Willamette Water Supply

Our Reliable Water

Easements Made Easier: Timing, Budgeting, and Lessons from a Major Capital Program

TUALATIN VALLEY WATER DISTRICT

Hillsboro OREGON

Beaverton OREGON

Introductions

Marlys Ryan
Communications Supervisor

Willamette Water Supply Program

Tualatin Valley Water District



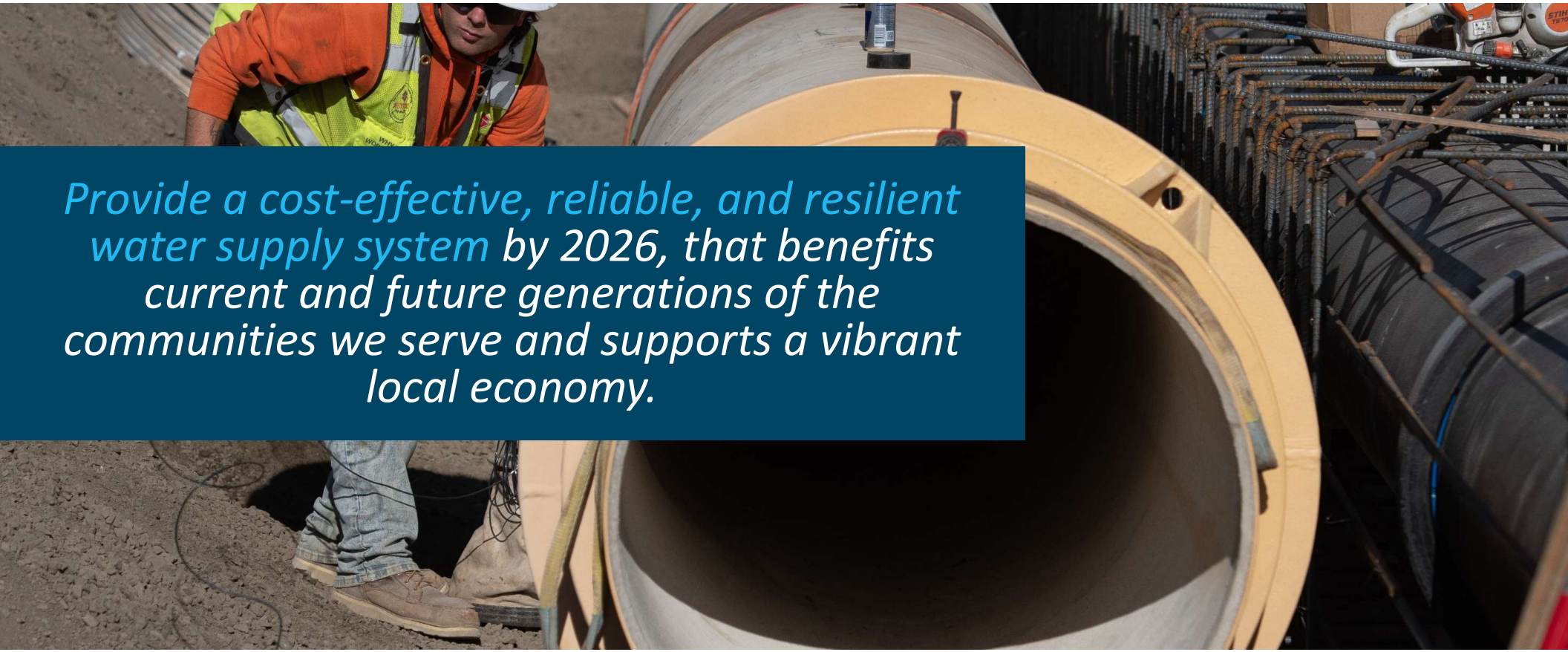


Joelle Bennett
Water Supply Dept. Director

Willamette Water Supply Program

Tualatin Valley Water District

Willamette Water Supply Program Mission



Provide a cost-effective, reliable, and resilient water supply system by 2026, that benefits current and future generations of the communities we serve and supports a vibrant local economy.

Willamette Water Supply
Our Reliable Water Future

TUALATIN VALLEY WATER DISTRICT

Hillsboro OREGON

Beaverton OREGON

Willamette Water Supply System



1. Expanded Willamette River water intake in Wilsonville
2. New state-of-the-art water treatment plant
3. 30 miles of large transmission pipeline
4. Water storage tank

…and 357 easements with 156 property owners.

Agenda

- Budgeting
- Timing
- Design documents
- Property owner communications
- Key takeaways
- Questions





Budgeting

- Key drivers of easement and right-of-way costs
- Budgeting for consultant and support services
- Budgeting for property compensation



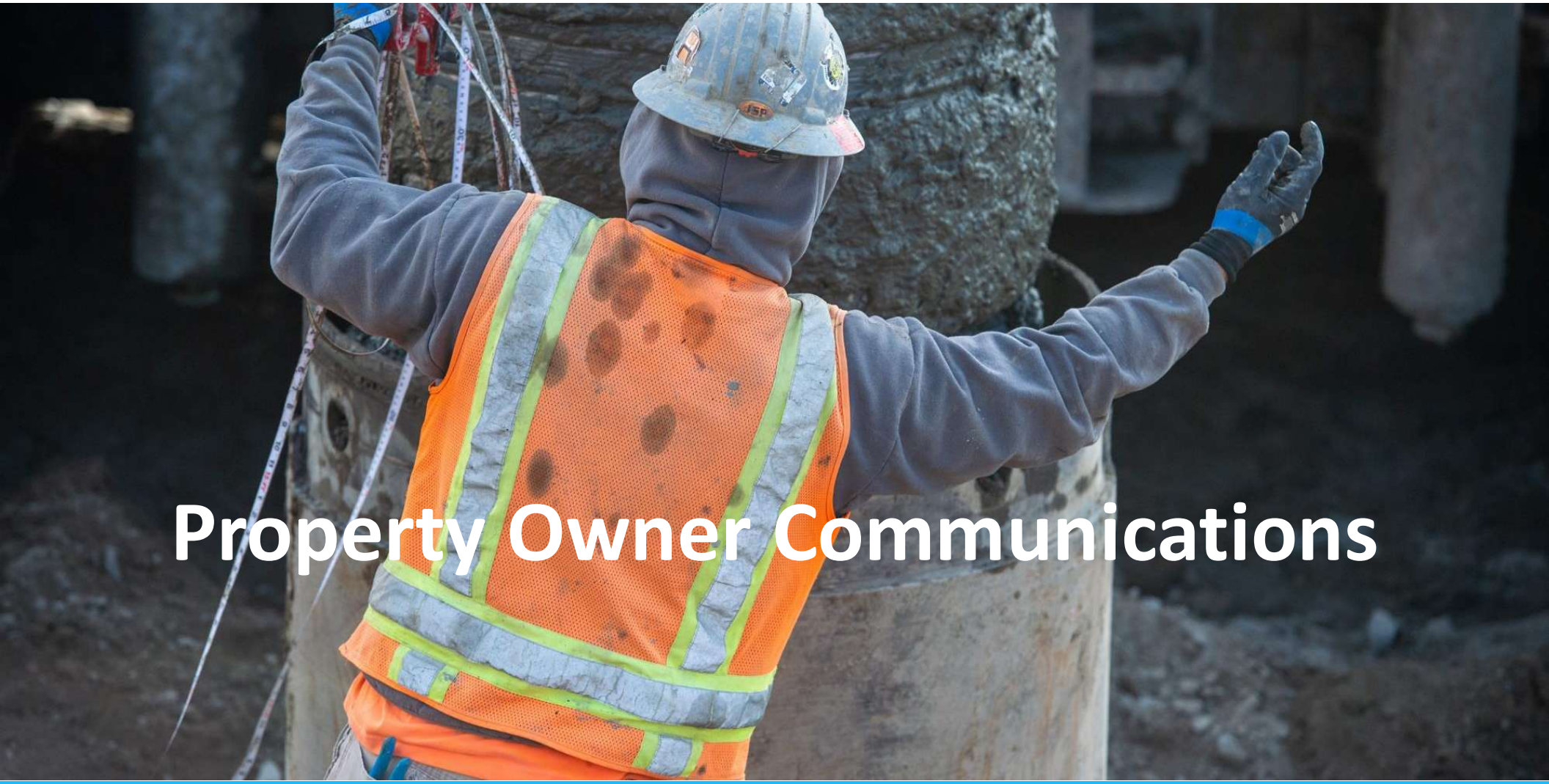
Timing of Acquisitions

- When to begin acquisition during the design process
- Risks of starting too early or too late
- How design maturity affects cost, schedule, and negotiations



How to Prepare Design Documents that Support Property Restoration and Owner Satisfaction

- Design details that support property restoration
- Design clarity and its role in owner satisfaction
- Anything above ground needs to be detailed out and ready for acquisition
- Coordination between design and acquisition teams



Property Owner Communications

Willingness to proactively address concerns during preliminary design

- Met with dozens of property owners thru preliminary design
- Shared the likely impacts of noise, dust, lights, vibration, of construction
- Shared preliminary plans.
- Said “I don’t know” a lot
- Continued communications through closeout



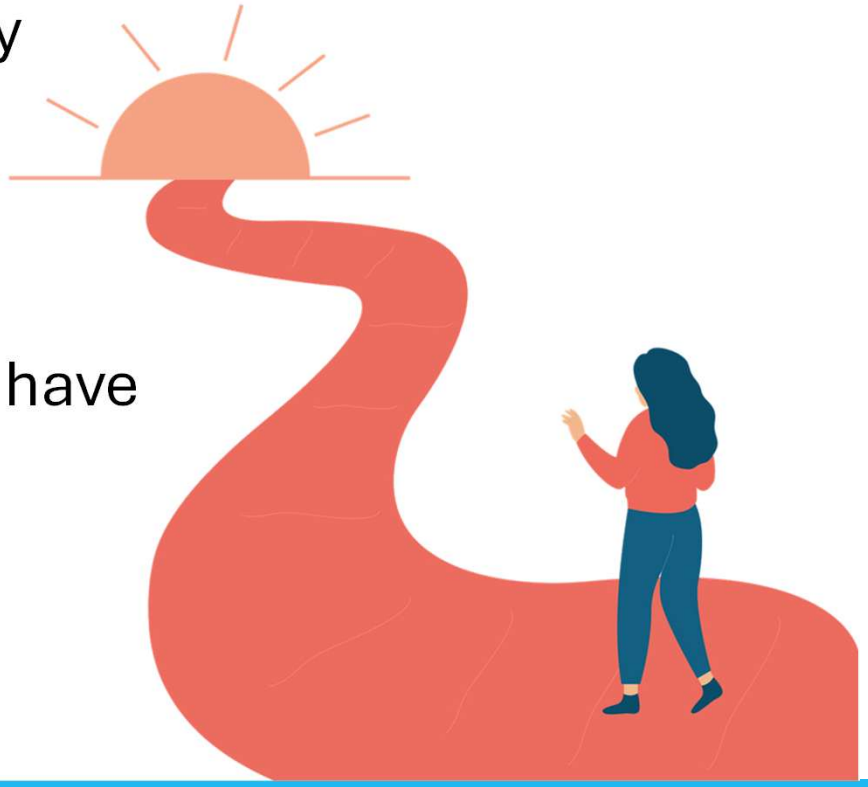
How Real Estate and Communications Work Together

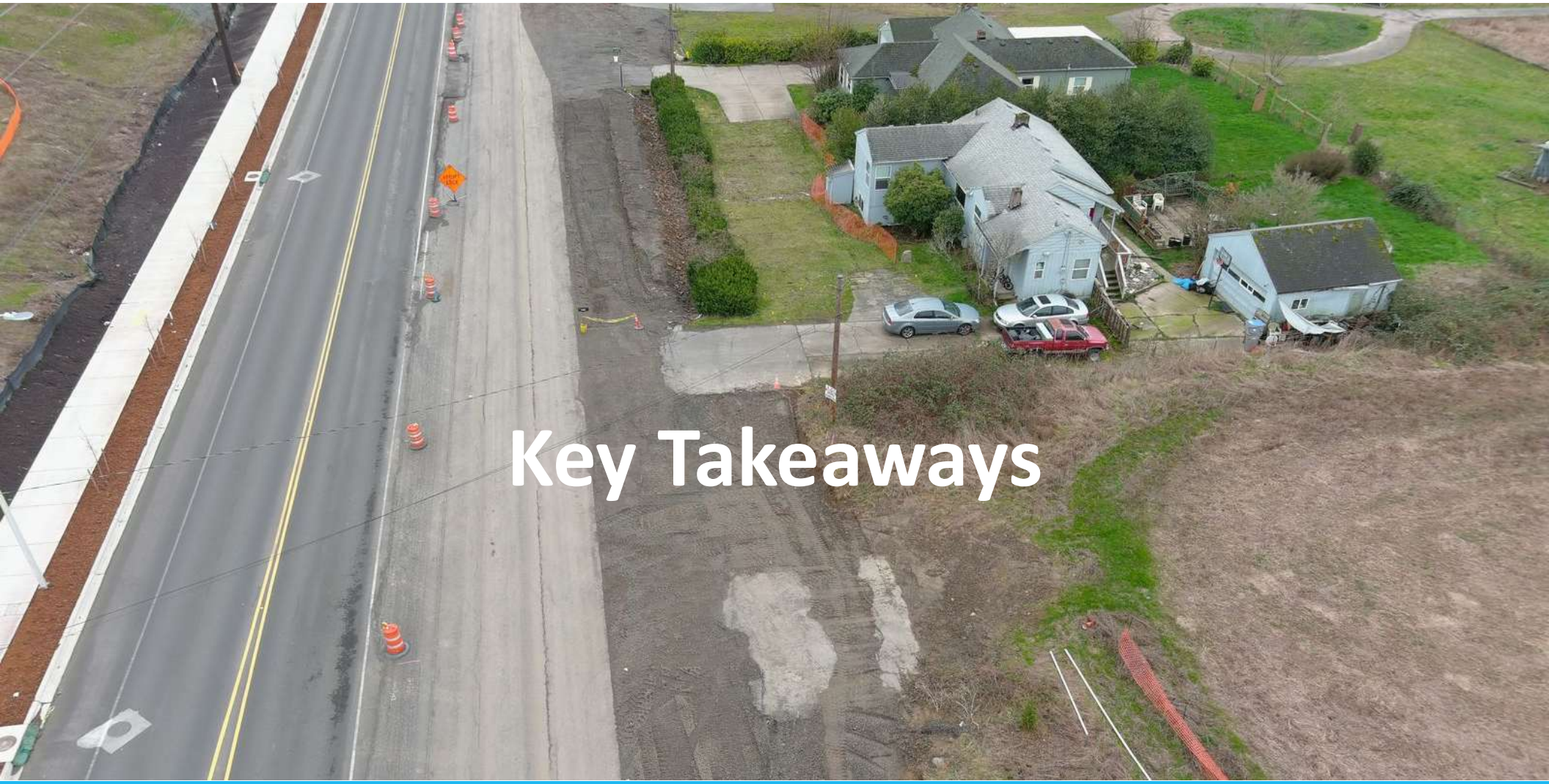
1. Early Outreach Communications	Prepare Owners Handoff to Real Estate	Acquire Easements Real Estate	Meet Commitments Joint coordination	Closeout Joint coordination
• Project need • Benefits & impacts • Design feedback	• Explain next steps • Set expectation	• Formal negotiations • All property communications through ROW	• Monitor conditions • Resolve issues	• Finalize obligations • Hand off long-term conditions to Managing Partner

Outcome: early introductions, legal integrity protected during acquisition, property owner commitments managed

Remember WAVE

- **Willingness** to address community concerns proactively
- **Accountability** for the project's impacts and mitigating their effects
- Ensuring updates about the project have **Visibility** and are accessible
- Bring **Empathy** by listening and addressing concerns and feelings





Key Takeaways

- Provide crash course to Communications and Real Estate Teams (jointly) so people are aligned
- REALLY understand the design drawings (like markers) and the impacts to property owners
- Get contractor to agree easement agreement terms
- Provide more details in easement obligations
- Push teams to get acquisitions before design was done
- Consider bidding/contracting before ROW work completes
- Coordinate a clear hand-off for permanent easements

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Questions?