



AlexRenew is an independent public authority that manages Alexandria's wastewater to improve our local waterways.

703.721.3500 | [AlexRenew.com](http://AlexRenew.com) | [f](#) [t](#) [i](#) [in](#)

1800 Limerick Street, Alexandria, Virginia 22314

#### BOARD OF DIRECTORS

John Hill  
*Chair*

James Beall  
*Vice Chair*

William Dickinson  
*Sec'y-Treas*

Adriana Caldarelli

Kerry Donley

#### CHIEF EXECUTIVE OFFICER

Karen L. Pallansch  
P.E., BCEE

#### GENERAL COUNSEL

McGuire Woods, LLP

## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Secretary-Treasurer

DATE: June 14, 2022

SUBJECT: Regular Board of Directors Meeting

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The Regular Meeting of the Board of Directors will be held on Tuesday, June 21, at 6:00 p.m. at Alexandria Renew Enterprises.

There are currently four items for Board action this month:

- ◆ Review and Approval of Amendment #2 to Professional Services Agreement 20-013 for Tunnel System Resident Engineering and Inspection. Contract Renewal Authorization, EPC (Joint Use)
- ◆ Review and Approval of Amendment #3 to Professional Services Agreement 20-013 for Tunnel System Resident Engineering and Inspection. FY23 Budget Authorization, EPC (Joint Use)
- ◆ Review and Approval of Amendment #8 to Professional Services Agreement 17-022 for RiverRenew Owner's Advisor Services, FY23 Budget Authorization, Brown & Caldwell (Joint Use)
- ◆ Review and Approval of Solids Master Plan Contract Award, Stantec (Consent Agenda, Joint Use)





**Agenda**

Alexandria Renew Enterprises Board of Directors Meeting  
 Tuesday, June 21, 2022 @ 6:00 p.m.  
 1800 Limerick Street, Ed Semonian Boardroom &  
 Via livestream:

No.	Item	Presenter	Action Required
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The Tuesday, June 21, 2022, Board of Directors meeting is being held at Alexandria Renew Enterprises (1800 Limerick Street, Ed Semonian Boardroom, Alexandria, VA 22314). Members of the Board and staff are participating in person. The public can access the meeting in the Ed Semonian Boardroom or through the live broadcast on YouTube: [https://www.youtube.com/playlist?list=PLZxvuf\\_sglmpuAIIUAX3tOoa\\_ng24Nnt1](https://www.youtube.com/playlist?list=PLZxvuf_sglmpuAIIUAX3tOoa_ng24Nnt1)

Public comments will be taken in person at Alexandria Renew Enterprises. Submission of written statements is encouraged. Written statements may be emailed to the Board Secretary at [lorna.huff@alexrenew.com](mailto:lorna.huff@alexrenew.com).

- |    |  |               |             |
|----|--|---------------|-------------|
| 1  | Call To Order (6:00 p.m.)  | Chairman      |             |
| 2. | Approval of Agenda (6:02 p.m.)   | Chairman      | Approval    |
| 3. | Public Comment Period (6:12 p.m.)  | Chairman      |             |
| 4. | Consent Agenda (6:15 p.m.)   | Chairman      | Approval    |
|    | A. Minutes (Meeting May 17, 2022) (Tab 1)  |               |             |
|    | B. Review and Approve Solids Master Planning Services Contract Award, Stantec (Joint Use) (Tab 2)  |               |             |
| 5. | Unfinished Business (6:17 p.m.)  | Chairman      | Approval    |
|    | A. None  |               |             |
| 6. | New Business (6:45 p.m.)   | Chairman      | Approval    |
|    | A. Review and Approve Amendment #2 to Professional Services Agreement 20-013 for Tunnel System Resident Engineering and Inspection. Contract Renewal Authorization, EPC (Joint Use) (Tab 3)  | Ms. Pallansch |             |
|    | B. Review and Approve Amendment #3 to Professional Services Agreement 20-013 for Tunnel System Resident Engineering and Inspection, FY23 Budget Authorization, EPC (Joint Use) (Tab 4)   |               |             |
|    | C. Review and Approve Amendment #8 to Professional Services Agreement 17-022 for RiverRenew Owner’s Advisor Services, FY23 Budget Authorization, Brown & Caldwell (Joint Use) (Tab 5)  |               |             |
| 7. | AlexRenew Monthly Outcomes Update (6:55 p.m.) (Tab 6)  | Ms. Pallansch | Information |
| 8. | Closed Session to discuss 1) potential amendment to deed of trust securing payment for transferred development rights involving the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position of the public body; 2) potential amendments to RiverRenew contract involving expenditure of public funds where discussion in an open session would adversely affect the negotiating strategy of the public body; and 3) a personnel matter. (8:35 p.m.) | Chairman      |             |
| 9. | Adjourn (8:45 p.m.)  | Chairman      |             |

*Times shown in parentheses are approximate and serve as guidelines*

*If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call (703) 721-3500 ext. 2260 at least three business days prior to the meeting.*

**The next Regular Board of Directors meeting is scheduled for Tuesday, July 19, 2022 @ 6:00 p.m.  
 There is no Board meeting scheduled for August**

**Members of the public may park in the parking lot across the street from Alexandria Renew at the corner of Limerick & Bartholomew Streets**

**Chairman- John Hill • Vice Chairman- Jim Beall  
 • Secretary-Treasurer-William Dickinson  
 • Members- Adriana Caldarelli, Kerry Donley**

Minutes of the 894<sup>th</sup> Meeting  
*"Celebrating Over 60 Years of Continuous Environmental Excellence"*  
Alexandria Renew Enterprises  
6:00 p.m., Tuesday, May 17, 2022

On Tuesday, May 17, 2022, the Alexandria Renew Enterprises Board of Directors held its regular Board of Directors meeting in the Edward Semonian Board Room at 1800 Limerick Street, with the following present:

Members: Mr. John Hill, Chairman  
Mr. James Beall, Vice Chairman  
Mr. William Dickinson, Secretary-Treasurer  
Ms. Adriana Caldarelli, Member  
Mr. Kerry Donley, Member

Staff: Ms. Karen Pallansch, Chief Executive Officer  
Ms. Christine McIntyre, Chief Financial Officer  
Ms. Liliana Maldonado, Chief, Environmental Performance  
Ms. Lorna Huff, Secretary to the Board

Counsel: Mr. Jonathan Rak, General Counsel,  
McGuireWoods LLP

Fairfax County  
Representative: Mr. William Barrack, Deputy Director  
Wastewater Planning & Monitoring Division

City Representative: Ms. Erin Bevis-Carver, Acting Division Chief  
T&ES/Sanitary Sewer Infrastructure Division

Consultants: Mr. Justin Carl, Owner's Advisor  
Brown & Caldwell

Call to Order

The Chairman called the meeting to order at 6:01 p.m.

Approval of Agenda

The Chairman requested that members review and approve the agenda. Mr. Beall moved, and Mr. Donley seconded. The Board unanimously approved.

Closed Session

At 6:01 p.m., the Chairman moved to enter a closed session for discussion, consideration, or interviews of prospective candidates for employment, assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of specific officers, appointees, or employees. Mr. Beall seconded and the Board unanimously approved.

At 6:35 p.m., the meeting returned to open session, and the following certification was unanimously adopted by the members: "Pursuant to 2.2-3712(D) of the Virginia Freedom of Information Act, it is hereby certified that to the best of each Member's knowledge, (1) only public business matters lawfully exempted from the open meeting requirements of the Act, and (2) only public business matters

identified in the motion by which this closed meeting was convened were heard, discussed, or considered by Alexandria Renew Enterprises.”

Mr. Donley moved, and Mr. Beall seconded. All Members present voted via roll call:

Mr. Hill	Aye
Mr. Beall	Aye
Mr. Dickinson	Aye
Mr. Caldarelli	Aye
Ms. Donley	Aye

#### Public Comment Period

There being no members of the public in attendance wishing to speak, the Chairman closed the public comment period.

#### Consent Agenda

The Chairman requested members review the Consent Agenda which contained the Minutes of the April 19, 2022, meeting, and the May 7, 2022, public hearing. Ms. Caldarelli moved approval, and Mr. Dickinson seconded. The Board unanimously approved the Consent Agenda.

#### Unfinished Business

##### A. Finance & Audit Committee Budget Update

###### Discussion

Mr. Donley reported the Finance & Audit Committee met on May 4<sup>th</sup>, with all members present. A public hearing was held Saturday, May 7. There were no members of the public in attendance and no public comment taken. Staff provided briefings and members discussed the FY23 Proposed Operating and Capital Budget. Budget highlights include a balanced budget in the amount of \$221 million of which 80% represents AlexRenew’s capital investment. The Budget reflects an increase of 7%. He commended staff on their briefings and providing a clear budget that meets the organization’s needs.

The Chairman recognized Ms. Pallansch who reported that members can approve the budget at tonight’s meeting or wait until the June meeting. There was no additional discussion and members opted to approve at the current meeting. Mr. Donley moved approval and Ms. Caldarelli seconded. The Board unanimously approved.

There were no additional questions or comments, and the Chairman moved to new business.

#### New Business

##### A. None

#### CEO Monthly Outcome Reports

Ms. Pallansch noted her written report and inquired if members had questions or comments on the CEO Report. There being no comments, Ms. Pallansch noted a few new items:

- 1) Stakeholder Advisory Group (SAG) Meeting on Thursday, May 19

- 2) The next AlexRenew Board meeting falls on election day. AlexRenew’s lobby serves as a local polling place. The CEO provided members with the option of changing the June meeting date. Members discussed and opted to maintain the June 21<sup>st</sup> meeting date. AlexRenew staff will ensure that members are provided access to the Boardroom while maintaining Covid protocols.
- 3) On July 14, AlexRenew is holding a welcome ceremony for the Tunnel Boring Machine (TBM) at 9:00 a.m. The ceremony will be a smaller affair than the groundbreaking and the TBM name will be announced.

RiverRenew Dashboard

Ms. Pallansch noted the RiverRenew Dashboard and inquired if members had questions or comments. Members inquired and discussed public reaction to impact of work on Duke Street and Hooffs Run.

Financial Report

Ms. Pallansch noted an increase in delinquencies. Virginia American Water (VAW) has restarted their shut off policy. AlexRenew is considering reinstating theirs in the fall. Staff would like to begin giving delinquent rate payers the chance to clear up arrearages. She explained how the Low-Income Household Water Assistance Program (LIHWAP) worked. The program will be starting in the October-November time frame.

Ms. Pallansch noted the updated Board calendar. She requested that members keep their schedules open as interviews are expected the weeks of October 31 or November 7.

There being no additional Board business, the Chairman requested a motion to adjourn. Ms. Caldarelli moved, and Mr. Donley seconded. The Board unanimously approved. The meeting adjourned at 6:57 p.m.

APPROVED:

\_\_\_\_\_  
Secretary-Treasurer



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Karen L. Pallansch  
P.E., BCEE

#### GENERAL COUNSEL

McGuire Woods, LLP

## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Karen Pallansch, CEO

DATE: June 21, 2022

SUBJECT: Action Item, Consent Agenda, Joint-Use Review and Approve Contract Award to Stantec Consulting Services Inc. for Solids Master Planning Services

### Issue

AlexRenew is in need of a Solids Master Plan to provide a roadmap for solids management over the next 20-year planning period.

### Recommendation

Staff respectfully recommends that the Board authorize the Chief Executive Officer to execute a contract with Stantec Consulting Services Inc. (Stantec) for the provision of Solids Maser Planning Services. The projected contract duration is approximately five years from the Notice to Proceed with an estimated end date of June 30, 2027.

### Budget and Funding

Funding for this project was included in the approved FY2023 CIP budget. This contract is expected to be executed in phases. The contract authorization for Phase 1 of this project is not to exceed \$1,107,431 which includes an owner-held contingency of 10%.

### Discussion

AlexRenew issued the solicitation as a sealed competitive negotiation in accordance with Virginia Code § 2.2-4302.2. AlexRenew issued a request for proposals on July 27, 2021 and received seven responses. After careful review of the respondents, the selection committee determined Stantec to be the most qualified, responsible, and suitable offeror for this contract award.

Under this contract award Stantec will provide Solids Master Planning Services related to the creation of a Solids Master Plan (MP) for the AlexRenew Water Resource Recovery Facility (WRRF). The result of this effort will be a MP in line with the values set forth in AlexRenew's 2040 vision and containing a roadmap for solids management over a 20-year planning period.

### Congruence with AlexRenew Strategic Plan

This action enables our strategy of Operational Excellence.



**ACTION TAKEN**

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Approved with Modification: \_\_\_\_\_

Modification(s): \_\_\_\_\_  
\_\_\_\_\_



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**GENERAL COUNSEL**

McGuire Woods, LLP

## MEMORANDUM

**TO:** AlexRenew Board of Directors

**FROM:** Karen Pallansch, Chief Executive Officer

**DATE:** June 21, 2022

**SUBJECT:** Joint Action Item: Approval of RiverRenew Tunnel System RE&I Amendment No. 2 for Renewal of Contract No. 20-013 for Additional 3-Year Term (April 1, 2023 – March 31, 2026)

### Issue

Professional Services Agreement (Contract 20-013) with EPC Consultants, LLC (EPC) for RiverRenew Tunnel System Resident Engineering & Inspection (RE&I) services was executed in April 2020 and expires March 2023. At AlexRenew's discretion, the Agreement may be renewed for one (1) additional three (3) year period.

### Recommendation

Staff respectfully recommends that the Board authorize the Chief Executive Officer to renew the Contract 20-013 with EPC for one (1) additional three (3) year period to support RiverRenew implementation through March 2026.

### Budget and Funding

This is a no cost-change amendment. However, the FY2023 CIP Budget accounts for the costs associated with continued RiverRenew Tunnel System RE&I services. Budget and scope for FY2023 and subsequent years covered by this amendment's 3-year period will be authorized via separate, individual amendment for each fiscal year.

### Discussion

The Contract included an initial three-year term that will expire on March 31, 2023. AlexRenew has the option to renew the Contract for one additional three-year period that will end on March 31, 2026.

AlexRenew is constructing the RiverRenew Tunnel Project, a major infrastructure project to control the discharge of combined sewer overflows to Alexandria's waterways. The Tunnel System RE&I contract assists in the oversight of the project's construction. These services will continue to be needed as construction lasts through FY2026.

### Congruence with AlexRenew Strategic Plan



This action enables AlexRenew’s strategy of Operational Excellence.

**ACTION TAKEN**

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Approved with Modification: \_\_\_\_\_

Modification(s): \_\_\_\_\_  
\_\_\_\_\_



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Karen L. Pallansch  
P.E., BCEE

**GENERAL COUNSEL**

McGuire Woods, LLP

## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Karen Pallansch, Chief Executive Officer

DATE: June 21, 2022

SUBJECT: Joint Action Item: Approval of Tunnel System RE&I Services Third Year Scope of Services and Budget for Amendment No. 3 to Contract No. 20-013 (July 1, 2022 – June 30, 2023)

### Issue

Professional Services Agreement (Contract) 20-013 was executed in April 2020 with EPC Consultants, Inc. (EPC) for the Tunnel System Resident Engineering and Inspection (RE&I) Services. The Contract requires an amendment for the Third Year Scope of Services and Budget.

### Recommendation

Staff respectfully recommends that the Board authorize the Chief Executive Officer to execute Amendment No. 3 to Contract 20-013 to cover the Third Year of the Agreement for FY2023 (July 1, 2022 – June 30, 2023) for a not to exceed amount of \$10,982,300.

### Budget and Funding

Funding for Amendment No. 3 is included in the approved FY2023 budget. Based on the Memorandum of Understanding between AlexRenew and Fairfax County regarding Cost Share for Wet Weather Facilities, the Fairfax County percent share for the FY2023 services is 8.15% or \$895,057 of the \$10,982,300 budget.

### Discussion

When it was executed, the Contract included the scope of services and budget for the First Year of Tunnel System RE&I Services. The Contract is amended annually to incorporate the yearly scope of services and budget. The Design-Build contract with Traylor-Shea Joint Venture was executed in December 2020 and will continue into FY2023. Tunnel System RE&I Services are needed for the continued oversight of construction of the Tunnel Project.

This amendment brings the total estimated contract value to date to \$18,015,600 (Note: this estimate includes the anticipated Third Year budget and the Second Year amounts invoiced through April 2022 and projections for May and June 2022).

## Congruence with AlexRenew Strategic Plan

This action enables AlexRenew's strategy of Operational Excellence.

### ACTION TAKEN

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Approved with Modification: \_\_\_\_\_

Modification(s): \_\_\_\_\_  
\_\_\_\_\_



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**GENERAL COUNSEL**

McGuire Woods, LLP

## MEMORANDUM

**TO:** AlexRenew Board of Directors

**FROM:** Karen Pallansch, Chief Executive Officer

**DATE:** June 21, 2022

**SUBJECT:** Joint Action Item: Approval of RiverRenew Owner's Advisor Sixth Year Scope of Services and Budget for Amendment No. 8 to Contract No. 17-022 (July 1, 2022 – June 30, 2023)

### Issue

Professional Services Agreement (Contract) 17-022 was executed in November 2017 with Brown and Caldwell for Owner's Advisor Services for the RiverRenew Program. The Contract requires an amendment for the Owner's Advisor's Sixth Year Scope of Services and Budget.

### Recommendation

Staff respectfully recommends that the Board authorize the Chief Executive Officer to execute Amendment No. 8 to Contract 17-022 to cover the Sixth Year Scope of Services and Budget for FY2023 (July 1, 2022 – June 30, 2023) for a not to exceed amount of \$14,752,000.

### Budget and Funding

Funding for Amendment No. 8 is included in the approved FY2023 budget. Based on the Memorandum of Understanding between AlexRenew and Fairfax County regarding Cost Share for Wet Weather Facilities, the Fairfax County percent share for the FY2023 services is 8.15% or \$1,202,288 of the \$14,752,000 budget.

### Discussion

The Contract included an initial three-year term that expired on November 30, 2020. At that time, AlexRenew renewed the Contract for one additional three-year period that will end on November 30, 2023. When the second three-year period expires, AlexRenew will have the option to renew the Contract for three (3) subsequent years, one (1) year at a time.

When it was executed, the Contract included the scope of services and budget for the First Year of Owner's Advisor Services. The Contract is amended annually to incorporate the yearly scope of services and budget. Owner's Advisor services in this Contract include:

- Program Management
- Third Party Coordination

- Stakeholder Outreach and Engagement
- Site Investigations
- Supplemental Subsurface Explorations
- Procurement
- Design-Build Services
- Construction Management

The Design-Build contract with Traylor-Shea Joint Venture was executed in December 2020 and will continue into FY2023. Owner’s Advisor Services are needed for the continued oversight of final design and construction of the Tunnel Project.

This amendment brings the total estimated contract value to date \$73,118,199 (Note: this estimate includes the anticipated Sixth Year budget and the Fifth Year amounts invoiced through April 2022 and projections for May and June 2022).

**Congruence with AlexRenew Strategic Plan**

This action enables AlexRenew’s strategy of Operational Excellence.

**ACTION TAKEN**

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Approved with Modification: \_\_\_\_\_

Modification(s): \_\_\_\_\_  
\_\_\_\_\_

## CEO Board Report May 2022

Dear Members of the Board of Alexandria Renew Enterprises,

During the Alexandria Renew Enterprises (AlexRenew) Board of Directors meeting on May 17, 2022, the Board approved the Fiscal Year (FY) 2023 Operating and Capital Budget. The budget covers July 1, 2022 to June 30, 2023.

In May, AlexRenew had one (1) reported case of COVID-19. AlexRenew continues to adapt its policies to ensure that it follows the CDC guidance and complies with Virginia Department of Labor and Industry standards.

### Operational Excellence

Precipitation for May at Reagan National Airport was 6.36 inches of rain, which is above the Washington, D.C historical average precipitation of 3.99 inches for the month.

Biosolids production for May was 1,732 wet tons, all of which was beneficially used through land application in the Virginia counties of Fauquier, Caroline, Madison, and Spotsylvania.

AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for May 2022.

Treatment	Daily Average Flow	Carbonaceous Biochemical Oxygen Demand	Total Suspended Solids	Ammonia (as N)	Dissolved Oxygen	Total Nitrogen <sup>1</sup>	Total Nitrogen LOAD	Total Phosphorus	Total Phosphorus LOAD
		(Monthly Average)	(Monthly Average)	(Monthly Average)	(Minimum)	(Annual Average)	(YTD)	(Monthly Average)	(YTD)
	MGD	mg/L	mg/L	mg/L	mg/L	mg/L	lb	mg/L	lb.
Permit	54.0	5.0	6.0	Seasonal <sup>2</sup>	6.0	3.0	493,381	0.18	29,603
Reported	38.1	<QL	2.6	0.56	8.2	2.9	132,042	0.09	3,996

### NOTES

1. Total Nitrogen expressed as year-to-date average.
2. Ammonia has seasonal limits: April – October: 1.0 mg/L

### Public Engagement and Trust

#### **Tours and Events**

AlexRenew welcomed 102 visitors in May. Groups included three tours for Episcopal High School students and meetings for the Water Environment Foundation’s Water Leadership Institute, Alexandria’s Environmental Policy Commission, and WaterReuse.

#### **Customer Service**

Customer service received a total of 1,089 calls with 45 percent opting for self-service. Average call answer time was 34 seconds. Call center staff answered 123 emails.

#### **Social Media and Website**

77 percent of people who engaged with us on Facebook during May were from the City of Alexandria; the majority (66.2 percent) were women and 33.8 percent were men. We had 7,437 organic impressions and

517 organic engagements on Facebook. We currently have 3,472 Facebook followers. AlexRenew had 761 organic engagements on Twitter. We have a total of 3,303 followers on Twitter, 2,424 on LinkedIn, and 237 Instagram followers. Alexrenew.com had 7,731 sessions and 13,369 page views during May. We had 59 visitors click through to our website from social media. The RiverRenew website had 578 visitors and 4,984 page views.

*Watershed Stewardship*

See RiverRenew Dashboard. (Attachment 1)

*Adaptive Culture*

Since July 2021, AlexRenew has logged 147,453 hours without a lost time accident.

Thank you for your ongoing dedicated service to AlexRenew.

Regards,

Karen Pallansch  
Chief Executive Officer

# RiverRenew Board of Directors Dashboard



MONTH ENDING: MAY 31, 2022

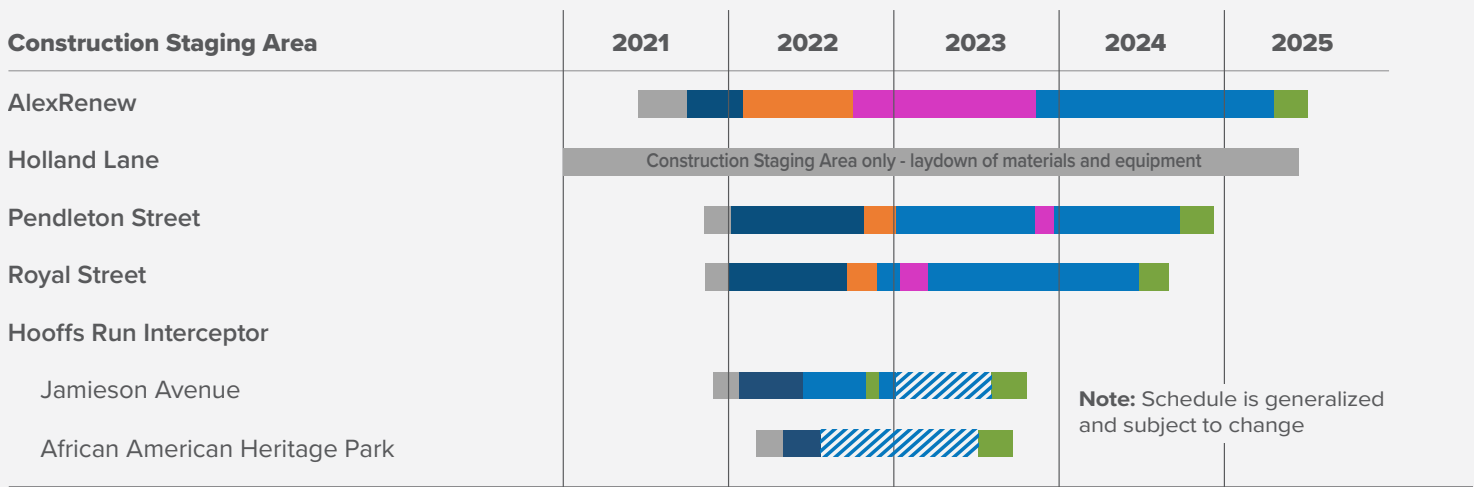
RiverRenew is a program owned and implemented by AlexRenew, Alexandria's public regional wastewater treatment provider.

## RiverRenew Overview

To improve the waterways that connect us, AlexRenew is implementing RiverRenew to prevent millions of gallons of combined sewage from polluting Alexandria's local rivers and streams each year. Three RiverRenew projects at AlexRenew's wastewater treatment plant are complete. The remaining project includes the construction of a new tunnel to connect AlexRenew's wastewater treatment plant to the four existing combined sewer outfalls in Alexandria.

The Tunnel Project is illustrated on Page 4 of this Dashboard. Construction associated with the Tunnel Project started in early 2021 and will continue through 2025 at five primary locations in Alexandria. The phases of construction at each location are illustrated in the schedule below.

## RiverRenew Tunnel Project Schedule



**Note:** Schedule is generalized and subject to change

- Site Preparation
- Support of Excavation
- Excavation
- Permanent Structures
- Restoration
- Tunneling
- ▨ Cut and Cover

## Summary of Major Tunnel Project Delays

Date:	Activity:
12/2021	Monitoring potential supply chain issues due to ongoing pandemic.
12/2021	COVID outbreak at tunnel segment mold plant in Slovenia. Manufacturing for tunnel segment molds relocated to Turkey. Anticipated one-month delay on tunnel segment molds.
1/2022	Concrete for shaft slurry walls delayed due to weather, COVID impacts, shortage of CDL drivers due to Omicron spike, and lack of concrete materials in the Greater Metro D.C. area. Monitoring schedule impacts to critical path.
2/2022	TBM fabrication and delivery delayed by three weeks. Monitoring schedule impacts to critical path.



# RiverRenew Tunnel Project Design-Build Progress

## Overall Project Progress

(Design and Construction)



▲ DEC 2020

JUL 2025 ▲



### Pendleton Street

Site mostly dormant until late summer

Design Progress\*



Construction Progress



JUN 2022 ▲

NOV 2024 ▲



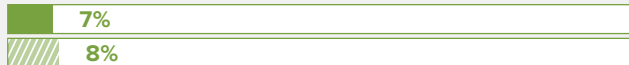
### Royal Street

Completed site prep for slurry wall construction

Design Progress\*



Construction Progress



JUN 2022 ▲

JUL 2024 ▲



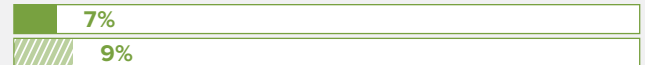
### Hooffs Run

Micropile installation ongoing

Design Progress



Construction Progress



JUN 2022 ▲

Aug 2023 ▲



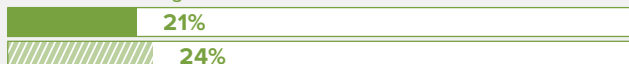
### Waterfront Tunnel

TBM disassembled and shipped to AlexRenew

Design Progress



Construction Progress



APR 2022 ▲

SEP 2023 ▲



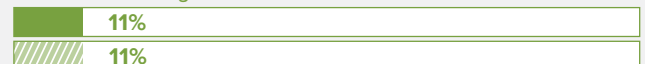
### AlexRenew

Shaft excavation ongoing

Design Progress



Construction Progress



MAY 2022 ▲

JUL 2025 ▲

**LEGEND:** ■ Actual Progress ■ Planned Progress ▲ Planned Completion Date

Actual Progress as of May 31, 2022. Planned Progress bars are representative of updates to Baseline Schedule.

\*The Design-Builder deferred the Pendleton Street and Royal Street designs to prioritize critical path designs at Hooffs Run and AlexRenew. Deferring the Pendleton and Royal Street designs will not impact the project schedule.

# RiverRenew Tunnel Project Six-Month Look-Ahead

## Community Outreach

Event	Date
Community Listening Sessions	Jul 11-14, 2022
Council-Board Workgroup Meeting No. 15	Jul 13, 2022
TBM Welcome Reception	Jul 14, 2022
2022-2023 RiverRenew SAG Meeting No. 3	Jul 21, 2022
2022-2023 RiverRenew SAG Meeting No. 4	Sep 14, 2022

## Pendleton Street

### MAJOR WORK ACTIVITIES

Activity	Date
Backfill	Jul 2022
Shaft support of excavation	Aug 2022

### PERMITS

Permit	Date
DSUP Final Site Plan Approval	Aug 2022
Building Permit - Shaft Support of Excavation	Aug 2022
Building Permit - Shaft Liner and Base Slab	Aug 2022
Building Permit - Shaft Roof	Aug 2022
Building Permit - Permanent Seawall	Oct 2022

## Royal Street

### MAJOR WORK ACTIVITIES

Activity	Date
Shaft support of excavation	Jun 2022
Shaft excavation	Sep 2022

### PERMITS

Permit	Date
DSUP Final Site Plan Approval	Aug 2022
Building Permit - Shaft Liner and Base Slab	Sep 2022
Building Permit - Shaft Roof	Sep 2022
Building Permit - Near Surface Structure and SOE	Oct 2022

## Waterfront Tunnel

### MAJOR WORK ACTIVITIES

Activity	Date
Tunnel boring machine (TBM)	
Arrival and assembly at AlexRenew	Jul 2022
Begin mining	Sep 2022

## Hooffs Run

### MAJOR WORK ACTIVITIES

Activity	Date
North of Jamieson Ave	
Support of excavation	Jun 2022
Micropile installation	Ongoing through Jun 2022
Diversion Chamber construction	Jul 2022
Open cut construction	Aug 2022
Restore Marriott driveway	Oct 2022
African American Heritage Park	
Support of excavation	Jun 2022
Junction Chamber construction	Jul 2022
Open cut construction	Aug 2022

### PERMITS

Permit	Date
DSUP Final Site Plan Approval	Jun 2022

## AlexRenew

### MAJOR WORK ACTIVITIES

Activity	Date
Pumping Shaft and Screening Shaft excavation	Ongoing through Jun 2022
Screening Shaft base slab construction	Jul 2022
HGL Control Structure support of excavation	Jul 2022
Hooffs Run Interceptor (portion at AlexRenew)	Sep 2022
Near surface structures deep foundations installation	Oct 2022
Pumping Shaft base slab construction	Nov 2022

### PERMITS

Permit	Date
Building Permit - Shaft Liner and Base Slab	Jul 2022
DSUP Final Site Plan Approval	Jul 2022
Building Permit - Superstructure Architectural	Sep 2022
Building Permit - Near Surface Structures	Oct 2022

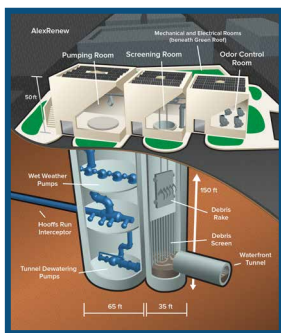
# RiverRenew Tunnel Project Snapshot

The Tunnel Project includes the following major components: a two-mile-long, 12-foot-wide, 100-foot-deep tunnel; a six-foot-wide sanitary sewer interceptor; diversion facilities to capture combined sewer discharges; and two pumping stations.



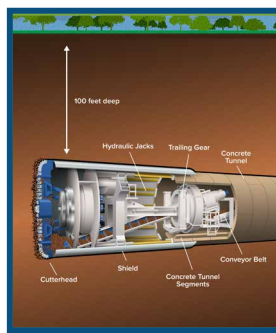
**Hooffs Run Interceptor**

Click [here](#) to learn more about upcoming activity at our Hooffs Run site.



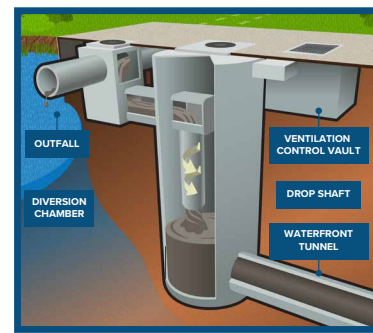
**Pumping Station**

Click [here](#) to take a 3D tour of RiverRenew's future pumping station.



**Waterfront Tunnel**

Click [here](#) to watch an animated video about RiverRenew and learn how the Waterfront Tunnel will be constructed.

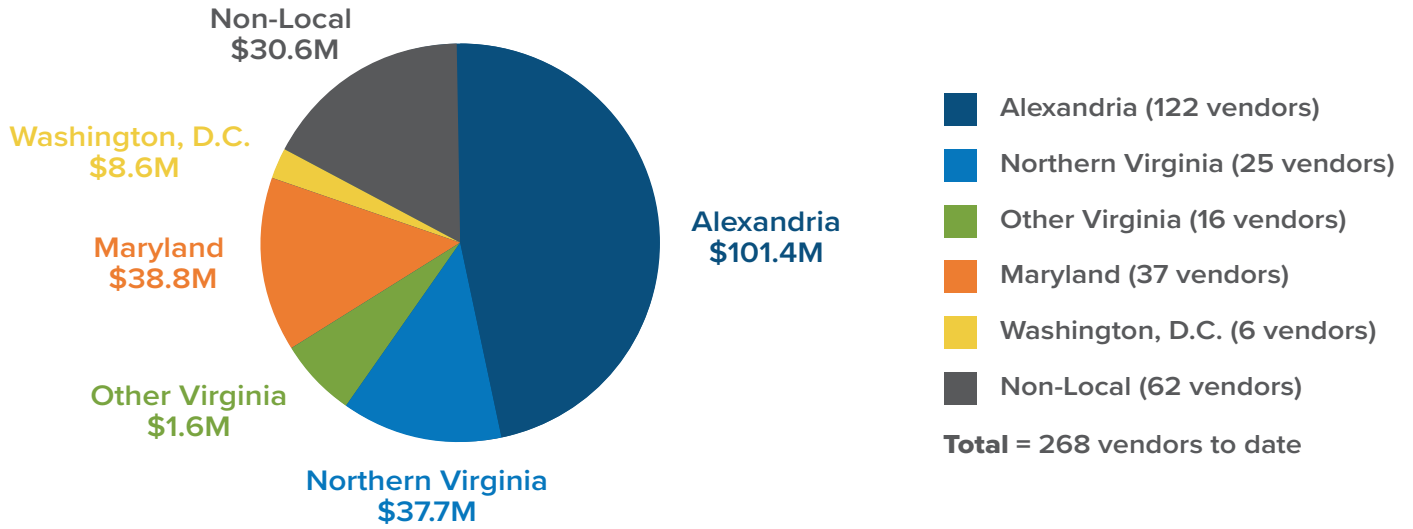


**Diversion Facility**

Click [here](#) for an introduction to diversion facilities from two RiverRenew engineers.

# RiverRenew Program Costs to Date

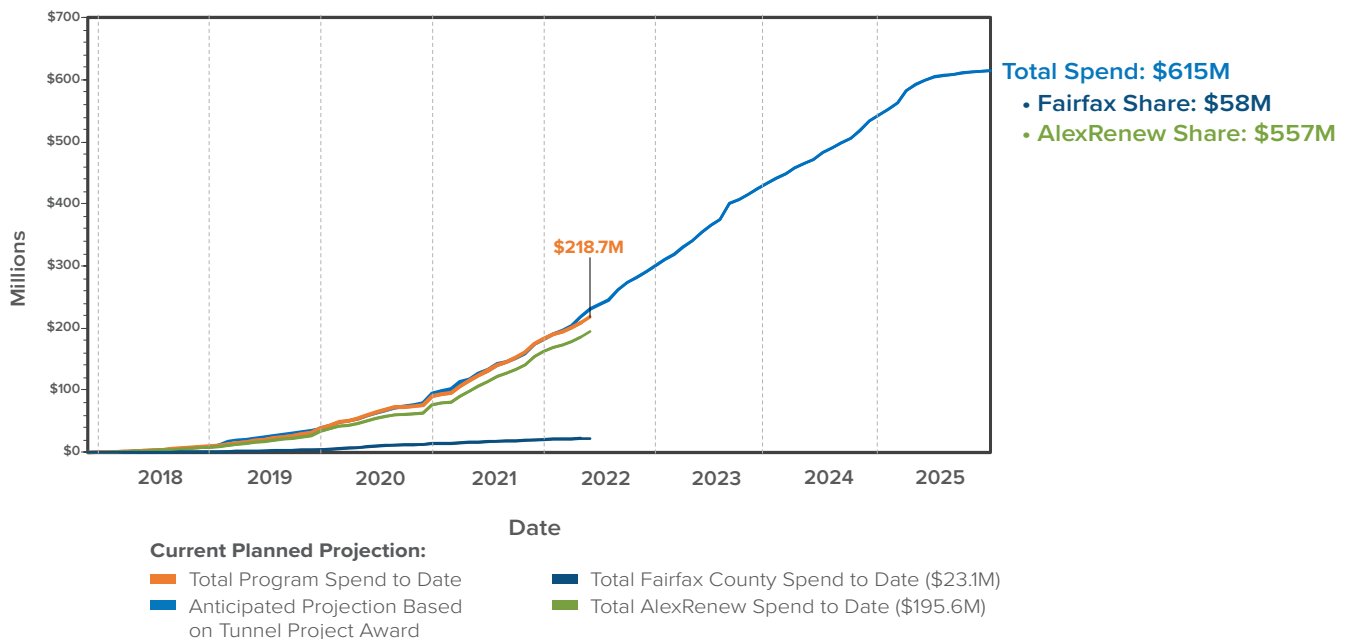
## RiverRenew Spend to Date by Locality



## RiverRenew Tunnel Project Contracts

Vendor	Role	Contract Type	Contract No.	Contract Date	Spent to Date (\$ millions)
Traylor-Shea Joint Venture	Design-Builder Tunnel System Project	Design-Build	19-079	Dec 2020	\$106.6
Brown and Caldwell	Owner's Advisor	Professional Services	17-022	Nov 2017	\$57.4
EPC	Resident Engineering & Inspection Tunnel System Project	Professional Services	20-013	Apr 2020	\$6.0
Completed RiverRenew Wastewater Projects to Pave the Way for the Tunnel Project					\$48.7

## RiverRenew Cash Flow Analysis



Note: As of May 31, 2022.

# RiverRenew Community Outreach



## Community Meetings

**Community meetings** are presentations given to various stakeholder groups, including the SAG, and community listening sessions. These presentations can be delivered in person or virtually.

### Highlights:

2022-2023 RiverRenew SAG Meeting No. 2: **May 19**

### Looking Ahead:

- Community Listening Sessions, Pendleton St: **July 11**
- Community Listening Sessions, Royal St: **July 12**
- Community Listening Sessions, AlexRenew: **July 13**
- Community Listening Sessions, Hooffs Run: **July 14**
- 2022-2023 RiverRenew SAG Meeting No. 3: **July 21**

\*Community Listening Sessions will be held adjacent to each respective construction site.

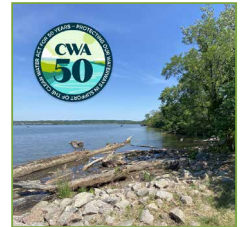


## Digital Programming

**Digital programming** keeps the community connected to RiverRenew with regular program updates on RiverRenew.com, content on AlexRenew's social media pages, and distribution of *The River Renewer*, a quarterly newsletter promoting updates and milestones to more than 500 contacts.

### Highlights:

- An on-site **interview** with the project manager for the RiverRenew Tunnel Boring Machine
- A **video** showing the start of screening shaft excavation
- An ongoing **campaign** celebrating the 50th anniversary of the Clean Water Act



## Community Events

Participating in or co-sponsoring **community events** strengthens AlexRenew's relationship with its water and community partners.

### Highlights:

- Sip 'n See events ongoing
- Bike to Work Day: **May 20**
- Waterfront Walk: **May 21**

### Looking Ahead:

- Sip 'n See event at Hooffs Run: Tuesdays between 11 a.m. and 1 p.m.
- Sip 'n See event at Royal Street: Wednesdays from 11 a.m. to 1 p.m.

Note: Pendleton Street Sip 'n See will resume on Thursdays in August when work resumes on the site



## Education

**Education** initiatives are intended to engage audiences of all ages and help them learn more about RiverRenew and its technical components.

### Highlights:

- Delivered presentations to students from Jefferson-Houston PreK-8 and Episcopal High School



## Council-Board Workgroup

The **Council-Board Workgroup** comprises two members from AlexRenew's Board of Directors and two members from the Alexandria City Council.

### Looking Ahead:

- Council-Board Workgroup Meeting No. 15: **July 13**



## Community Days

**Community days** feature project-specific events to celebrate construction progress on the Tunnel Project and engage the community along the way.

### Looking Ahead:

- TBM Welcome Parade: **early July**

# Monthly Construction Spotlight



## Shaft slurry wall construction underway at the Royal Street site

RiverRenew crews have finished preparing our Royal Street site for shaft slurry wall construction.

Throughout the month of May, the team positioned large cranes and other heavy equipment on site, erected temporary trailers for workers and equipment, and set up a fully operational slurry plant.

Slurry is a thick concrete and water mixture with a consistency similar to ketchup. This dense material fills the ground as a large hydromill crane digs down approximately 150 feet, creating deep walls from the top down. Completing this process will allow the team to excavate a shaft inside these walls, which will eventually form the base of the Royal Street diversion facility.

Check out photos of our ongoing work and learn more about slurry wall construction and any potential impacts to local traffic and bike lanes at [RiverRenew.com/news/program-updates/002-slurry-wall](https://www.RiverRenew.com/news/program-updates/002-slurry-wall).

## Building for the Future of Alexandria's Waterways

To learn more, visit [www.RiverRenew.com](https://www.RiverRenew.com)



# Monthly Financial Report



**Month:** May 2022

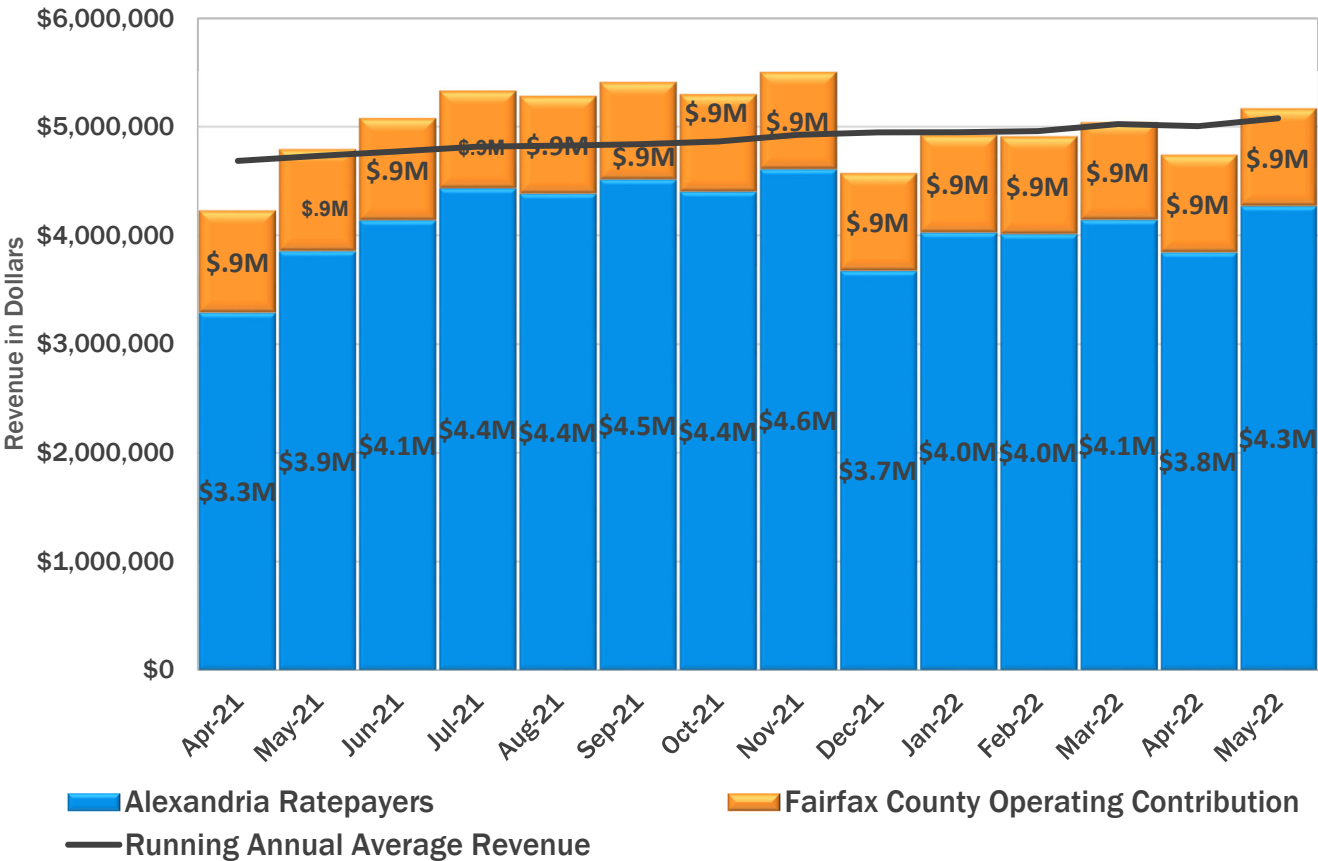
**Overview**

Monthly performance of AlexRenew’s annual approved budget is reviewed and evaluated against actual to planned spend rates, historical trends, appropriate benchmarks and internal financial policies, to ensure overall organizational financial stability.

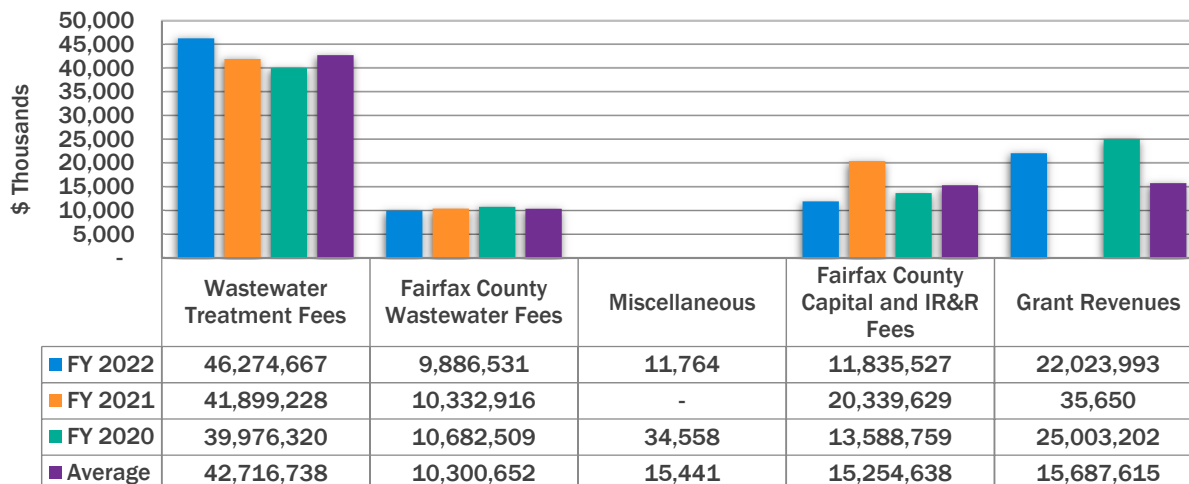
**Revenues**

- FY22 operating revenues total \$56.2 million through the end of May with approximately \$46.3 million in Wastewater Treatment Charge revenue and \$9.9 million collected from Fairfax County. Wastewater Treatment Charge revenue is approximately \$4.4 million (10.4%) more compared to the same time period in FY21, and \$2.4 million (5.58%) above the Fiscal 2022 YTD budget. Data indicates a slight increase month-over-month in customer revenue due to seasonal trends. Finance staff will continue to monitor the trend in coming months.
- Revenue performance is primarily driven by billed flows that may be impacted by seasonality and by the Virginia American Water meter reading process, which can vary month-to-month.
- The Fairfax County operating expense charge and IR&R contribution YTD are on budget respectively. Fairfax County capital outlay contributions are also in-line with capital expenditures.

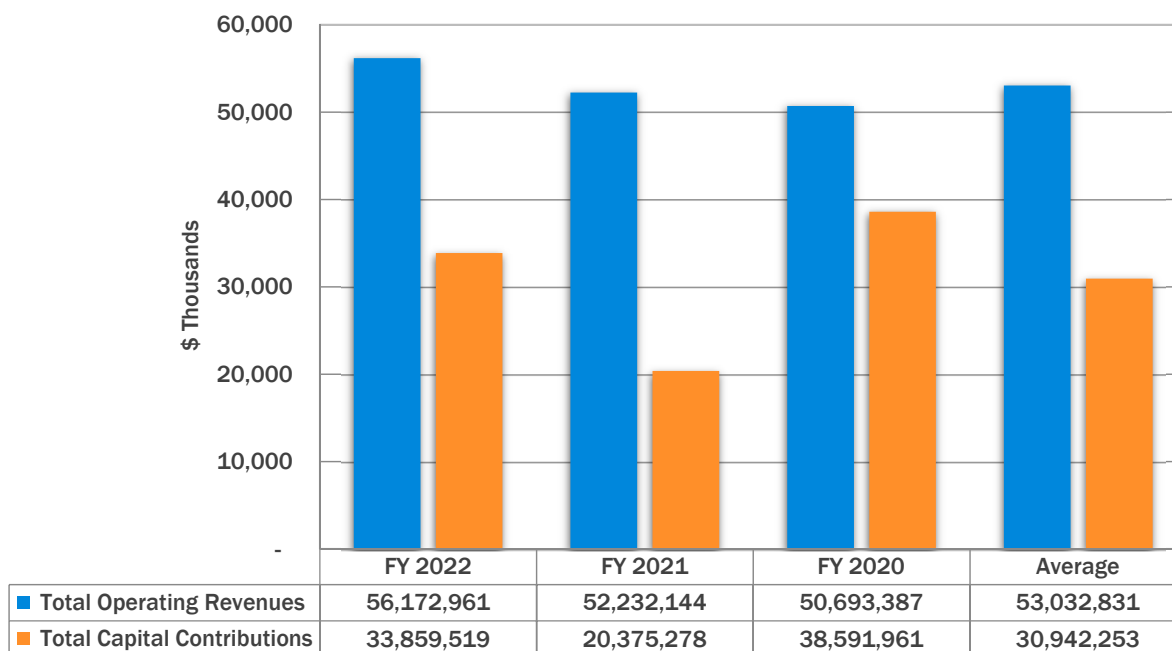
**Monthly Wastewater Treatment Fee Revenue**



## Annual Revenue and Capital Contributions 3 Year Comparison



## Operating Revenue vs. Capital Contributions





## Expenses

FY22 operating and maintenance expenses are approximately 9% or \$2.29 million under the year-to-date budget, representing a spend rate of 83.6%. While utility costs have decreased slightly, other expenses such as chemicals, maintenance and general administrative activities are rising due to inflationary pressures.

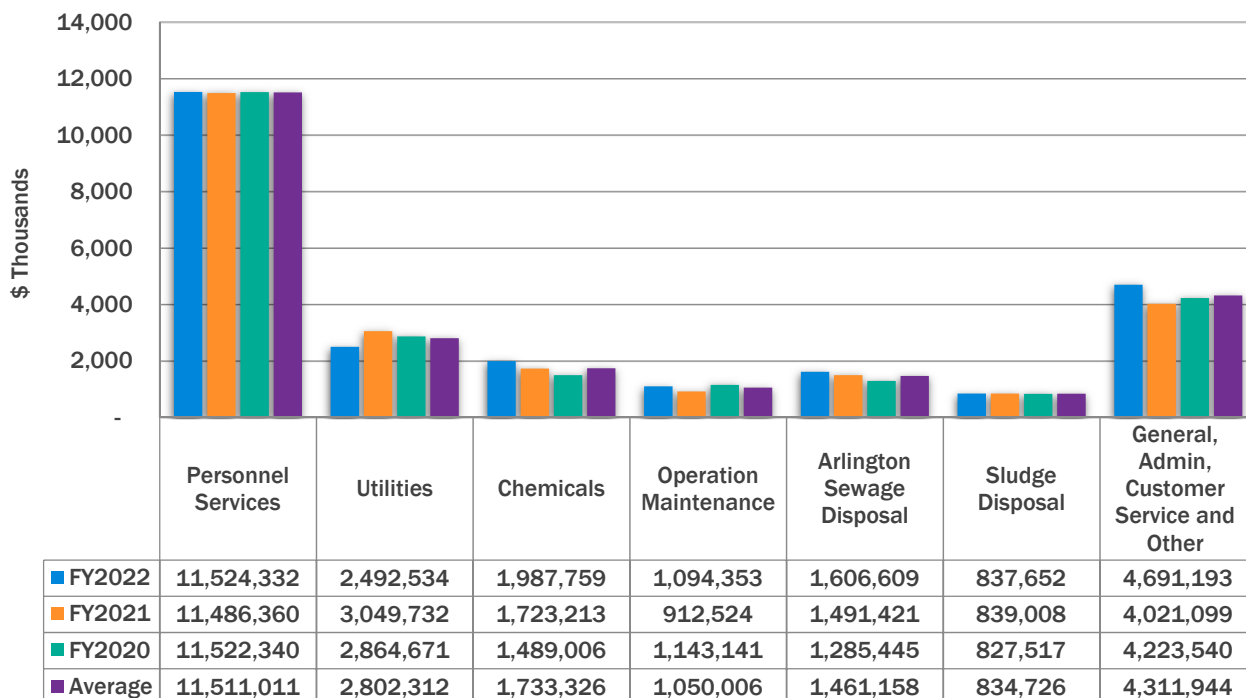
Capital outlay expenses are \$46.3 million year-to-date, representing a spend rate of 66.4%.

At eleven (11) months into the fiscal year, the overall spend rate is 56.2% of the total budget.

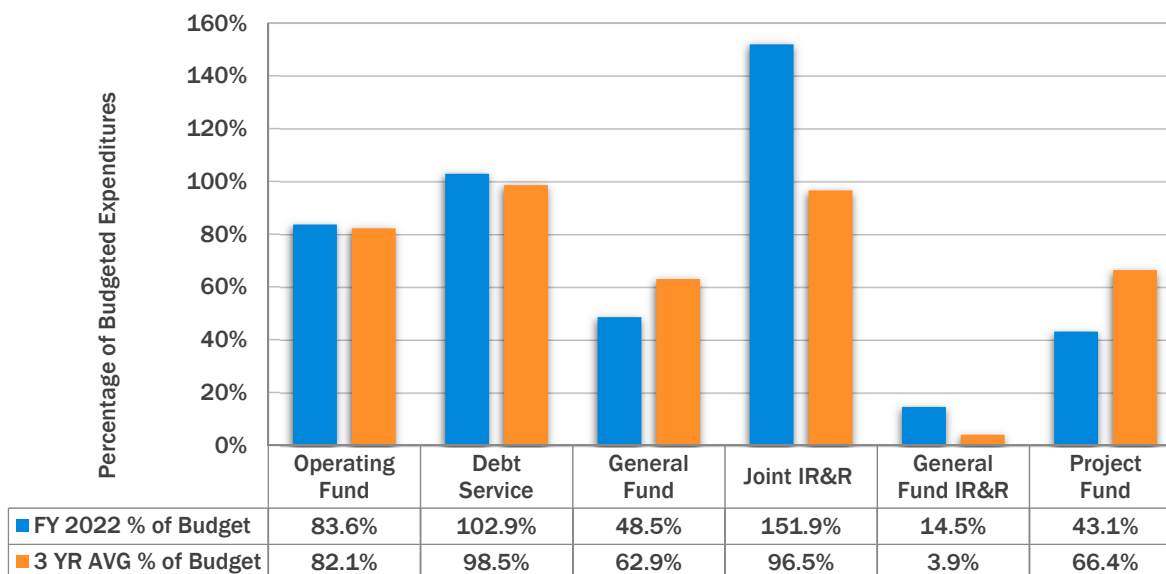
### Expenses by Fund

ACTUAL VS. BUDGET Through May 2022					SPEND RATE		
(\$ Millions)	FY 2022	FYTD 2022	3 YR AVG	FYTD 2022	FY 2022	3 YR AVG	Variance FY22
Expenses (By Fund)	BUDGET	ACTUAL	ACTUAL	BUDGET	% of Budget	% of Budget	to 3 YR AVG
Operating Fund	\$ 28.39	\$ 23.74	\$ 23.34	\$ 26.02	83.6%	82.1%	1.5%
Debt Service	13.92	14.32	13.88	12.76	102.9%	98.5%	4.3%
General Fund	72.40	35.13	16.03	66.37	48.5%	62.9%	-14.4%
Joint IR&R	5.70	8.66	5.02	5.23	151.9%	96.5%	55.4%
General Fund IR&R	0.12	0.02	0.01	0.11	14.5%	3.9%	10.5%
Project Fund	107.50	46.29	46.63	98.54	43.1%	66.4%	-23.3%
<b>Total</b>	<b>\$ 228.03</b>	<b>\$ 128.15</b>	<b>\$ 104.91</b>	<b>\$ 209.03</b>	<b>56.2%</b>	<b>73.1%</b>	<b>-16.9%</b>

### Annual Operating Expenses 3 Year Comparison



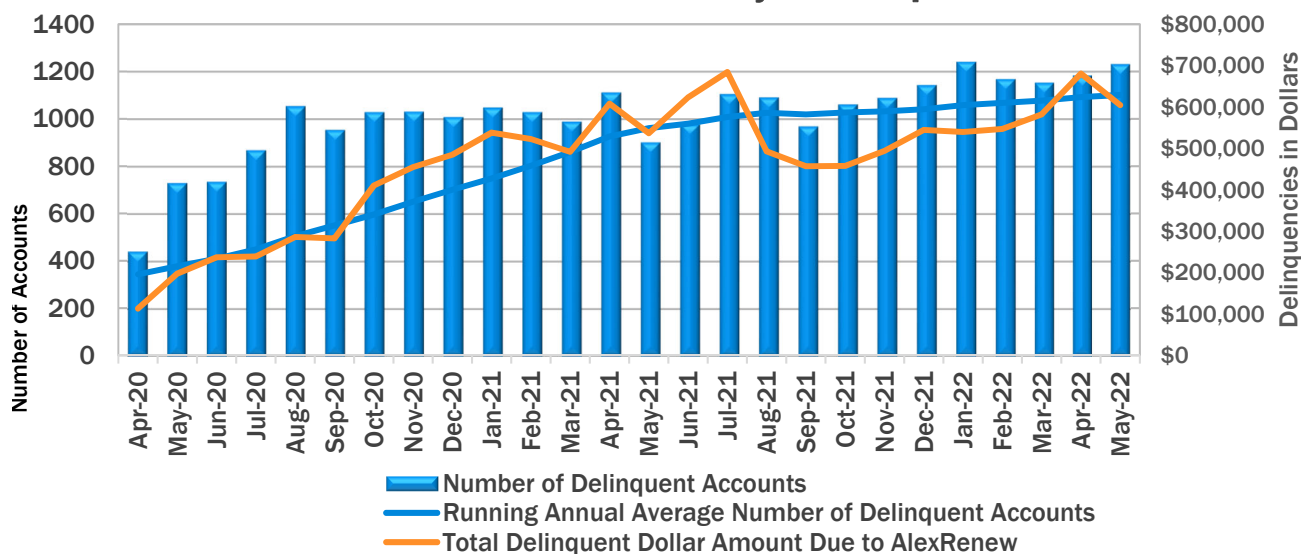
## Expenditure Budget Comparison By Fund FY 22 vs. 3 Year Average



### Delinquencies

The number of accounts that are delinquent by more than 60 days was 1,231 in May and increased by 40 accounts month-over-month. The total dollar amount owed to AlexRenew from these accounts totaled \$604,897 at the end of May and decreased by \$76,002 month-over-month. The decrease was primarily driven by decreases in the balances owed by commercial customers with unpaid bills. AlexRenew continues to work with customers with unpaid bills to establish payment plans, evaluate eligibility for relief programs, and otherwise assist them in bringing their accounts current.

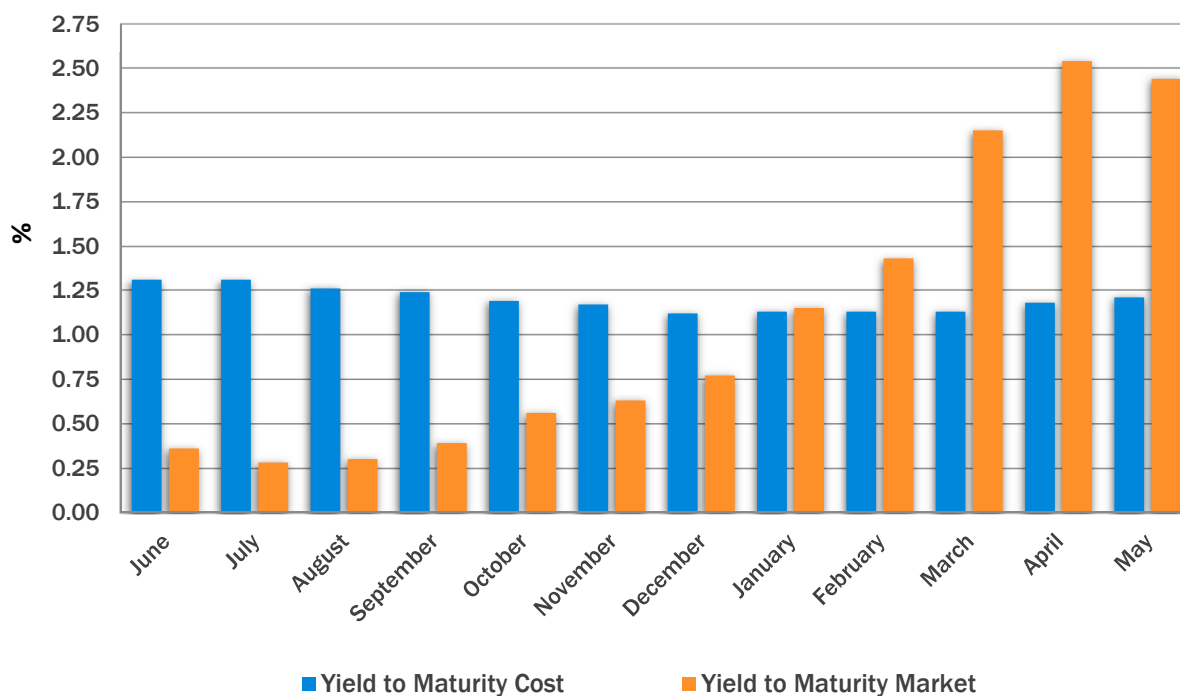
### Active Accounts 60+ Days Delinquent



## Investments

PFM Investment Advisors manages approximately \$21 million of AlexRenew's \$24 million investment portfolio. The following graph demonstrates current earnings on investments of approximately 1.21%; a level higher than general bank deposit earnings rates.

### Investment Yield Percentage to Maturity (Investments managed by PFM) Through May 2022

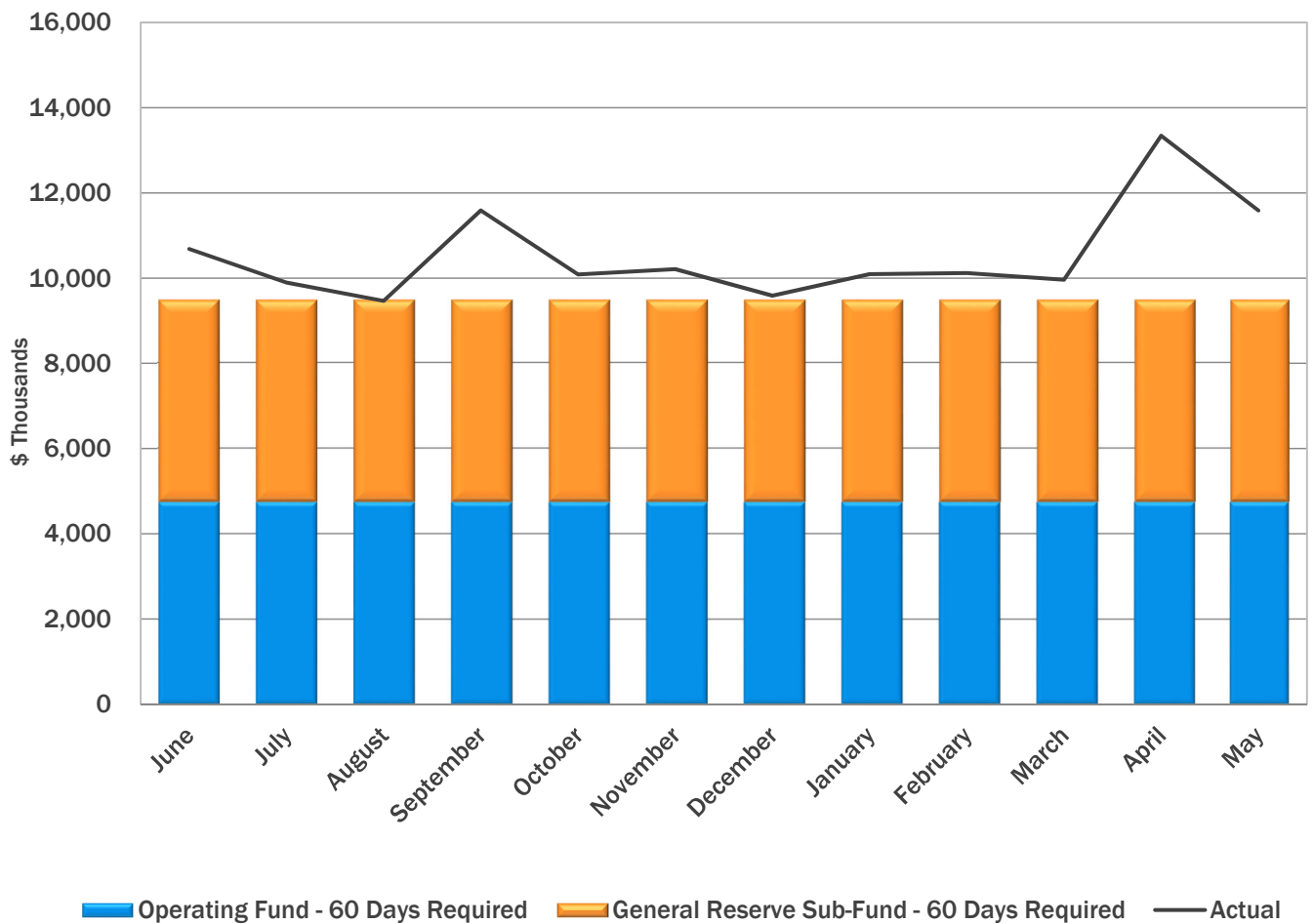


## Cash Reserves

AlexRenew's Indenture requires that it maintain a balance on deposit in the Operating Fund equal to not less than 60 days of budgeted operating expenses. AlexRenew's Financial Policy requires a balance on deposit in the General Reserve sub-Fund, also equal to not less than 60 days of budgeted operating expenses. In total, these combined compliance conditions require AlexRenew to maintain at least 120 days cash on hand, and for FY22 this equals a minimum of \$9,462,334. The chart and graph below demonstrate that AlexRenew currently exceeds this requirement.

Board Policy 120 Days Cash Reserves	Actual	Percentage of Goal
<b>As of May, 2022</b>		
Total Operating Cash	\$ 3,993,902	
Total Certificates of Deposit (Cash Equivalent)	\$ 2,864,913	
CARE ACT COVID19 Funding Balance	\$ -	
Total Operating Cash	<u>\$ 6,858,815</u>	
Total General Reserve Sub-Fund Cash	<u>4,731,167</u>	
Total Operating and General Reserve Sub-Fund Cash	<u>11,589,982</u>	122%

### Cash Reserve Policy

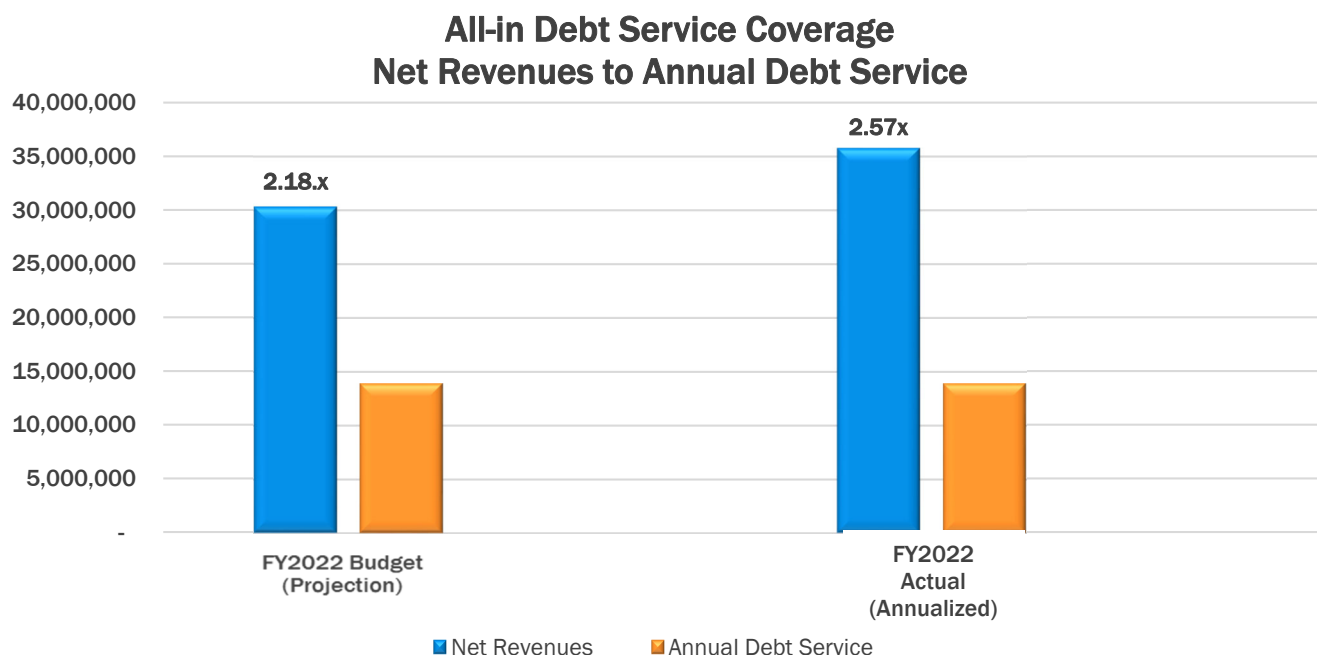


## Debt Service Coverage

The Indenture also requires AlexRenew to maintain minimum debt service coverage such that Revenues less Operating Expenses or Net Revenues (each term as defined in the Indenture) is at least 1.10x the parity debt service due in any fiscal year. Compliance with Board-approved financial policies requires AlexRenew to maintain a higher minimum debt service coverage of at least 1.50x applying the same criteria as defined above.

In both cases, AlexRenew currently exceeds its compliance standard as indicated below. The 2.18x designated in the graph below represents projected coverage for FY22 based on original FY22 budget expectations. At ten months into the fiscal year, annualized results would indicate coverage of at 2.57x, ahead of the budgeted projection of 2.18x.

Financial Policy Compliance - All-In Debt Service Coverage	FY 2022 Actual	FY 2022 Budget
<b>Gross Revenues Available for Debt Service Coverage:</b>		
Wastewater Treatment Charges - Alexandria Ratepayers	50,481,455	47,814,540
Fairfax County Operating Expense Charge	10,785,306	10,785,305
Reimbursement from other systems	12,833	-
Investment Income	380,707	115,000
Less Restricted Investment Income	-	-
<b>Total</b>	<b>61,660,301</b>	<b>58,714,845</b>
<b>LESS Operating Expenses</b>	<b>(25,892,917)</b>	<b>(28,386,991)</b>
<b>Net Revenues [a]</b>	<b>35,767,384</b>	<b>30,327,854</b>
<b>Annual Debt Service [b]</b>	<b>13,919,620</b>	<b>13,919,620</b>
<b>Calculated All-In Debt Coverage [a/b]</b>	<b>2.57x</b>	<b>2.18x</b>
<b>Financial Policy Target</b>	<b>≥1.50x</b>	<b>≥1.50x</b>



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## **Glossary:**

### **Revenue Fund**

All revenue receipts of Alexandria Renew are deposited in the Revenue Fund.

### **The Operating Fund**

The Operating Fund accounts for the administration and maintenance of the wastewater treatment system. By Board policy, the Operating Fund shall maintain 120 days of cash in reserve.

### **Parity Debt Service Fund**

The Parity Debt Service Fund shall have deposited in it one-twelfth (1/12th) of the annual required debt payment due within the budget year. Deposits are restricted funds for use to make semiannual payments in accordance with the Alexandria Renew Trust Agreements.

### **Joint Improvement, Renewal & Replacement (IRR) Fund**

The IR&R Fund receives deposits directly from Fairfax County (60% of IR&R budget) and from AlexRenew customer revenue (40% of IR&R budget) for asset renewal of joint use facilities. The contribution to the IRR Fund is 0.7% of the total amount of capital expenditures made subsequent to October 1, 1997, for the joint portion of the system, as set forth by the service agreement with Fairfax County.

### **Project Fund**

The Project Fund records the cost of each joint use capital project included in the AlexRenew Capital Improvement Plans (CIP). The plans for current and future capital projects, both joint and City only, is summarized in a Ten-Year CIP. City use only CIP are accounted for within the General Fund.

### **General Fund**

The General Fund serves as reserve fund to be used for any lawful purpose of the Authority. Deposits to the General Fund are made from the Revenue Fund after all other fund expenditures and requirements have been satisfied. Alexandria Renew principally uses the General Fund to finance specific capital improvements and to provide sufficient reserves in accordance with policy.