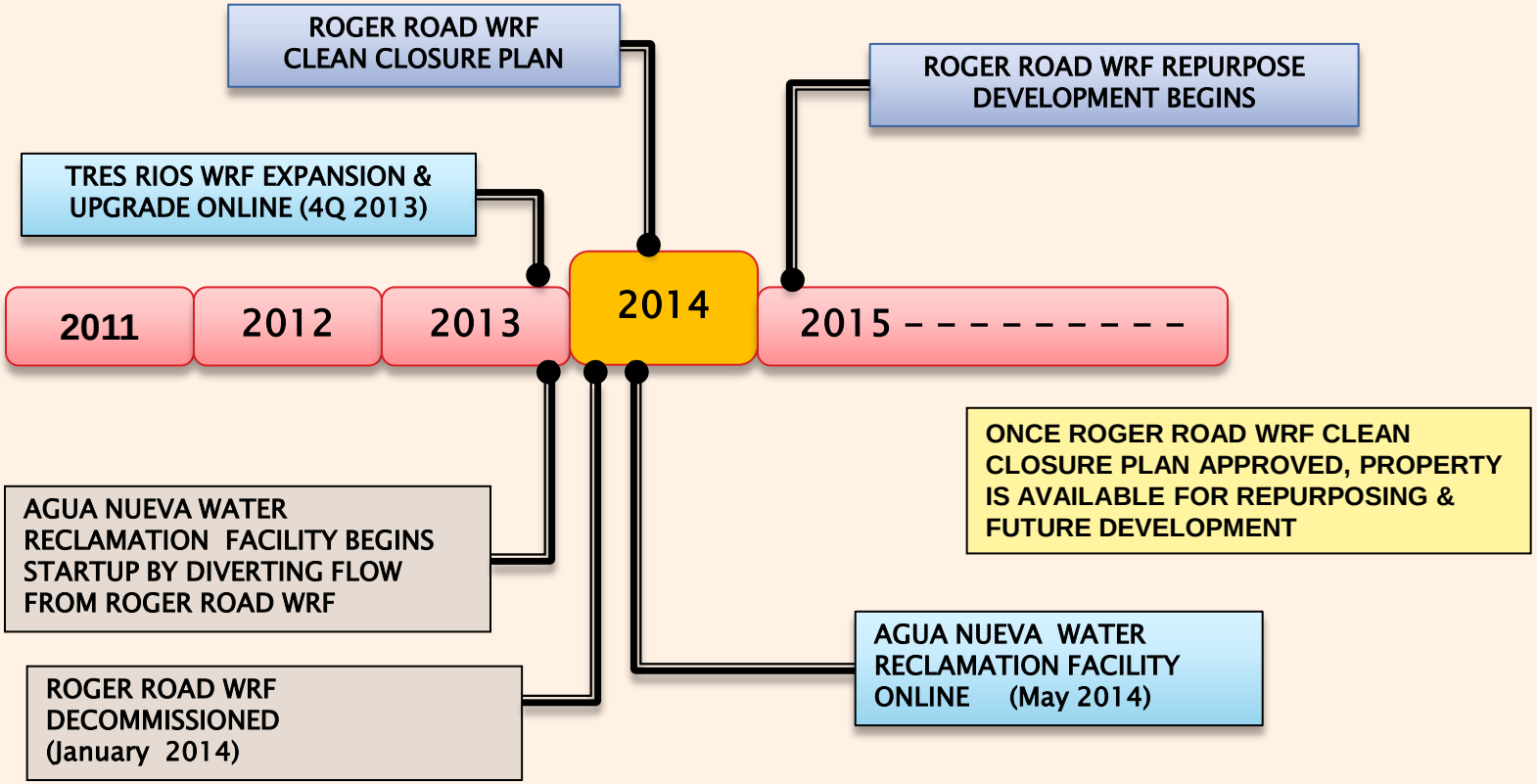
Project Timing

Major Milestones



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Clean Closure Plan

Clean Closure Process

- RWRD Prepared & Submitted Clean Closure Plan In Accordance with ADEQ Requirements
- ADEQ Reviews & Issues Response
  - Verbal Approval Received- Awaiting Written Notice of Closure
- With Approval Property Available for Repurpose Development

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Roger Road WRF
Equipment & Materials Salvage

Removal of Existing Equipment & Materials of Value

- RWRD is Salvaging Some Existing Equipment & Materials for:
  - Future Use by RWRD Elsewhere
  - Use by Other County Departments
  - Commodity Sale (high-to-medium valued items)
  - Scrap Materials Sale (low valued items)

Elements to Remain on Site

- Miscellaneous Structures
- In-ground & Underground Infrastructure
- Some Above Ground Equipment & Materials

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Requests for Expressions of Interest Strategy

RFEI Objectives

- Develop Cost Effective Approach for Reuse of Remaining Existing Roger Road WRF Site Assets
- Determine Market Interest for Surplus Property
- Gauge Interest in Developing Roger Road Area
- Gather Ideas for Economic Development of Roger Road WRF
- Maximize County's Economic Prosperity & Social Responsibility

Benefits of RFEI Process

- Focused on Connection with Parties Interested in Development of the Decommissioned Roger Road WRF
- Determines Market Interest
- Gauges Interest in Developing Roger Road Area
- Gathers Ideas On Economic Development

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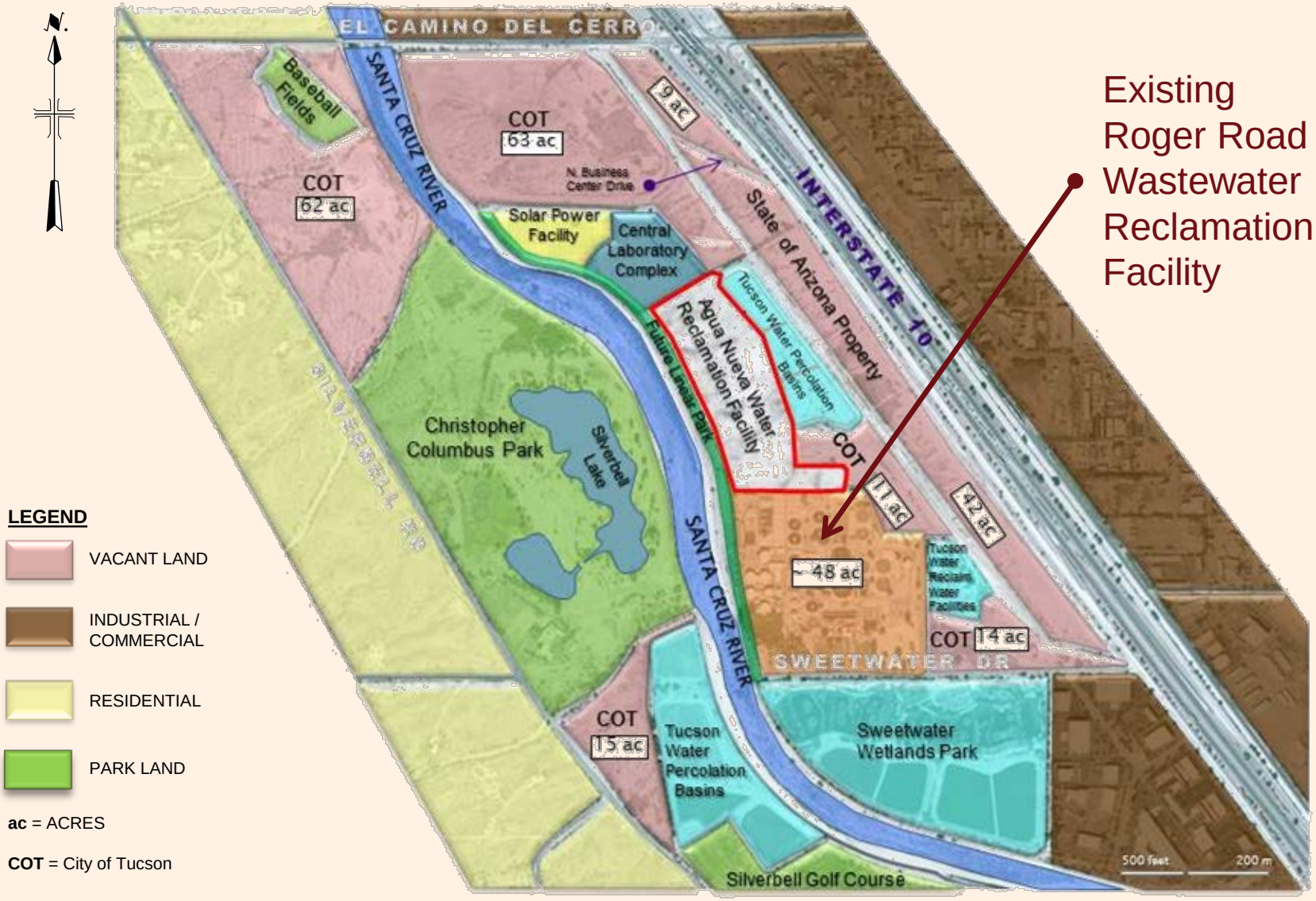
WASTEWATER RECLAMATION

Development of Decommissioned Roger Road WRF Property

Vacant Land Around Roger Rd WRF



Property Disposition

BOS Policy D 29.11

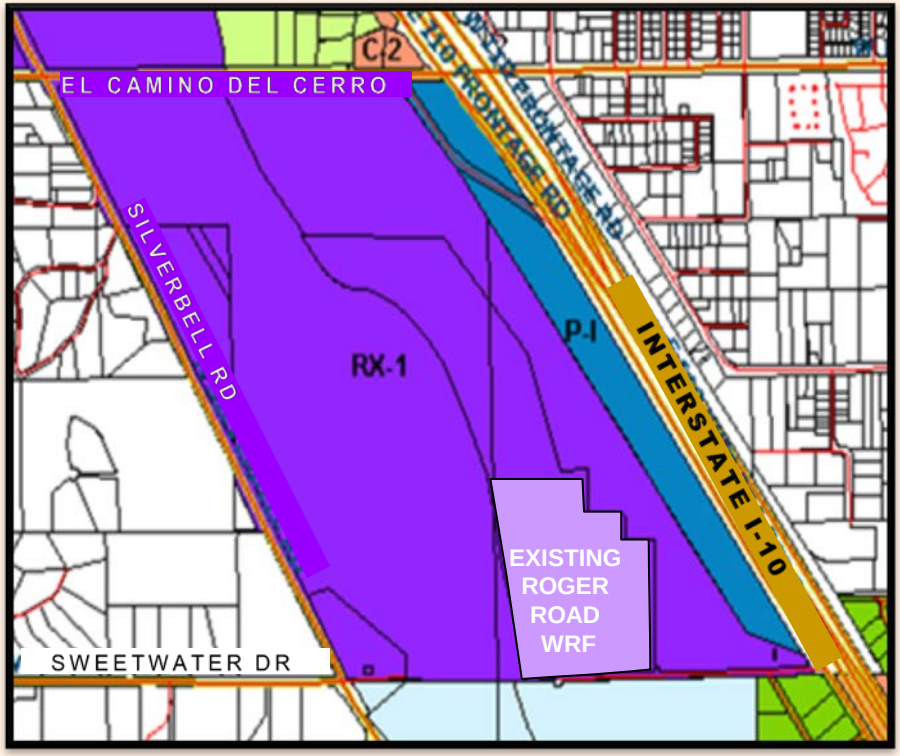
- Direct Property Sale
- Land Exchange
- Long-Term Lease

Area Zoning

- RX-1: Residence Zone, Utilities Use Group
  (Section 2.3.2.3.C)

- P-1: Park Industrial
  (Section 2.7.1)

- Rezone Area(s) for Economic Development?



Source: Pima County MapGuide Maps

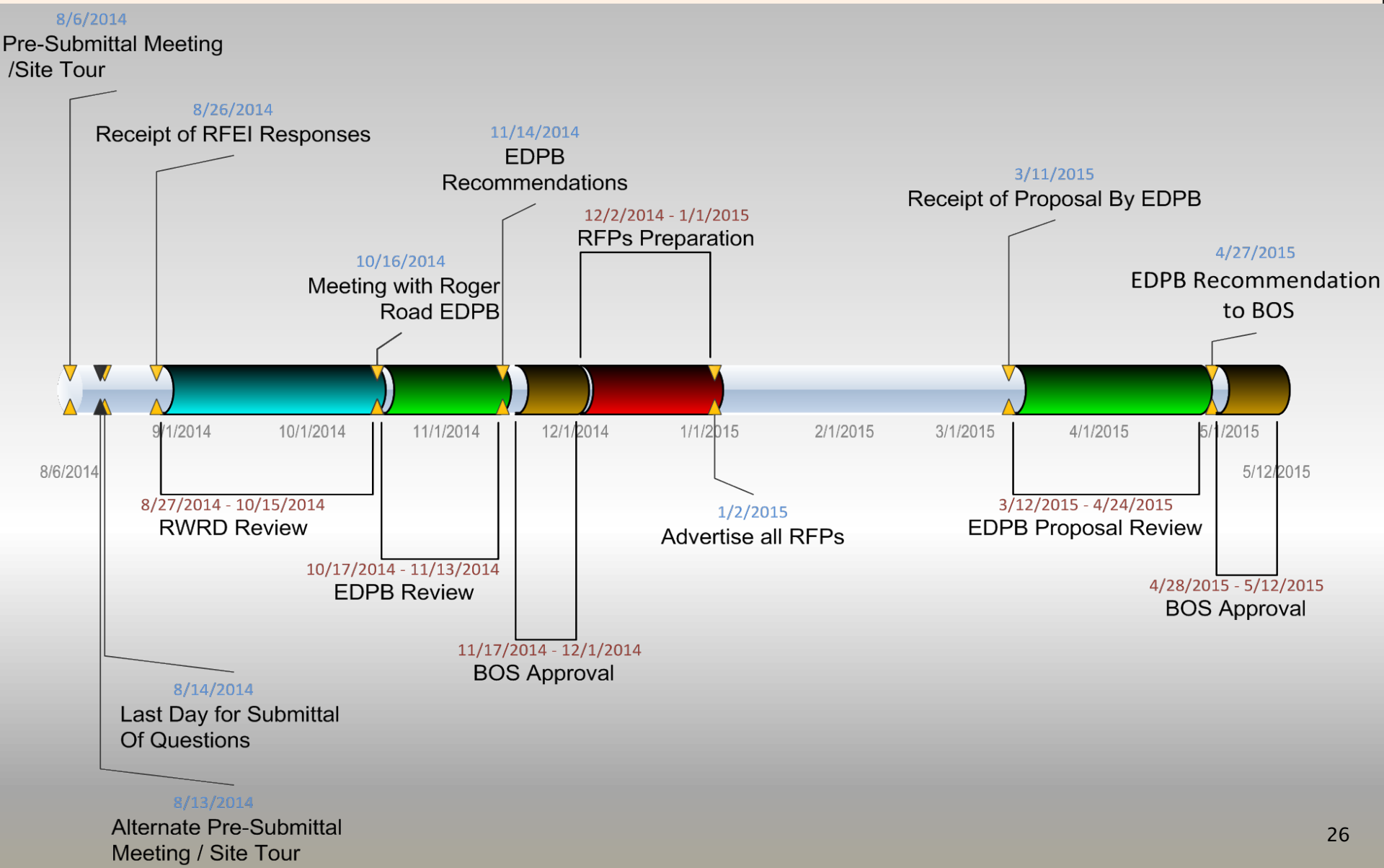
Cultural Resources

- Entire Site Subject to Some Degree of Cultural Resources Review/Compliance
- Pima County, State of Arizona & Federal Compliance

Coordination with University of Arizona

- Pima County & Arizona Board of Regents Agreement -- July 1, 2014
- Board Consists of Eight Members
  - 4 Pima County Appointees
  - 4 University of Arizona Appointees
- Development & Review of RFP(s) to be Managed by the Roger Road Economic Development Partnership Board
- All Board Recommendations are Subject to Pima County Board of Supervisors Approval

Schedule


8/6/2014
Pre-Submittal Meeting /Site Tour
8/26/2014
Receipt of RFEI Responses
11/14/2014
EDPB Recommendations
12/2/2014 - 1/1/2015
RFPs Preparation
10/16/2014
Meeting with Roger Road EDPB
3/11/2015
Receipt of Proposal By EDPB
4/27/2015
EDPB Recommendation to BOS
9/1/2014
10/1/2014
11/1/2014
12/1/2014
1/1/2015
2/1/2015
3/1/2015
4/1/2015
5/1/2015
8/6/2014
5/12/2015
8/27/2014 - 10/15/2014
RWRD Review
10/17/2014 - 11/13/2014
EDPB Review
11/17/2014 - 12/1/2014
BOS Approval
1/2/2015
Advertise all RFPs
3/12/2015 - 4/24/2015
EDPB Proposal Review
4/28/2015 - 5/12/2015
BOS Approval
8/14/2014
Last Day for Submittal Of Questions
8/13/2014
Alternate Pre-Submittal Meeting / Site Tour

Summary

- Decommissioned Roger Road WRF has Become Surplus RWRD Property
- Location Has Many Attributes for Beneficial Development
- What Development Provides Best Value?
- Coordination with Adjacent Property Owners
- RFEI Seeks Marketplace Ideas on Future Development
- RWRD / Arizona Board of Regents Develops RFP(s) under EDPB Management
- Pima County Board of Supervisors Approval of Proposals

Questions?