



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

703.721.3500 | 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

Mark Jinks

CHIEF EXECUTIVE OFFICER

Justin Carl, PE

GENERAL COUNSEL

McGuire Woods, LLP

MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Secretary-Treasurer

DATE: February 14, 2023

SUBJECT: Regular Board of Directors Meeting

The Regular Meeting of the Board of Directors will be held Tuesday, February 21, 2023, at 6:00 p.m. at Alexandria Renew Enterprises.

There are currently two new business items for Board approval:

- ◆ Review and Approve Board Policy on Prequalification Process for Construction Projects (Joint Use)
- ◆ Request for Board Participation on the Ellen Pickering Award Selection Committee (Alex Only)





Agenda

Alexandria Renew Enterprises Board of Directors Meeting
Tuesday, February 21, 2023, @ 6:00 p.m.
1800 Limerick Street, & via livestream on YouTube Link
<http://board.alexrenew.org>

No.	Item	Presenter	Action Required
-----	------	-----------	-----------------

The Tuesday, February 21, 2023, 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: <http://board.alexrenew.org>

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

Public comment will also be received at this meeting. If you wish to speak during public comment, please email or call the Board Secretary at (703) 721-3500 ext. 2260 in advance so you can be added to the speakers list. A recording of the meeting will be posted on <http://www.alexrenew.com> after the meeting.

1.	Call to Order (6:00 p.m.)	Chairman	
2.	Approval of Agenda (6:02 p.m.)	Chairman	Approval
3.	Public Comment Period (6:05 p.m.)	Chairman	
4.	Consent Agenda (6:14 p.m.)	Chairman	Approval
	A. Minutes (Meeting January 17, 2023) (Tab 1)		
5.	Unfinished Business (6:16 p.m.)	Chairman	Approval
	A. None		
6.	New Business (6:18 p.m.)	Chairman	Approval
	A. Rate History & Principles Presentation (Alex Only)	Mr. Carl	
	B. Review and Approve Board Policy on Prequalification Process for Construction Projects (Joint Use) (Tab 2)		
	C. Request for Participation on the Ellen Pickering Award Selection Committee (Alex Only) (Tab 3)		
7.	AlexRenew Monthly Outcomes Update (7:15 p.m.) (Tab 4)	Mr. Carl	Information
8.	Closed Session for discussion of a personnel matter (7:30 p.m.)	Chairman	
9.	Adjourn (7:40 p.m.)	Chairman	

Times shown in parentheses are approximate start times 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, March 21, 2023 @ 6:00 p.m.

A Finance and Audit Committee Meeting is scheduled for Monday, March 27, 2023 @ 5:00 p.m.

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

Chairman- John Hill • Vice Chairman- Jim Beall
• Secretary-Treasurer-William Dickinson
• Members- Adriana Caldarelli, Mark Jinks

Minutes of the 903rd Meeting
“Celebrating Over 60 Years of Continuous Environmental Excellence”
Alexandria Renew Enterprises
6:00 p.m., Tuesday, January 17, 2023

On Tuesday, January 17, 2023, 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. Mark Jinks, Member

Staff: Ms. Karen Pallansch, Chief Executive Officer
Ms. Allison Deines, Interim Chief Water Quality Officer
Mr. Charles Phillips, Chief Operator
Ms. Jean Manuel, Secretary to the Board

Counsel: Ms. Amanda Waters, General Counsel,
McGuireWoods LLP

Fairfax County
Representative: Mr. Shahram Mohsenin, Division Director
Wastewater Planning & Monitoring Division

City Representative: Ms. Erin Bevis-Carver, 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 6:00 p.m.

Approval of Agenda

The Chairman requested that members review and approve the agenda. There were no requested edits or changes. Mr. Dickinson moved, and Mr. Beall seconded. The Board unanimously approved.

Public Comment Period

There being no members of the public in attendance and 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 December 20, 2022, meeting. There being no changes to the Minutes, Mr. Beall moved approval and Mr. Jinks seconded. The Board unanimously approved

Unfinished Business

A. None

New Business

A. Board Proclamation for Karen Pallansch

The AlexRenew Board of Directors issued a Proclamation recognizing the CEO's contributions to Alexandria Renew Enterprises. He read the Proclamation into the record and reported that the entire Board provided input.

WHEREAS, Karen Pallansch joined the Alexandria Sanitation Authority in 1994, and has served as its Chief Executive Officer and General Manager since 2005; and

WHEREAS, during her 17 years as Chief Executive she earned the enduring respect of the Board of Directors by flawlessly managing daily operations, transforming the Alexandria Sanitation Authority into Alexandria Renew Enterprises (AlexRenew), and launching the RiverRenew program that will forever improve the water quality of the Potomac River; and

WHEREAS, she kept an unwavering focus on AlexRenew's core mission of wastewater treatment, achieving 15 Peak Performance awards from the National Association of Clean Water Agencies for no permit violations; and

WHEREAS, she was a responsible financial manager, installing sound practices that have ensured a AAA bond rating, and enabled AlexRenew to efficiently respond to stringent compliance requirements while keeping rates reasonable and predictable; and

WHEREAS, she installed sophisticated strategic planning processes that enable the Board of Directors to exercise proper oversight and provide ratepayers visibility into the operations of AlexRenew; and

WHEREAS, she recruited, developed, and inspired a talented workforce that will maintain AlexRenew's flawless performance and environmental leadership for years into the future; and

WHEREAS, she developed Alexandria Renew Enterprises into an anchor institution that brings together all stakeholders to improve environmental quality in the Potomac watershed; and

WHEREAS, she envisioned a wastewater treatment facility that is open and accessible, with an Environmental Center welcoming community groups, and a storage-tank-topped sports field utilized by Alexandria's soccer leagues; and

WHEREAS, she conceived an outreach program that involves the community in new and creative ways, from an on-line presence that is a model of clarity, to school-based programs that excite young students about environmental issues, to the formation of advisory groups that engage community leaders from across Alexandria; and

WHEREAS, she boldly chose to undertake the RiverRenew Program to resolve Alexandria's combined sewer overflow problem within the 2025 deadline set by the Virginia General Assembly; and

WHEREAS, she assembled the RiverRenew team of employees, contractors, and consultants that has inspired the city with the boldness of its engineering solution and its on-schedule progress despite America's longest government shutdown and a worldwide pandemic; and

WHEREAS, she engaged civic leaders and residents in Alexandria's largest public works project through all means of communication, from stakeholder committees, to a popular website with instructive videos and real-time views of the construction sites, to a children's book that follows "Wayne the Crane" and other construction personalities, to weekly "sip and see" events where residents can talk directly with the engineers on-site; and

WHEREAS, the Board of Directors of Alexandria Renew Enterprises expresses its appreciation to Karen Pallansch for building a nationally-recognized wastewater utility that is far stronger than when she started and that has forever improved the environmental quality of Alexandria and the Potomac River watershed.

NOW, THEREFORE, THE BOARD OF DIRECTORS hereby recognizes Karen Pallansch for her outstanding contribution to Alexandria Renew Enterprises, the City of Alexandria, its residents, businesses, and others served by AlexRenew in Fairfax County.

Ms. Pallansch thanked the Board, staff, and family members for their continuous support. She noted how small the water industry is and thanked everyone who has helped make her life successful. Additionally, through her leadership, Ms. Pallansch hoped to inspire others to see the possibilities of a utility and how this important work helps all of our communities, especially in Alexandria. She thanked everyone for their kind words.

The Chairman reported Ms. Pallansch has made Board service enjoyable and rewarding, but also easy, noting that AlexRenew's strong staff reflects her leadership. Ms. Pallansch reported that it means a lot that she has been able to support the Board.

There being no additional questions or comments, the Chairman requested a motion to approve the Proclamation. Mr. Dickinson moved, and Ms. Caldarelli seconded. The Board unanimously approved.

CEO Monthly Outcome Reports

Ms. Pallansch noted that members had her written report and referenced the Info Items Package in the last tab of the Board package. The Virginia General Assembly is in legislative session with approximately 1,900 bills being introduced. The last day to introduce bills is January 20, 2023. AlexRenew's Legislative Consultant; Preston Bryant, from McGuire Woods, VAMWA, and VWWA are currently in Richmond representing AlexRenew and monitoring bills for staff. Alexandria's Assistant City Manager, Sarah Taylor, is also monitoring the legislative session on behalf of the City. Crossover is February 8, 2023 when staff learn which bills will move forward. The new GM will keep the Board informed on the legislative progress.

Ms. Pallansch inquired if Members had questions on the RiverRenew Dashboard. The Chairman inquired and Ms. Pallansch confirmed that pile driving at Pendleton Street begins in February. Ms. Pallansch reported on the Council-Board Workgroup and Stakeholder Advisory Group (SAG) meetings on Wednesday, January 18, at 5:00 p.m. and from 7:00 p.m. to 9:00 p.m., respectively. Both meetings will include a presentation on Pendleton Street pile driving which Ms. Pallansch will provide to the Board. (See attached)

Mr. Dickinson inquired about two (2) permit requests on page 3 of the Dashboard. Mr. Jinks and Ms. Pallansch clarified that the requests are staff amendments to final site plans that do not require Council approval.

The Chairman inquired about an increase in delinquent accounts and if the \$500 thousand disbursed under the Cares Act will offset the \$900 thousand in the financial report; and Mr. Dickinson inquired on whether the delinquencies are primarily residential or commercial customers. Ms. Pallansch reported that the disbursement through the CARES Act was a one-time disbursement and reported that most delinquencies are from residential customers. Ms. Pallansch reported that due to the pandemic and in alignment with other utilities, AlexRenew discontinued shut-off notices for accounts in arrears. Once the shut-off process resumes, it will be a four (4) to six (6) month period before the customer receives the turn off notice. The CEO discussed the process of resuming customer shut-offs and offering a chance to pay or set up a payment plan. Ms. Caldarelli inquired about delinquencies slowly declining due to payment plans, and how this is reflected in the Budget. Ms. Pallansch confirmed the expected decline in delinquencies and noted that it is accounted for in AlexRenew revenue projections. The Chairman inquired if there is a general reason behind the non-payments, as a possible future discussion topic. Ms. Pallansch reported the reasons for non-payments have not been discussed with customers, however, there are customers who do not pay because there are no consequences. There are also customers who are having to choose between paying the bill or other living necessities. Staff works with customers who have a desire to pay and have a financial need for assistance. Mr. Jinks reported that communities are seeing financial pressures from all over and people are having to set priorities and decide which bills to pay.

Ms. Pallansch referenced the Board Calendar updates and requested that members contact the Board Secretary with any questions or edits

There being no additional Board business, the Chairman requested a motion to adjourn. Ms. Caldarelli moved, and Mr. Jinks seconded. The Board unanimously approved. The meeting adjourned at 6:27 p.m.

APPROVED:

Secretary-Treasurer

City Council/AlexRenew Board CSO Subcommittee/Workgroup

Meeting No. 17

January 18, 2023

Recap from October Meeting

- Provided a summary of noise variances with the City of Alexandria
- Tunnel Project Update
- Community Outreach Update

Tonight's Presentation

- Tunnel Project Update
- Update on pile driving activities and mitigation techniques at the Pendleton Street Site
- Community Outreach Update

Tunnel Project Update

Tunnel segments loaded onto MSV

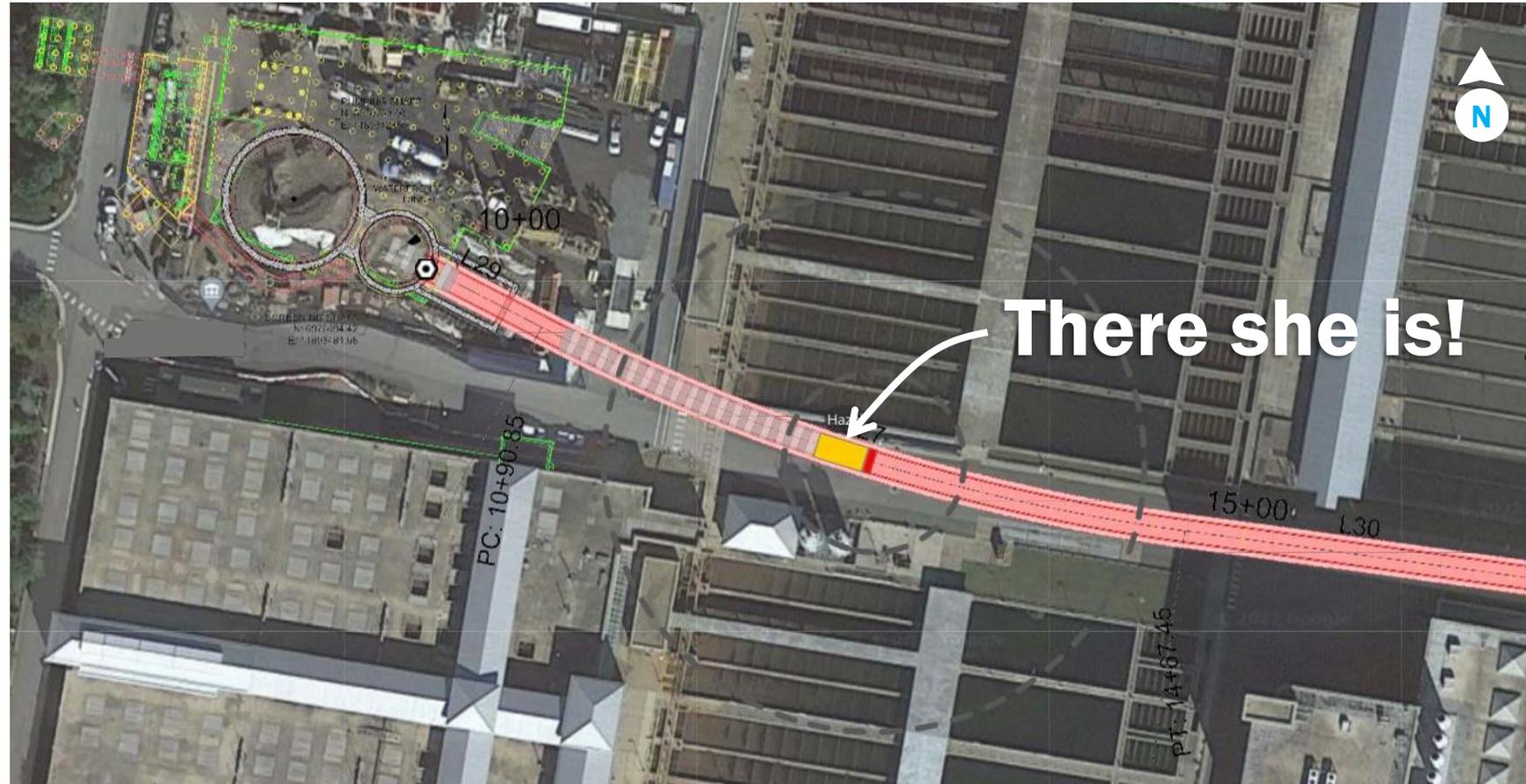
Summary of RiverRenew Tunnel Project noise variances permitted by the City of Alexandria.

Site	Activity	Noise variance	Hauling	Dates
Pendleton Street	Shaft excavation	5 a.m. – 11 p.m. (Mon-Fri)	7 a.m. – 6 p.m. (Mon-Fri)	Dec 2022 – May 2023
	TBM removal	24/7	7 a.m. – 6 p.m. (Mon-Fri)	Oct 2023 – Dec 2023
AlexRenew	Tunnel construction	24/7	7 a.m. – 6 p.m. (Mon-Fri)	Aug 2022 – Oct 2023

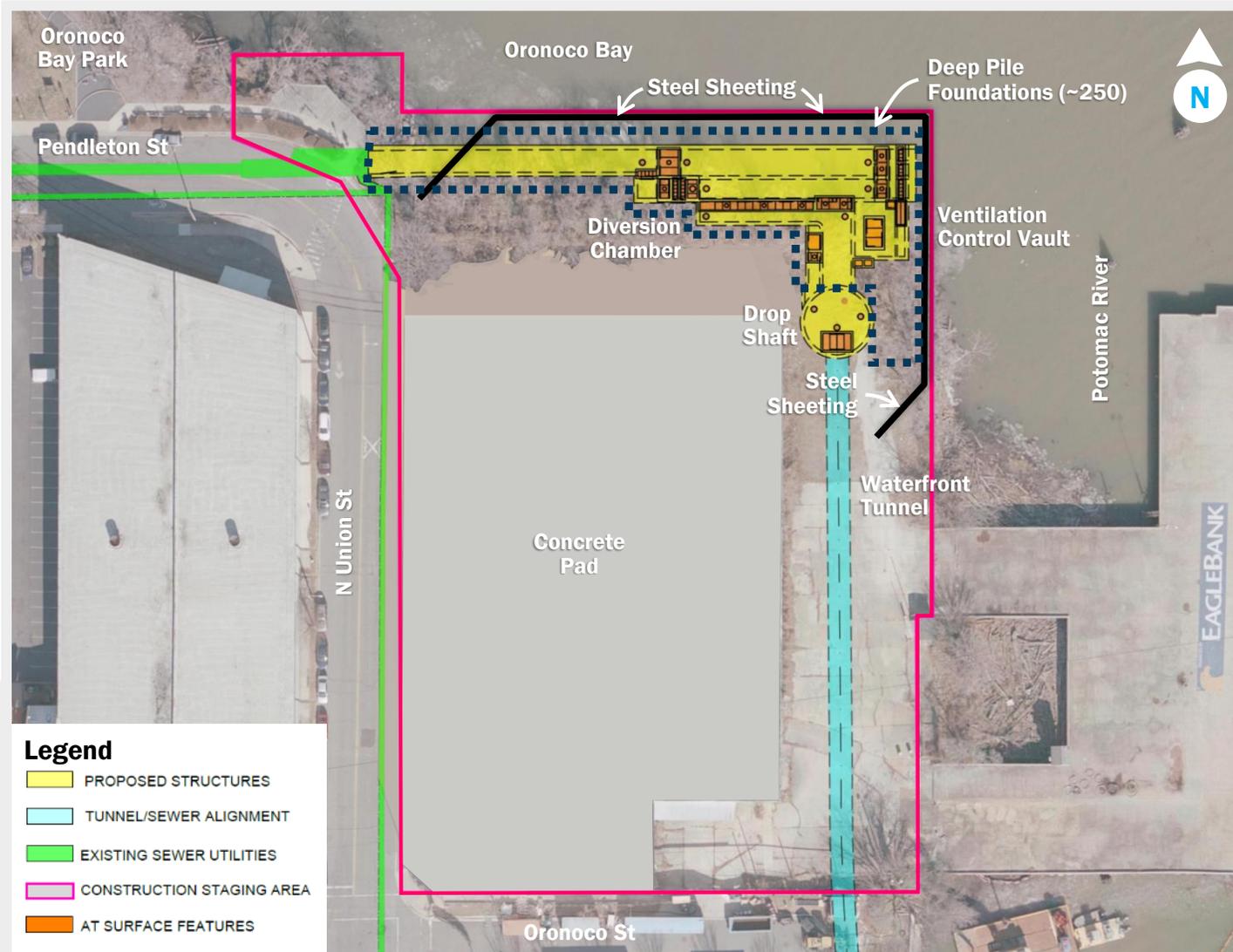


Status of Hazel the TBM

- 300 feet mined
- 10 gantries installed
- 61 rings (366 segments)
- 1 intervention to date



Pendleton Street Site design and construction update.

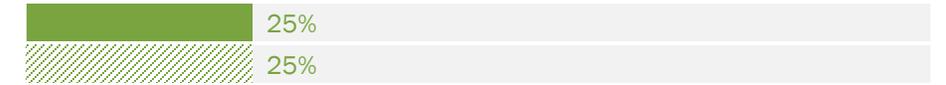


Design Progress

■ Actual ▨ Planned As of Dec 31, 2022



Construction Progress



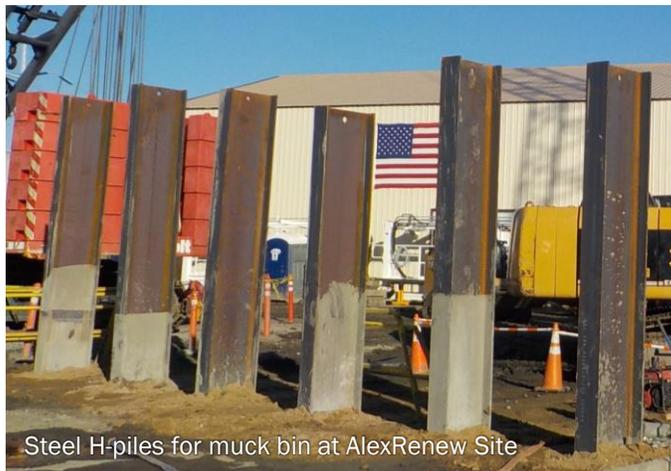
Nov 2024 ▲

Major Activities

- Shaft excavation ongoing
- Preparing site for pile driving

Pile driving at the Pendleton Street Site will start in February and last through June.

- 250 steel H-piles to depth of 100-feet
- Vertical and angled
- Foundation for diversion facility and promenade
- Accelerated schedule to meet milestone
- 9 a.m. – 6 p.m., Mon-Fri



Steel H-piles for muck bin at AlexRenew Site

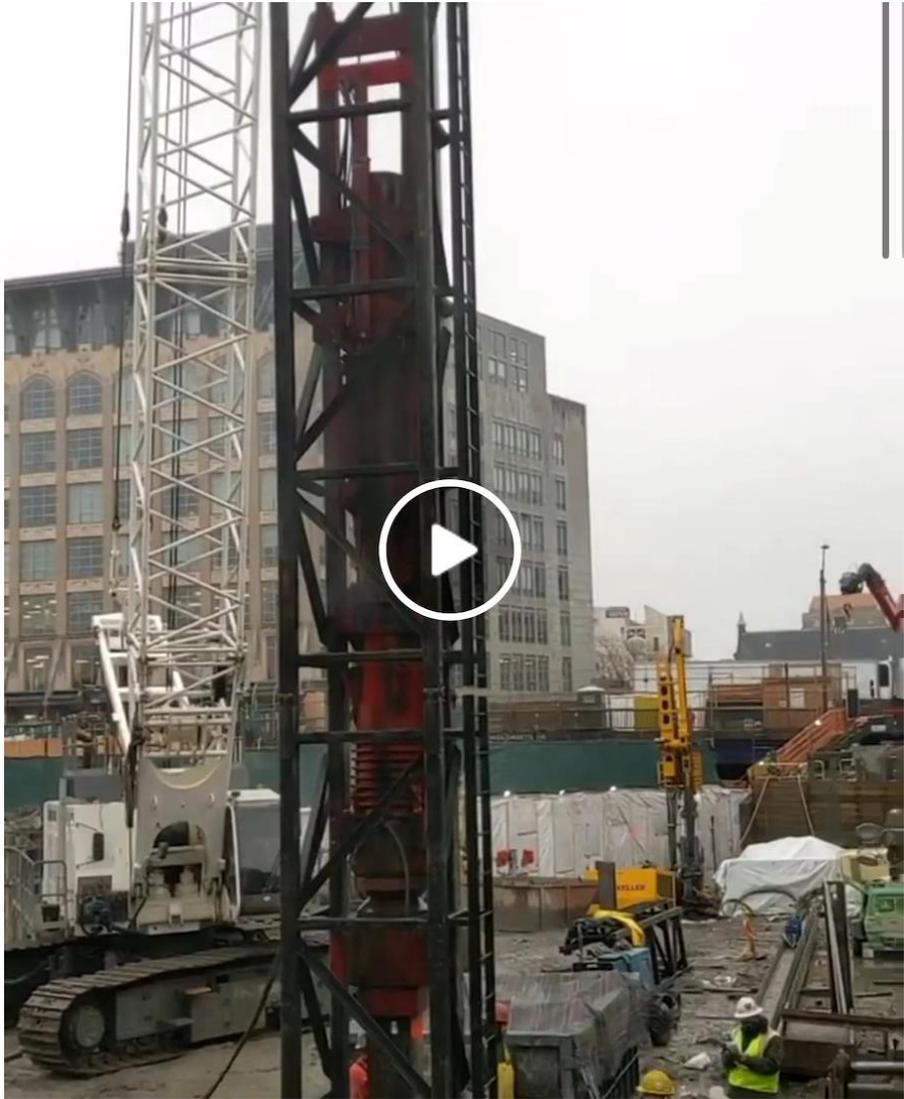


Rendering of final restored Pendleton St Site

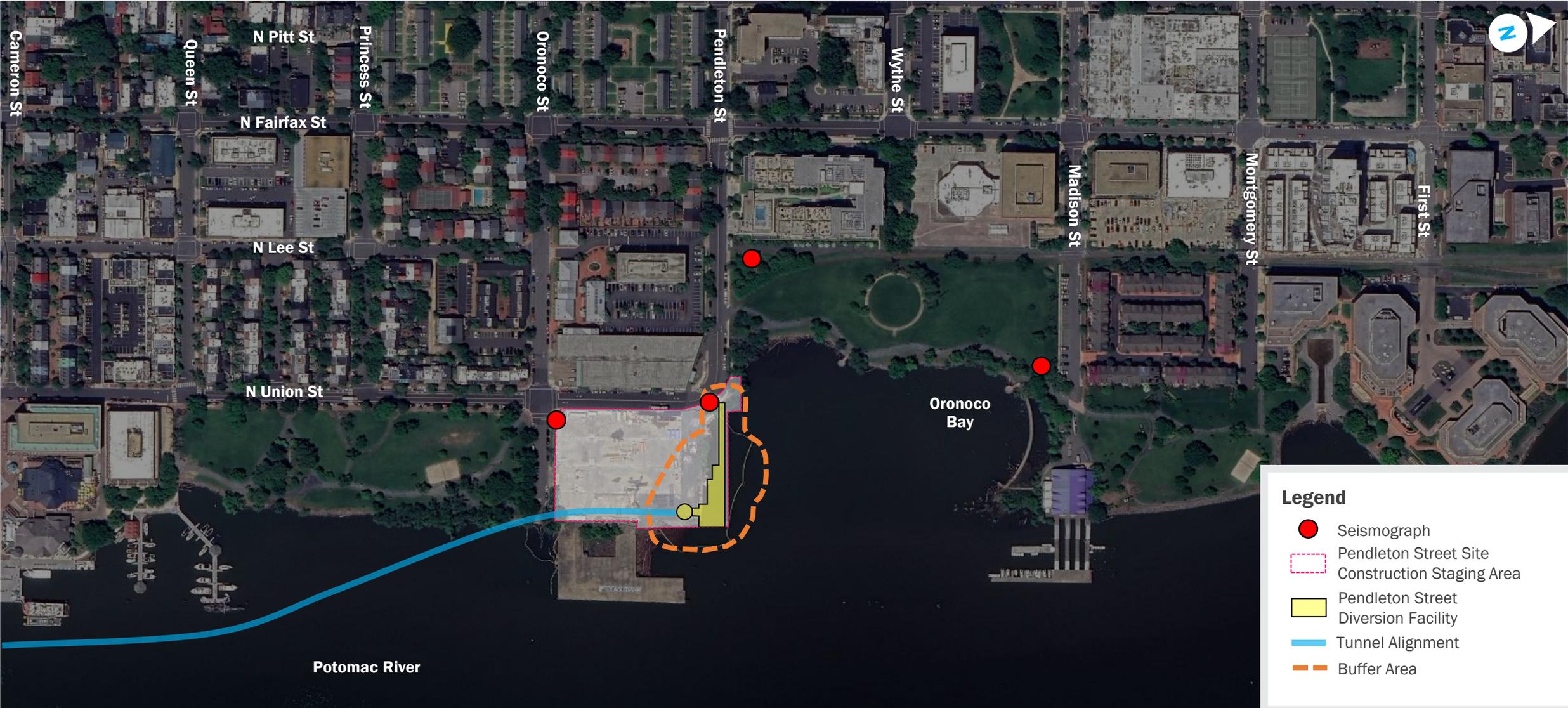


Rendering of Pendleton St Site during shaft excavation and pile driving phase

Video of steel pile driving using a diesel impact hammer.



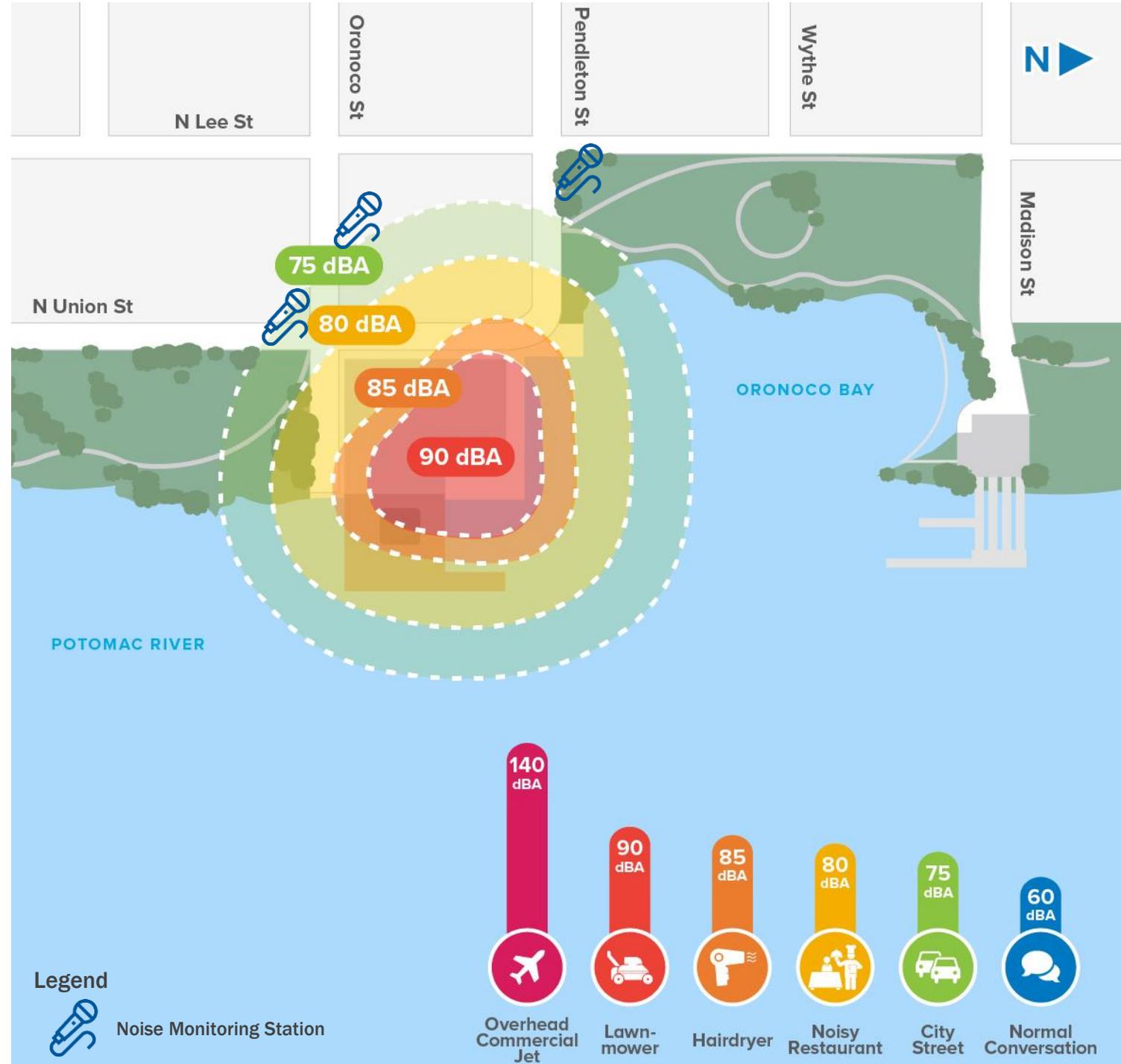
Vibrations associated with pile driving are not anticipated to cause impacts to existing structures.



Anticipated sound levels associated with pile driving at the Pendleton Street Site

Note: Sound levels are measured in decibels (dB). The higher the decibels, the louder the noise. A dBA is a weighted scale for judging loudness that corresponds to the hearing threshold of the human ear.

Pile driving restricted to 9 a.m. – 6 p.m. (Mon-Fri)



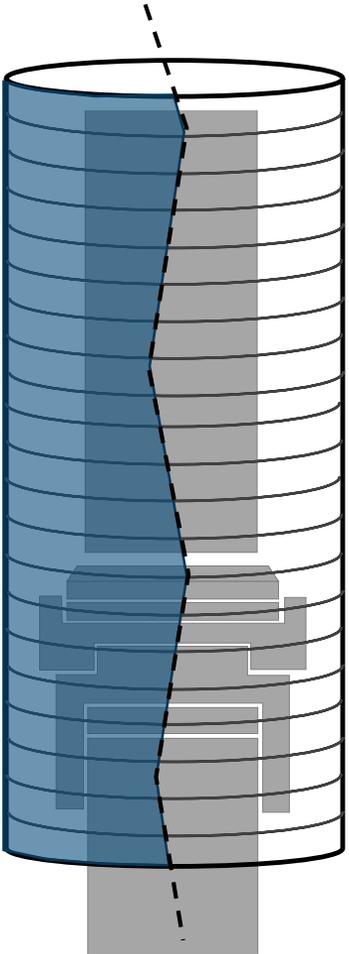
Mitigation approaches to minimize sound levels associated with pile driving activities.



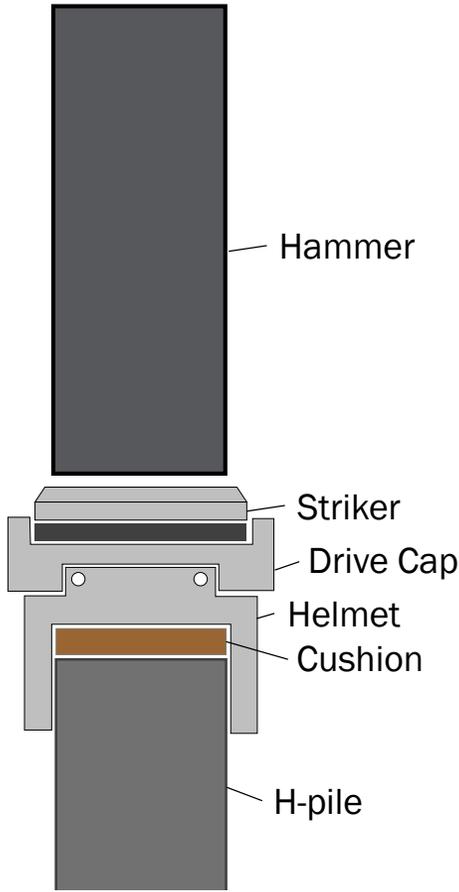
✓ **Stacked conex boxes** to deflect noise away from the community.



Sound blankets along fence to dampen noise



Enclosure to shroud the impact hammer



Cushion to dampen contact with H-pile



Vibrate piles initially



Evaluate use of hydraulic vs diesel hammer

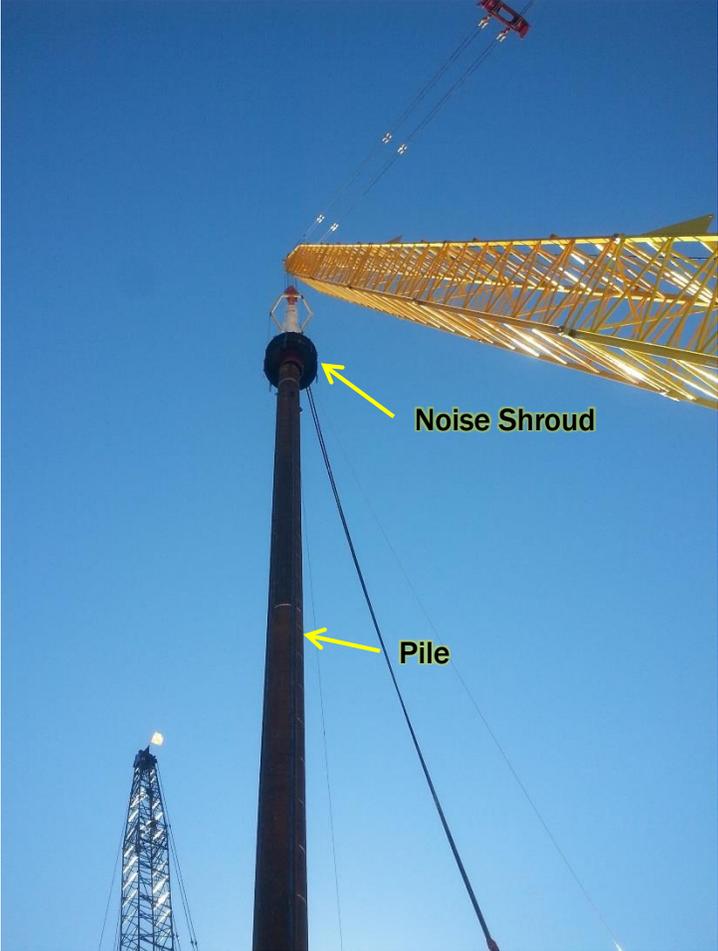
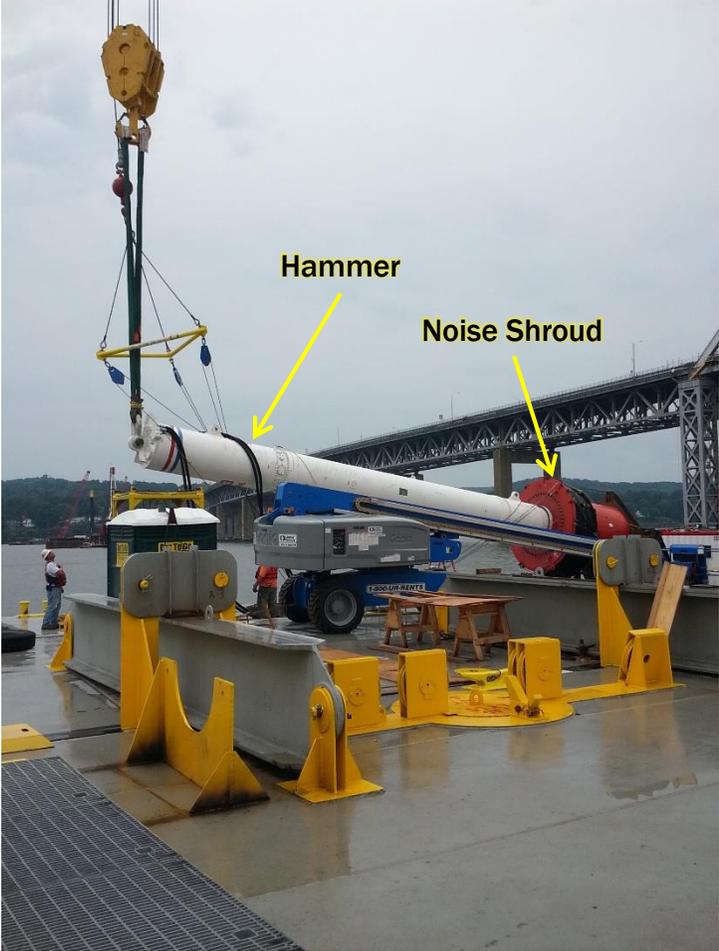


✓ **Continuous noise monitoring**



Personal use items

Pile driving noise shroud in action on Tappan Zee Bridge project.



Update on Pendleton Street Site pile driving community outreach campaign.

- Sip ‘n See:
 - Thursdays 11 a.m. – 1 p.m.
 - “Special Edition”
- Flyer distribution
- Electronic messaging board
- Updates through CBWG
- Emails
- Website updates
- Social media posts

Pile Driving Activities at the Pendleton Street Site

Pendleton Street site overview
On rainy days, outdated combined sewer infrastructure in Old Town Alexandria pollutes the Potomac River from an outfall located at the end of Pendleton Street. To capture these overflows, AlexRenew is constructing a diversion facility at this site as part of the RiverRenew Tunnel Project. The diversion facility will connect to the Waterfront Tunnel, which will transport captured combined sewer flows to AlexRenew's wastewater treatment plant for purification.

Following construction of the diversion facility, a new promenade will connect the community to a healthier Potomac River.

What is pile driving?

To install steel H-piles at the Pendleton Street site, crews will use a diesel-powered impact hammer to drive each pile deep into the stiff Potomac Clay soil layer. Piles are oriented either vertically or at a slight angle.

Unavoidably, this process emits a repeated hammering sound that may be disruptive to those sensitive to noise. Diesel-powered impact hammers produce repeated "whoosh" and "ding" sounds as they strike piles, which happens 40-60 times per minute during installation activity.

Sound levels are measured using a weighted decibel scale that corresponds to the hearing threshold of a human ear. Pile driving activity will emit sounds between 75 and 90 dBA, which roughly correlates to soundscapes ranging from a busy city street to a running lawnmower.

Reducing noise as we build for healthier waterways

AlexRenew will continuously monitor sound levels and employ several noise mitigation techniques to help lessen the impact on the Alexandria community. These techniques include lining the perimeter of the site with sound blankets, stacking conex (shipping container) boxes along Union Street, using vibratory equipment in upper soil layers, cushioning the impact hammer, and employing personal mitigation measures.

When will this occur?

Pile driving activity will last from February 2023 through June 2023 and take place only between the hours of 9 a.m. and 6 p.m., Monday through Friday.

Note: Schedule is generalized and subject to change.

To stay up to date on construction at the Pendleton Street's activities, sign up for alert emails on RiverRenew.com/cons or follow us on social media.

To learn more about this essential work, scan the QR code to visit RiverRenew.com, or email us directly at AskRiverRenew@alexrenew.com.



Electronic messaging board installed at the intersection of Pendleton and N Union Streets

Major construction activities in the next 6 months at Pendleton Street Site.

Feb	Mar	Apr	May	Jun	Jul
Shaft Excavation		Permanent Concrete (Shaft and NSS)			
Near Surface Structures (NSS) Deep Foundations and Support of Excavation (SOE)					



5 a.m.– 11 p.m.
Mon–Fri

No anticipated impacts to sidewalks, bicycle routes, or travel lanes

70 trucks/day

Shaft Excavation



9 a.m.–6 p.m.
Mon–Fri

No anticipated impacts to sidewalks, bicycle routes, or travel lanes

15 trucks/day

**Near Surface Structures Deep Foundations
(Pile Driving Activities)**



7a.m.–6p.m.
Mon–Fri

No anticipated impacts to sidewalks, bicycle routes, or travel lanes

70 trucks/day

Permanent Concrete Construction

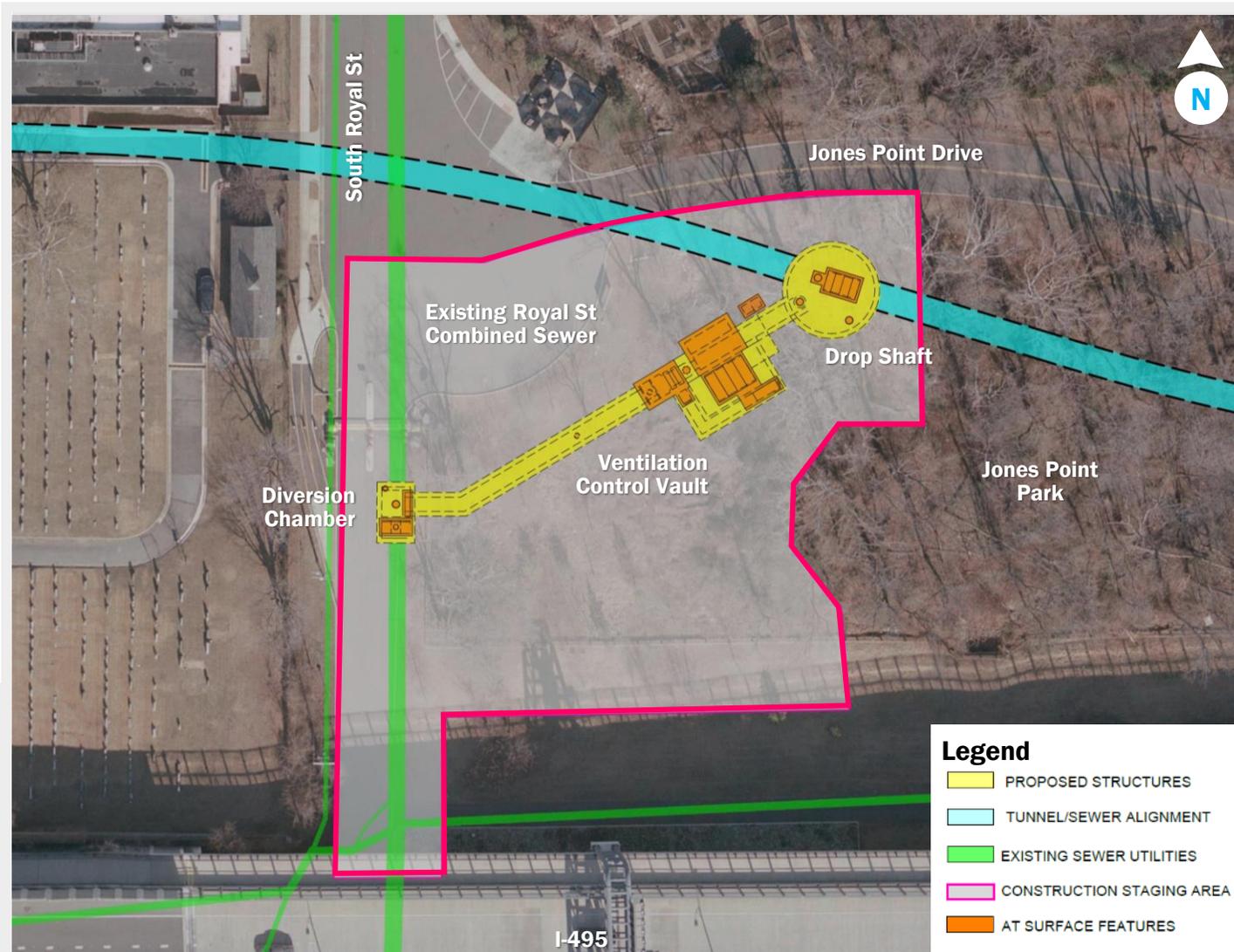


Note: Pictures representative of upcoming construction work



Variance (see Slide 4)

Royal Street Site design and construction update.



Design Progress

■ Actual ▨ Planned As of Dec 31, 2022



Construction Progress



Major Activities

- Near surface structure support of excavation ongoing

Parking restrictions near Royal Street Site

- Steel beam deliveries
- Additional deliveries in February

Heads Up!

Parking Restrictions on Franklin and S Royal Streets

*Dates subject to change pending material delivery schedule

RiverRenew crews are building a diversion facility at the **ROYAL STREET** site as part of our mission to prevent millions of gallons of combined sewage from polluting local waterways each year.

In order to complete this essential infrastructure, RiverRenew crews need to deliver long, steel beams to the site. These beams will be delivered to the site on January 13 and 18.

What you can expect:

- Parking restrictions on Franklin and S Royal Streets (see map below)
 - 8 a.m. - 1 p.m.
 - January 13 and January 18
 - Future dates in February
- Flaggers present at the intersection of Royal and Franklin Streets



We greatly appreciate your patience as we build toward healthier waterways for Alexandria. Email us at askriverrenew@alexrenew.com or call the construction hotline at 1.800.234.6592 with any questions.



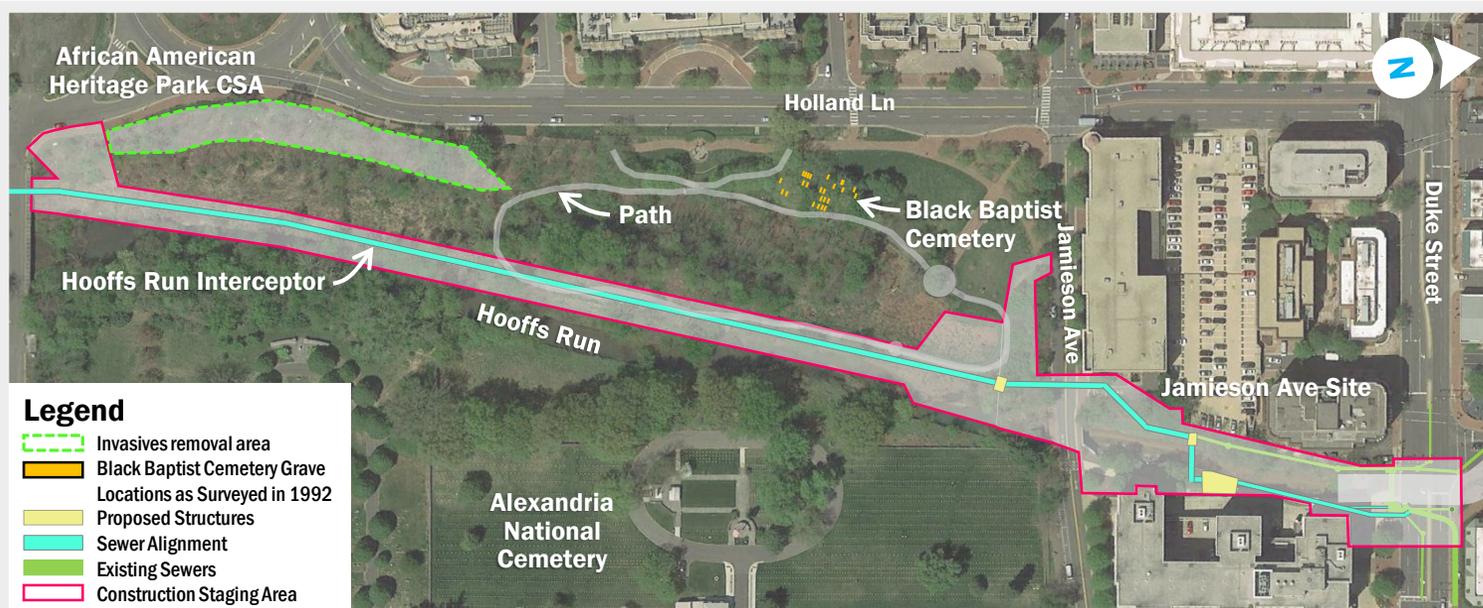
Major construction activities in the next 6 months at Royal Street Site.

Feb	Mar	Apr	May	June	July
Near Surface Structures Support of Excavation (SOE) and Foundation Piles				Near Surface Structures Construction	
					
<p align="center">7am-6pm Mon-Fri</p>			<p align="center">7am-6pm Mon-Fri</p>		
<p align="center">Occasional parking restrictions along haul route No anticipated impacts to sidewalks, bicycle routes, or travel lanes</p>			<p align="center">No anticipated impacts to sidewalks, bicycle routes, or travel lanes</p>		
<p align="center">20 trucks/day</p>			<p align="center">30 trucks/day</p>		
<p align="center">Near Surface Structures Support of Excavation and Foundation Piles</p>			<p align="center">Near Surface Structures Construction</p>		



Note: Pictures representative of upcoming construction work

Hooffs Run Interceptor design and construction update.



Design Progress

■ Actual ▨ Planned As of Dec 31, 2022



Construction Progress



Major Activities

- Jamieson Ave Site diversion chamber and extension sewer construction ongoing
- African American Heritage Park Site manhole construction ongoing

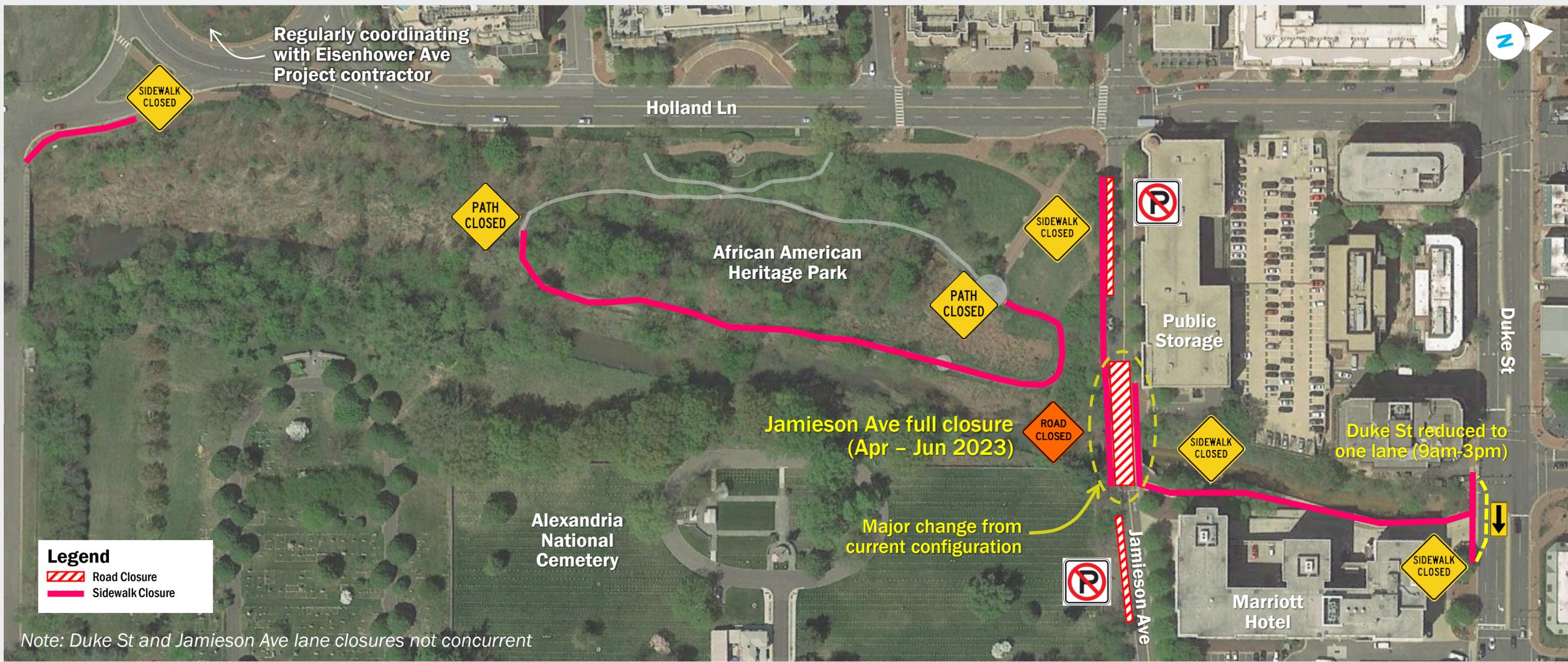


◀ African American Heritage Park Site



◀ Jamieson Avenue Site

Upcoming road and sidewalk changes associated with Hooffs Run Interceptor (April – June 2023).



Major construction activities in the next 6 months at Jamieson Avenue Site.

Feb	Mar	Apr	May	June	July
Diversion Chamber, Junction Chamber and Manhole			Open-Cut		

Jamieson Avenue full closure



7am-6pm
Mon-Fri

Lane and sidewalk closures:
Duke St and Jamieson Ave

30 trucks/day

**Diversion Chamber, Junction Chamber,
and Manhole Construction**



7am-6pm
Mon-Fri

Lane and sidewalk closures:
Duke St and Jamieson Ave

10 trucks/day

Open-Cut Construction

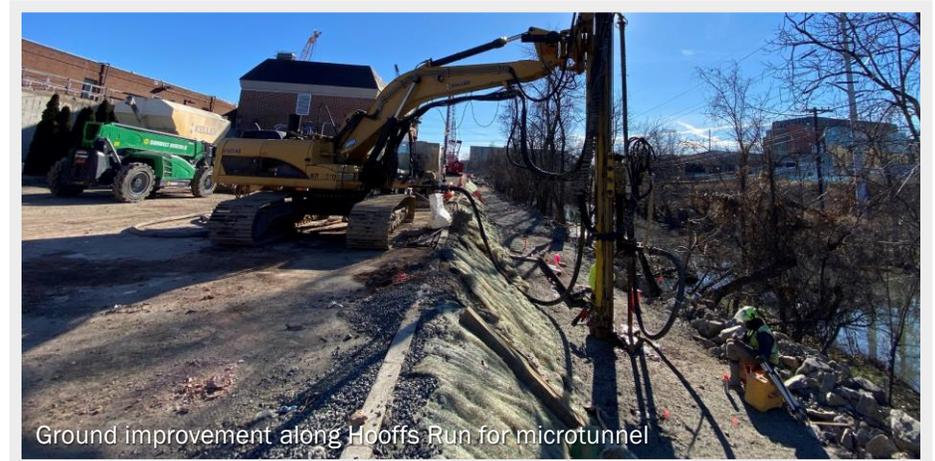
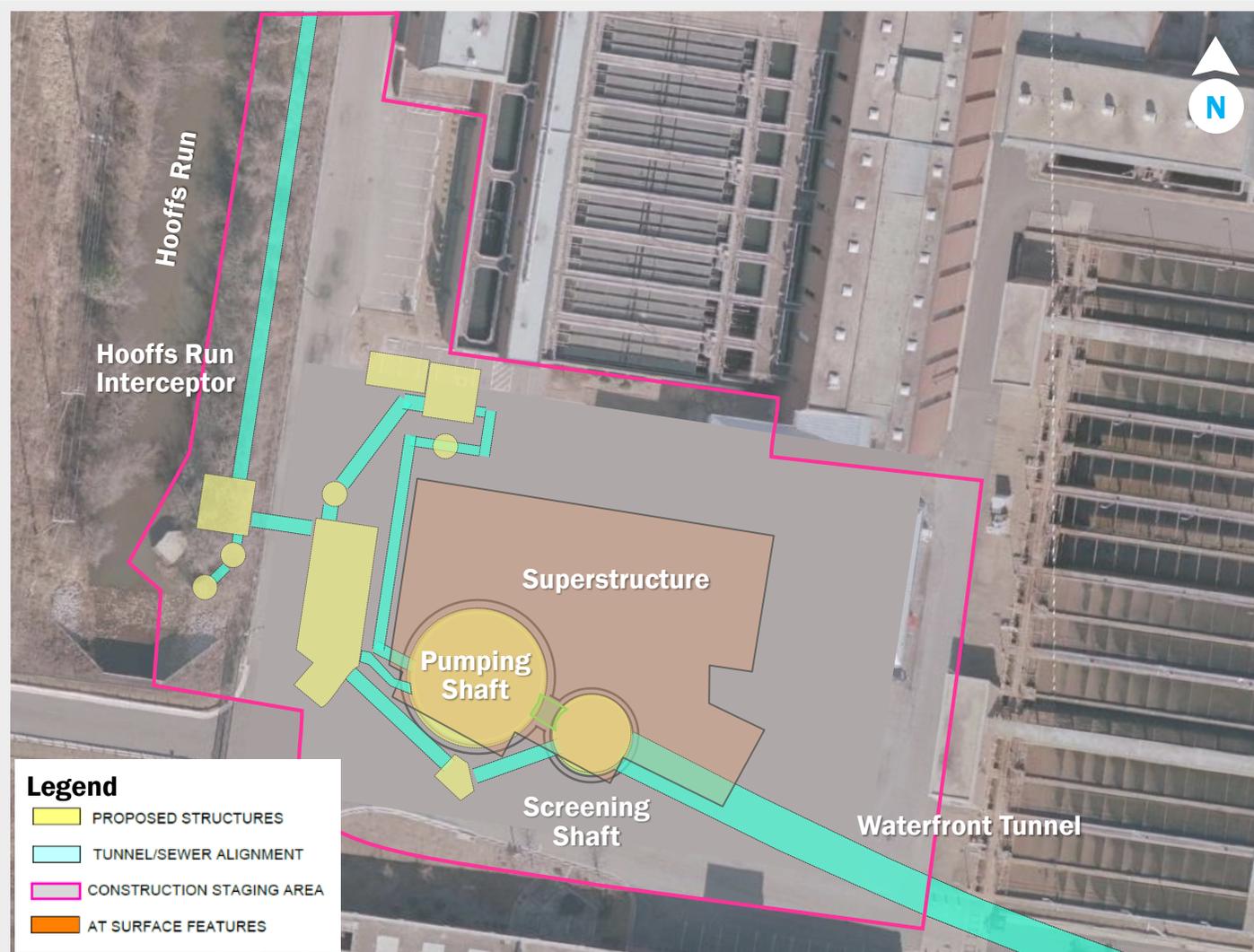


Note: Pictures representative of upcoming construction work

Major construction activities in the next 6 months at African American Heritage Park Site.

Feb	Mar	Apr	May	Jun	July
Manhole	Open-Cut	Sheeting	Open-Cut	Sheeting	Open-Cut
 <p>7am-6pm Mon-Fri</p> <p>Sidewalk closures (intermittent): Jamieson Ave, Holland Ln Parking restrictions (24/7): Jamieson Path closures (24/7): AAHP</p> <p>30 trucks/day</p> <p>Manhole Construction</p>	 <p>7am-6pm Mon-Fri</p> <p>Sidewalk closures (intermittent): Jamieson Ave, Holland Ln Parking restrictions (24/7): Jamieson Path closures (24/7): AAHP</p> <p>30 trucks/day</p> <p>Open-Cut Construction</p>	 <p>7am-6pm Mon-Fri</p> <p>Sidewalk closures (intermittent): Jamieson Ave, Holland Ln Parking restrictions (24/7): Jamieson Path closures (24/7): AAHP</p> <p>10 trucks/day</p> <p>Support of Excavation (Sheeting) <i>Impact hammer required at times</i></p>			

AlexRenew design and construction update.



Design Progress

■ Actual ▨ Planned As of Dec 31, 2022



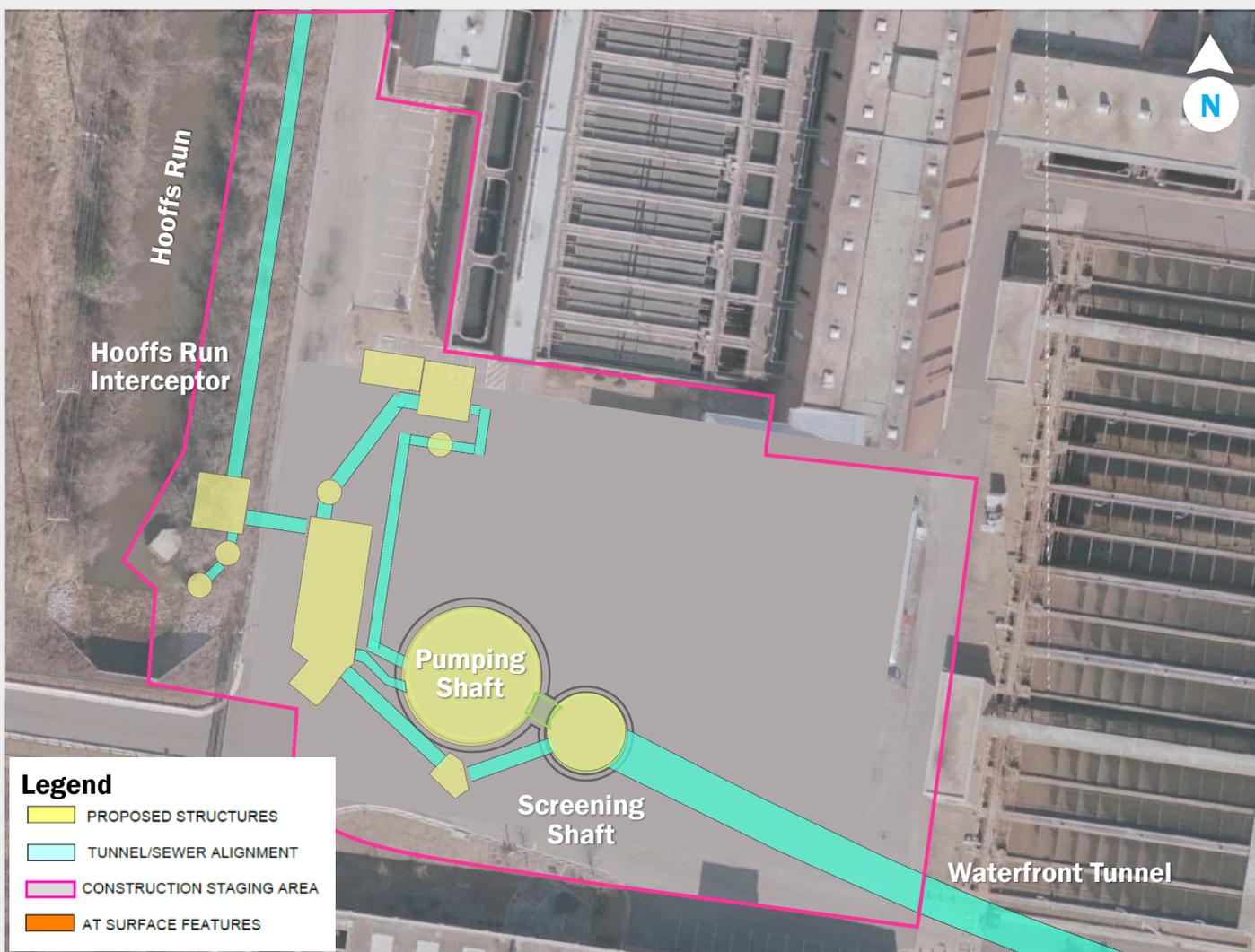
Construction Progress



Major Activities

- TBM mining ongoing
- Near surface structure support of excavation ongoing
- Ground improvement for Hooffs Run Interceptor (microtunnel) ongoing

Waterfront Tunnel design and construction update.

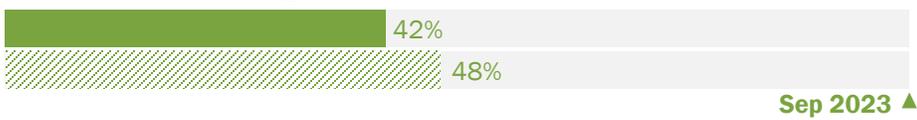


Design Progress

Actual Planned As of Dec 31, 2022



Construction Progress



Major Activities

- TBM mining ongoing
- Assembling tunnel muck support structures

Major construction activities in the next 6 months at AlexRenew Site.

! Variance
(see slide 4)



Waterfront Tunnel

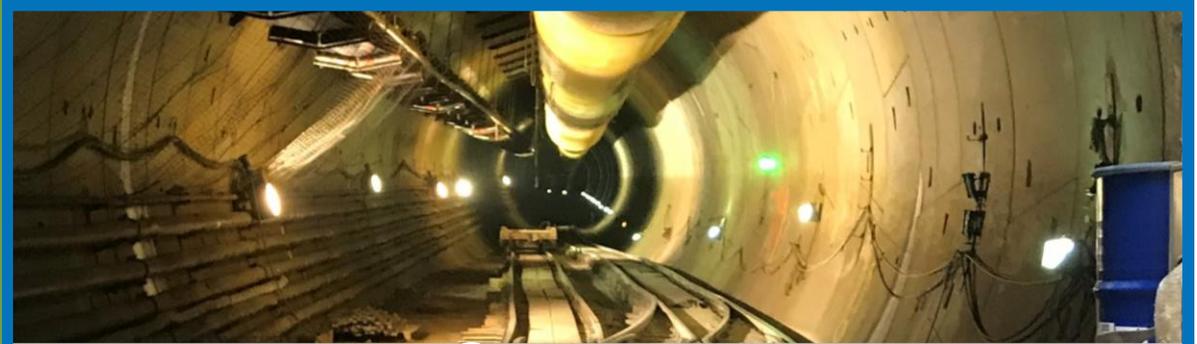
7a.m.–6p.m.
Mon–Fri

50 trucks/day



7a.m.–6p.m.
Mon–Fri

30 trucks/day



! 24 hours/day
7 days/week (Hauling 7a.m.–6p.m.)

120 trucks/day

Mine 700' Set up Muck Conveyor

Tunneling

Feb

Mar

Apr

May

Jun

Jul

Near Surface Struct. SOE

Microtunneling

Permanent Concrete Structures



Hooffs Run Interceptor & Pumping Station

7a.m.–6p.m.
Mon–Fri

50 trucks/day



7a.m.–6p.m.
Mon–Fri

50 trucks/day



7a.m.–6p.m.
Mon–Fri

30 Trucks/day

Community Outreach Update

**Cleaner waterways,
happier holidays.**
Season's greetings from RiverRenew

Historic signage development update

- Presented signage introduction to **CBWG** in April 2022
- Completed **further research for AAHP topics** over Summer 2022
- Met with **Mr. Myers** to get feedback on signage development and additional ideas in October 2022
- Worked with **Dutton & Associates** to advance research and develop cohesive narrative for AAHP in Fall 2022
- Coordinated with the City to **finalize signage locations and topics for AAHP** in December 2022
- Designs to be **substantially complete** by Summer 2023
- Signs to be **installed** Spring 2025



Sanctuary

Freedom

Civil Rights

Remembrance

Upcoming community outreach.



Community Listening Sessions

Pendleton St: March 6, 6:30-8:30 PM
Hooffs Run: March 7, 6:30-8:30 PM
Royal St: March 9, 6:30-8:30 PM

2023-24 Stakeholder Advisory Group Meeting

- March 16

TUNNEL TOURS

MAY 6 2023

Sip 'n See Events

Hooffs Run: Tues 11-1
Royal St: Weds 11-1
Pendleton St: Thursdays 11-1 and "Special Edition"



RiverRenewTM

INVESTING IN HEALTHIER WATERWAYS FOR ALEXANDRIA



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

703.721.3500 | AlexRenew.com | [f](#) [t](#) [@](#) [in](#)
1800 Limerick Street, Alexandria, Virginia 22314

MEMORANDUM

BOARD OF DIRECTORS

John Hill
Chair

James Beall
Vice Chair

William Dickinson
Sec'y-Treas

Adriana Caldarelli

Mark Jinks

CHIEF EXECUTIVE OFFICER

Justin Carl, PE

GENERAL COUNSEL

McGuire Woods, LLP

TO: AlexRenew Board of Directors

FROM: Justin Carl, CEO

DATE: February 14, 2023

SUBJECT: Action Item, New Business – Joint Review and Approve Prequalification Process Policy for Construction

Issue:

AlexRenew seeks to establish a prequalification process to prequalify prospective construction contractors to bid on selected projects. To utilize this process, Section §2.2-4317 of the Virginia Public Procurement Act (VPPA) requires public bodies to adopt a prequalification process for construction.

Recommendation:

Staff respectfully requests Board approval of the attached policy for a Prequalification Process for Construction Projects.

Budget and Funding:

Not applicable.

Discussion:

Adoption of a prequalification process for construction provides AlexRenew with flexibility to procure work associated with maintaining and upgrading our facilities.

AlexRenew currently solicits most construction projects through an Invitation to Bid (ITB) in accordance with Section §2.2-4302.1 of VPPA. This one-step process allows for the selection of a contractor with the lowest bid. The ITB process does not consider the contractor's experience, qualifications, or performance on previous work. The addition of a prequalification step on selected projects allows AlexRenew to procure contractors that have the experience and proven track-record to perform the work.

Congruence with AlexRenew Strategic Plan:

This action enables our strategy of Operational Excellence.



Action Taken:

Approved: _____

Disapproved: _____

Approved with Modification: _____

Modification(s): _____

Attachment A

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy
Prequalification Process for Construction Projects

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy

Title: Prequalification Process for Construction Projects

Date of Adoption:

Date of Revision:

Page 1 of 3

Pursuant to Code of Virginia §2.2-4317, the City of Alexandria, Virginia Sanitation Authority D/b/a Alexandria Renew Enterprises (AlexRenew) adopts the following as its prequalification process to prequalify prospective construction contractors to bid on selected projects:

1. The General Manager or his designee may, in his discretion, when he believes it to be in the best interests of AlexRenew, require prequalification of prospective contractors to bid on a specific construction project for AlexRenew. The purpose of such prequalification shall be to limit prospective bidders for such construction project to contractors who show themselves to be qualified to construct the project. When the prequalification process is used for a project, only contractors who have complied with the prequalification process and have been determined qualified will be eligible to submit bids for the project.
2. The General Manager or his designee shall develop the appropriate documentation for potential contractors to apply for prequalification. The General Manager or his designee may prescribe in such documentation specific mandatory requirements contractors must meet in order to prequalify for specific projects.
3. In conducting prequalification of potential contractors, the General Manager or his designee shall follow this prequalification process and the requirements of Code of Virginia §2.2-4317.
4. The documentation used in AlexRenew's prequalification process shall set forth the criteria upon which the qualifications of prospective contractors will be evaluated. The documentation shall request of prospective contractors only such information as is appropriate for an objective evaluation of all prospective contractors pursuant to such criteria. The documentation shall allow the prospective contractor seeking prequalification to request that specific information voluntarily submitted by the contractor as part of its prequalification application shall be considered a trade secret or proprietary information subject to the provisions of subsection F of Code of Virginia §2.2-4342.
5. In all instances in which AlexRenew requires prequalification of potential contractors for construction projects, advance notice shall be given of the deadline for the submission of prequalification applications. The deadline for submissions shall be sufficiently in advance of the date set for the submission of bids or proposals for such construction so as to allow the prequalification process to be accomplished.
6. At least thirty (30) days prior to the date established for submission of bids or proposals under the procurement for which the prequalification applies, AlexRenew shall advise in writing each contractor who submitted an application whether that contractor has been prequalified. In the event that a contractor is denied prequalification, the written notification to the contractor shall state the reasons for the denial of prequalification and the factual basis of such reasons.
7. A decision by the General Manager or his designee under this prequalification process shall be final and conclusive unless the contractor appeals the decision as provided in Code of Virginia §2.2-4357.
8. AlexRenew may deny prequalification to any Contractor only if AlexRenew finds one of the following:
 - a. The contractor does not have sufficient financial ability to perform the contract that would result from such procurement. If a bond is required to ensure performance of a contract, evidence that the contractor can acquire a surety bond from a corporation included on the United States

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy

Title: Prequalification Process for Construction Projects

Date of Adoption:

Date of Revision:

Page 2 of 3

- Treasury list of acceptable surety corporations in the amount and type required by the public body shall be sufficient to establish the financial ability of the contractor to perform the contract resulting from such procurement;
- b. The contractor does not have appropriate experience to perform the construction project in question;
 - c. The contractor or any officer, director or owner thereof has had judgments entered against him within the past ten (10) years for the breach of contracts for governmental or nongovernmental construction, including, but not limited to, design-build or construction management;
 - d. The contractor has been in substantial noncompliance with the terms and conditions of prior construction contracts with a public body without good cause. If AlexRenew has not contracted with a particular contractor in any prior construction contracts, AlexRenew may deny prequalification if the contractor has been in substantial noncompliance with the terms and conditions of comparable construction contracts with another public body without good cause. AlexRenew may not utilize this provision to deny prequalification unless the facts underlying such substantial noncompliance were documented in writing in the prior construction project file and such information relating thereto given to the contractor at that time, with the opportunity to respond;
 - e. The contractor or any officer, director, owner, project manager, procurement manager or chief financial official thereof has been convicted within the past ten years of a crime related to governmental or nongovernmental construction or contracting, including but not limited to, a violation of (i) Article 6 of the Virginia Public Procurement Act (§ 2.2-4367, et seq.), (ii) the Virginia Governmental Frauds Act (§ 18.2-498.1 et seq.), (iii) Chapter 4.2 (§ 59.1-68.6 et seq.) of Title 59.1 or (iv) any substantially similar law of the United States or another state;
 - f. The contractor or any officer, director or owner thereof is currently debarred pursuant to an established debarment procedure from bidding or contracting by any public body, agency of another state or agency of the federal government; and
 - g. The contractor failed to provide to AlexRenew in a timely manner any information requested by AlexRenew relevant to subdivisions a through f of this subsection.
9. In determining if a contractor has the “appropriate experience” under Subsection 9.b. to be prequalified, AlexRenew may consider and use specific minimum experience requirements established by the General Manager or his designee for the specific project. AlexRenew may also consider the contractor’s past performance on the projects that provide its past experience to determine if the projects provide the appropriate experience required.
 10. To the extent any provision in this process is deemed to be inconsistent with Code of Virginia §2.2-4317, whether due to amendment of that statutory provision or otherwise, then the provisions of §2.2-4317 shall control as to such inconsistency.
 11. The provisions of this process and its implementation are intended to be severable, and if any provision is deemed invalid, this shall not be deemed to affect the validity of other provisions.
 12. This prequalification process does not apply to any procurement done under the Public-Private Education Facilities & Infrastructure Act of 2002 (“the PPEA”), Code of Virginia §56-575.1 et seq.,

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy

Title: Prequalification Process for Construction Projects

Date of Adoption:

Date of Revision:

Page 3 of 3

and is in no way intended to limit AlexRenew's discretion in the way it selects contractors under the PPEA.

13. A determination that a contractor is prequalified does not necessarily preclude AlexRenew from determining that such contractor is not responsible following bid opening. Among other things, a change in circumstances or change in information, as well as different criteria allowed to be considered for prequalification versus responsibility, may lead to a different result. For example, a prequalified contractor that becomes debarred between prequalification and bid opening, or a contractor who is subsequently discovered not to have been totally candid in answering its prequalification questionnaire, might be deemed non-responsible.
14. Prequalification of a contractor to bid on one project does not prequalify that contractor to bid on a different project or mean that the contractor will necessarily be deemed to be a responsible bidder for a different project.
15. Neither this prequalification process nor its implementation by AlexRenew shall be deemed to create any contract right in any prospective contractor or to give any prospective contractor any right beyond that conferred by Code of Virginia §2.2-4317. All prospective contractors shall be responsible for their own expenses in applying for prequalification, and AlexRenew shall have no liability for any such expense.

END OF PREQUALIFICATION PROCESS FOR CONSTRUCTION PROJECTS



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

703.721.3500 | AlexRenew.com | [f](#) [t](#) [@](#) [in](#)

1800 Limerick Street, Alexandria, Virginia 22314

BOARD OF DIRECTORS

John Hill
Chair

James Beall
Vice Chair

William Dickinson
Sec'y-Treas

Adriana Caldarelli

Mark Jinks

CHIEF EXECUTIVE OFFICER

Justin Carl, PE

GENERAL COUNSEL

McGuire Woods, LLP

MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, CEO

DATE: February 14, 2023

SUBJECT: Action Item, New Business – Alex-Only
Request for Board Member Participation on the 2023 Ellen Pickering Environmental Excellence Award Selection Committee

Issue:

The AlexRenew Board of Directors has a representative on the annual Selection Committee to choose the Ellen Pickering Environmental Excellence Award recipient.

Recommendation:

Staff respectfully recommends that the Board of Directors select a member to serve as AlexRenew's representative on the 2023 Ellen Pickering Environmental Excellence Award Selection Committee.

Budget and Funding:

Not applicable.

Discussion:

For over ten years, AlexRenew has partnered with the City of Alexandria Environmental Policy Commission (EPC) to award the Ellen Pickering Environmental Excellence Award. This annual award program selects and formally recognizes outstanding citizens or groups who have demonstrated a commitment to protecting the natural environment and promoting environmental sustainability within the City of Alexandria. The award selection committee is typically made up of a member of Mrs. Pickering's family, a member of the AlexRenew Board of Directors, and a member of EPC. Board members who have served on this committee recently include John Hill (2015 -2017), Patti Turner (2018-2019), Adriana Caldarelli (2021), and James Beall (2022). Note: the award was not given in 2020.

The award is named to honor Mrs. Pickering's lifelong dedication to preservation and conservation efforts in the City of Alexandria. Frances Ellen Pickering, a long-time City activist, first gained recognition over 40 years ago for her lobbying efforts that helped to create the Mount Vernon Trail between Alexandria and Washington. An active preservationist and conservationist, she was deeply committed to protecting and enhancing the City's waterfront. She urged the adoption of the City's Open Space Plan, lobbied to preserve Founder's Park and protect it from high-rise development, and implemented the planting of 1,000 citizen-donated cherry trees during her tenure as chair of the Alexandria Beautification Commission.



Mrs. Pickering was elected to City Council as an independent, serving for one term between 1976 and 1979. She also served on numerous City boards and commissions, including the Alexandria Beautification Commission, the Alexandria Sanitation Authority, the Ad Hoc Committee on Potomac Yard, the Potomac Greens Task Force, and the Open Space Steering Committee. She chaired the Northern Virginia Conservation Council for many years. She won two Salute to Women Awards from the City’s Commission on Women. She was an active member of the League of Women Voters and the Alexandria chapter of the American Association of University Women.

The following paragraphs provide detail on the award’s timing, criteria and topics, and the expectations for the Selection Committee’s commitment.

Timing: The call for nominations is expected to be run from late February 2023 to late March 2023 (dates are pending final coordination with City staff). The award is anticipated to be announced and presented at a City of Alexandria Earth Day event in April 2023.

Nomination Criteria: Citizens nominated for the Ellen Pickering Environmental Excellence Award must be residents of the City of Alexandria. Groups, clubs, organizations, and corporations must operate within the City of Alexandria. The actions of the nominees must have a direct impact on the environment and natural resources within the City of Alexandria.

Contributions: Contributions related to the following areas are considered applicable to the award criteria: natural resource preservation, energy conservation, climate change mitigation, education outreach regarding environmental sustainability, water conservation and preservation, waste reduction and/or materials reuse/recycling, and promotion of clean air.

Level of Committee Commitment: Selection Committee members will be required to review nominations, discuss rankings and select an award recipient. The Selection Committee will score the nominations individually and meet (preferably via teleconference) in late March or early April to select an award recipient. It is anticipated that the Selection Committee will attend the Earth Day event where the award will be presented. Estimated time commitment is four hours.

Congruence with AlexRenew Strategic Plan:

This action enables AlexRenew’s strategy of Watershed Stewardship.

Action Taken:

Approved: _____

Disapproved: _____

Approved with Modification: _____

Modification(s): _____

CEO Board Report January 2023

Dear Members of the Board of Alexandria Renew Enterprises,

The Alexandria Renew Enterprises (AlexRenew) Board of Directors met on January 17, 2022. During the meeting, the Board approved a proclamation recognizing former CEO, Karen Pallansch's, contributions to Alexandria Renew Enterprises and the greater Alexandria Community.

Operational Excellence

Precipitation for January at the Reagan National Airport was 1.65 inches of rain, which is below the Washington, D.C. historical average precipitation of 2.86 inches for the month. There were no overflows in the collection system or at the plant during the month.

Biosolids production for January was 1,780 wet tons, all of which was beneficially used through land application in the Virginia counties of King George, King William, Westmoreland, and King & Queen. AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for January 2023.

Treatment	Daily Average Flow	Carbonaceous Biochemical Oxygen Demand	Total Suspended Solids	Ammonia (as N)	Dissolved Oxygen	Total Nitrogen ¹	Total Nitrogen LOAD	Total Phosphorus	Total Phosphorus LOAD
	MGD	(Monthly Average) mg/L	(Monthly Average) mg/L	(Monthly Average) mg/L	(Minimum) mg/L	(Annual Average) mg/L	(YTD) lb.	(Monthly Average) mg/L	(YTD) lb.
Permit	54.0	5.0	6.0	Seasonal ²	6.0	3.0	493,381	0.18	29,603
Reported	37.7	< QL	2.9	0.38	9.1	2.9	28,225	0.10	980

NOTES

1. Total Nitrogen expressed as year-to-date average.
2. Ammonia has seasonal limits November - January: 8.4 mg/L

Finance

The Low- Income Household Water Assistance Program (LIHWAP) is a temporary federally funded program administered by the Virginia Department of Social Services (DSS) to assist low-income households across Virginia with drinking water and wastewater bills. PromisePay, our partner who assists with our flexible payment plan program, also partnered with the DSS to directly reach and distribute LIHWAP funds to eligible residential customers, which includes AlexRenew's customers. As of January 31, 2023, \$28,414 has been distributed to 36 AlexRenew customers.

Public Engagement and Trust

Tours and Events

AlexRenew welcomed a total of 150 visitors from the following organizations that hosted meetings on the 6th floor of the Environmental Center: Arlington Public Schools (90), Alexandria Chamber of Commerce (30), and Alexandria City Public Schools (30).

Customer Service

Customer service received a total of 862 calls with 47 percent opting for self-service. The average call

answer time was 33 seconds. Call center staff answered 103 emails.

Social Media and Website

During the month of January, we had 22,440 total social media impressions and total 1,828 engagements on our social media posts. We had 440 engagements on Facebook and 145 engagements on Twitter. We have 3,648 followers on Facebook, 3,259 on Twitter, 2,578 on LinkedIn, and 283 on Instagram. Alexrenew.com had 5,270 visitors and had 10,072 page views in January. We had 72 visitors click through to AlexRenew.com from social media.

Media Coverage

There was no media coverage during January.

Watershed Stewardship

See RiverRenew Dashboard (Attachment 1)

Adaptive Culture

Since September 2022, AlexRenew has logged 74,765 hours without a lost time accident.

Thank you for your ongoing dedicated service to AlexRenew.

Regards,

Justin Carl
Chief Executive Officer

RiverRenew Board of Directors Dashboard



MONTH ENDING: JANUARY 31, 2023

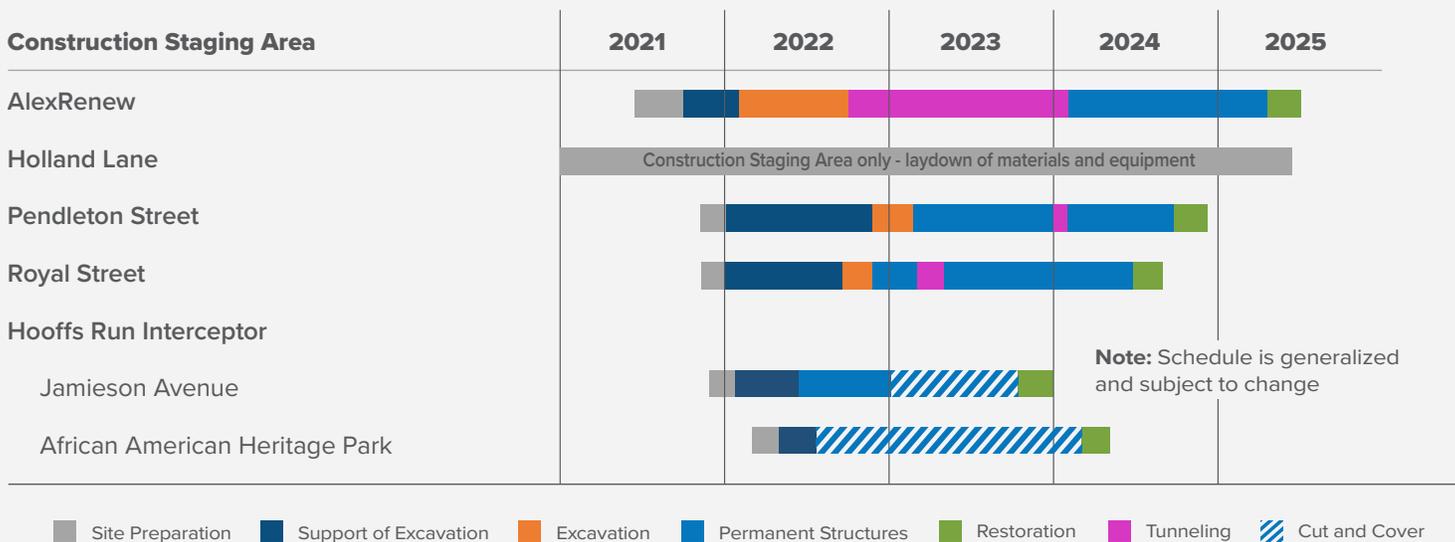
RiverRenew is a program owned and implemented by AlexRenew, Alexandria's public regional wastewater treatment provider.

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



■ 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

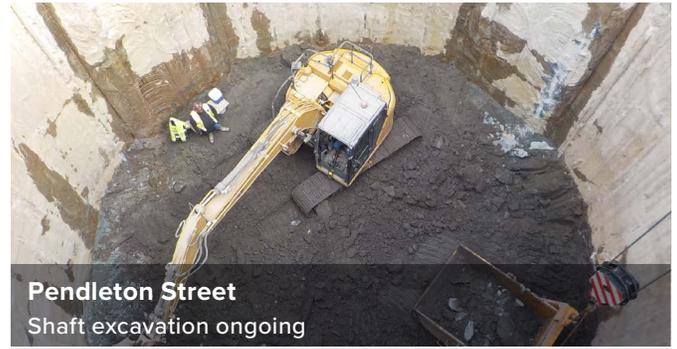
Overall Project Progress

(Design and Construction)



▲ DEC 2020

JUL 2025 ▲



Pendleton Street
Shaft excavation ongoing

Design Progress



JAN 2023 ▲

Construction Progress



NOV 2024 ▲



Royal Street
Near surface structures support of excavation ongoing

Design Progress



OCT 2022 ▲

Construction Progress



JUL 2024 ▲



Hooffs Run
Outfall 003 extension sewer construction ongoing

Design Progress

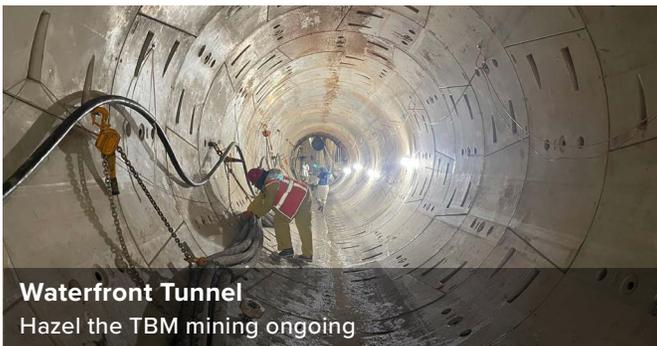


NOV 2022 ▲

Construction Progress*



Aug 2023 ▲



Waterfront Tunnel
Hazel the TBM mining ongoing

Design Progress



OCT 2022 ▲

Construction Progress



SEP 2023 ▲



AlexRenew
Ground improvement along Hooffs Run for microtunneling ongoing

Design Progress



NOV 2022 ▲

Construction Progress



JUL 2025 ▲

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

Actual Progress as of January 31, 2023. Planned Progress bars are representative of updates to Baseline Schedule.
*The planned progress for each construction staging area reflects the Design-Builder's schedule as of January 2023.

RiverRenew Tunnel Project Six-Month Look-Ahead

Work Hours

NORMAL WORK HOURS

Pendleton Street	5 a.m. – 11 p.m.
Royal Street	7 a.m. – 6 p.m.
Hooffs Run	7 a.m. – 6 p.m.
AlexRenew	24/7

Community Outreach

Event	Date
Council-Board Workgroup Meeting No. 17	April 19, 2023
2023-2024 RiverRenew SAG Meetings	Third Thursday of every other month
Community Listening Sessions	March 6, 7, and 9
Tunnel Tours	May 6, 2023

Pendleton Street

MAJOR WORK ACTIVITIES

Activity	Date
Shaft excavation	Ongoing through Feb 2023
Near surface structures deep foundations (pile driving)	Feb 2023 – Jun 2023
Shaft liner and base slab construction	Mar 2023
Near surface structures construction	Jul 2023

PERMITS

Permit	Date
DSUP Final Site Plan Approval	Mar 2023
Building Permit - Shaft Liner and Base Slab	Mar 2023

Hooffs Run

MAJOR WORK ACTIVITIES

Activity	Date
North of Jamieson Ave	
Diversion chamber construction	Ongoing through Jul 2023
Open cut construction	Ongoing through Fall 2023
Junction chamber construction	Feb 2023
Extended work hours from 7:00 am to 10:00 pm	Ongoing through Mar 2023
24/7 sidewalk closure at Duke Street	Mar 2023
African American Heritage Park	
Sheeting installation	Ongoing intermittently through Jul 2023
Open-cut construction	Ongoing through Fall 2023
Jamieson Avenue full closure	Apr 2023

Royal Street

MAJOR WORK ACTIVITIES

Activity	Date
Near surface structures support of excavation	Ongoing through Apr 2023
Near surface structures deep foundations	Apr 2023
Near surface structures construction	Jun 2023

PERMITS

Permit	Date
Building Permit - Shaft Liner and Base Slab	Apr 2023

AlexRenew

MAJOR WORK ACTIVITIES

Activity	Date
Near surface structures support of excavation	Ongoing through Feb 2023
Near surface structures deep foundations installation	Feb 2023
Pumping Shaft base slab construction	Mar 2023
Hooffs Run Interceptor (portion at AlexRenew)	Ongoing through Jun 2023
Pumping Shaft liner construction	Apr 2023

PERMITS

Permit	Date
Building Permit - Near Surface Structures	Feb 2023
Building Permit - Shaft Mechanical, Electrical, and Plumbing	May 2023

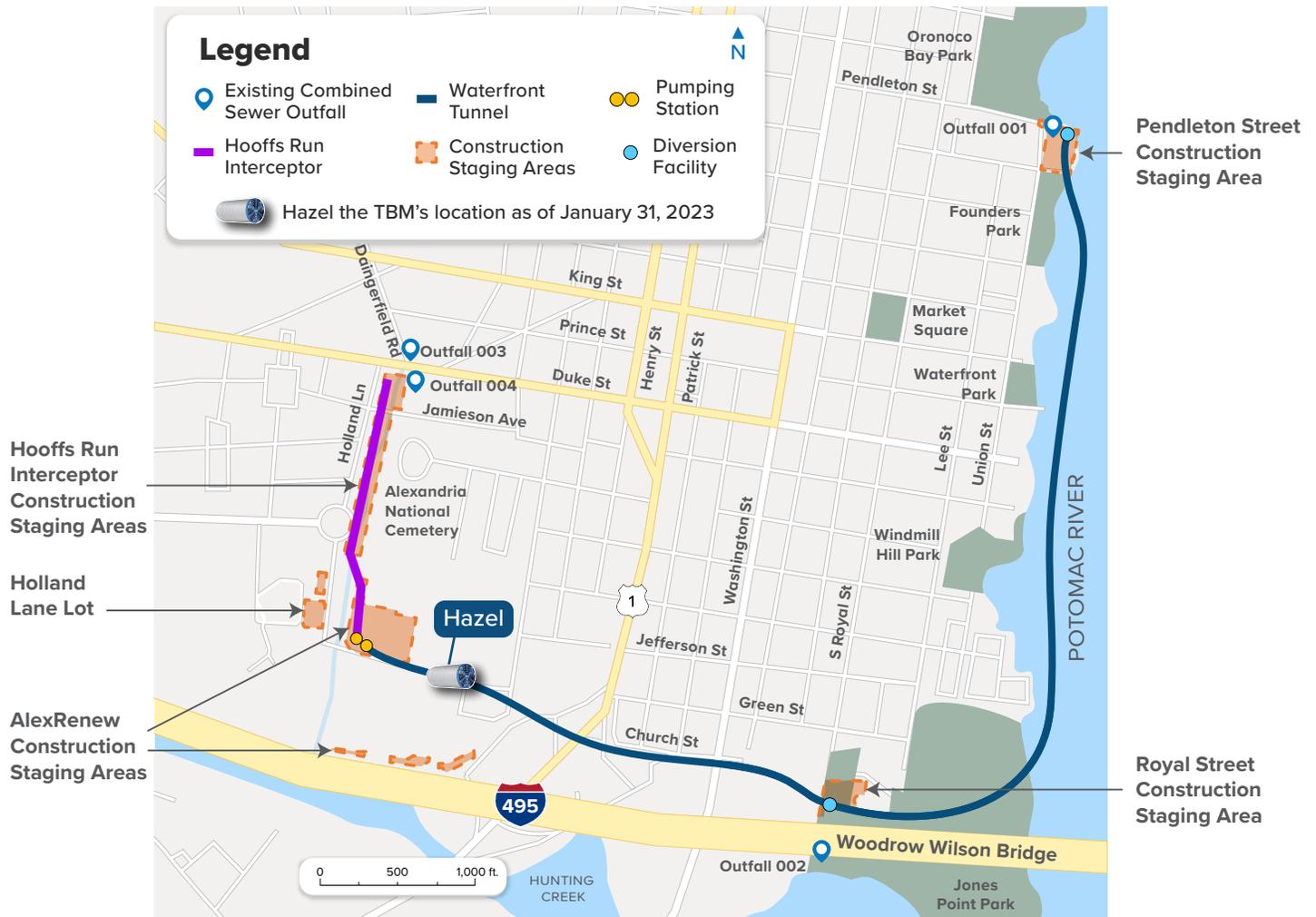
Waterfront Tunnel

MAJOR WORK ACTIVITIES

Activity	Date
Mining	Ongoing through Jan 2024

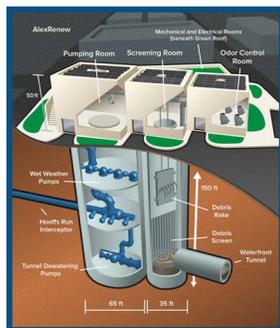
RiverRenew Tunnel Project Snapshot

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.



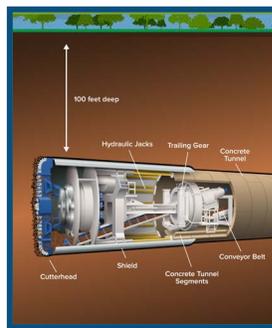
Hooffs Run Interceptor

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



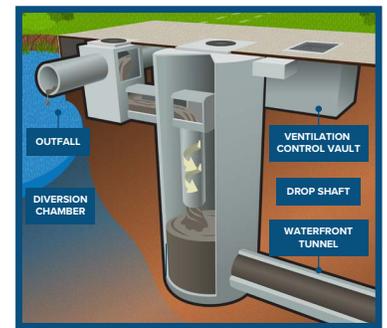
Pumping Station

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.

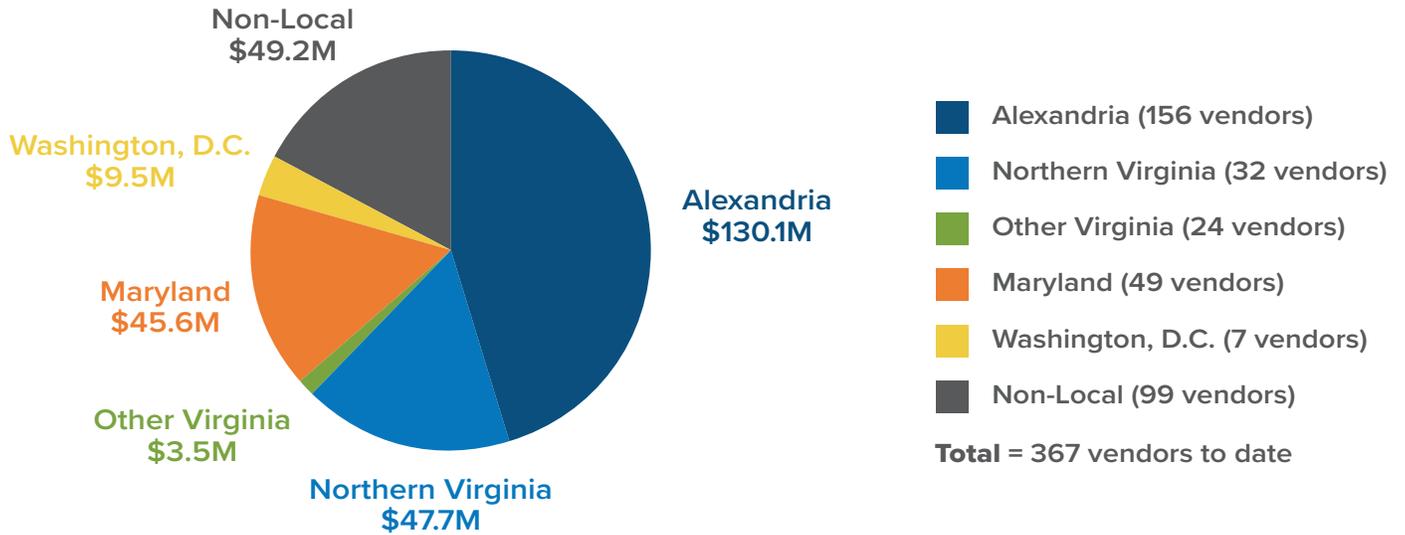


Diversion Facility

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

RiverRenew Program Costs to Date

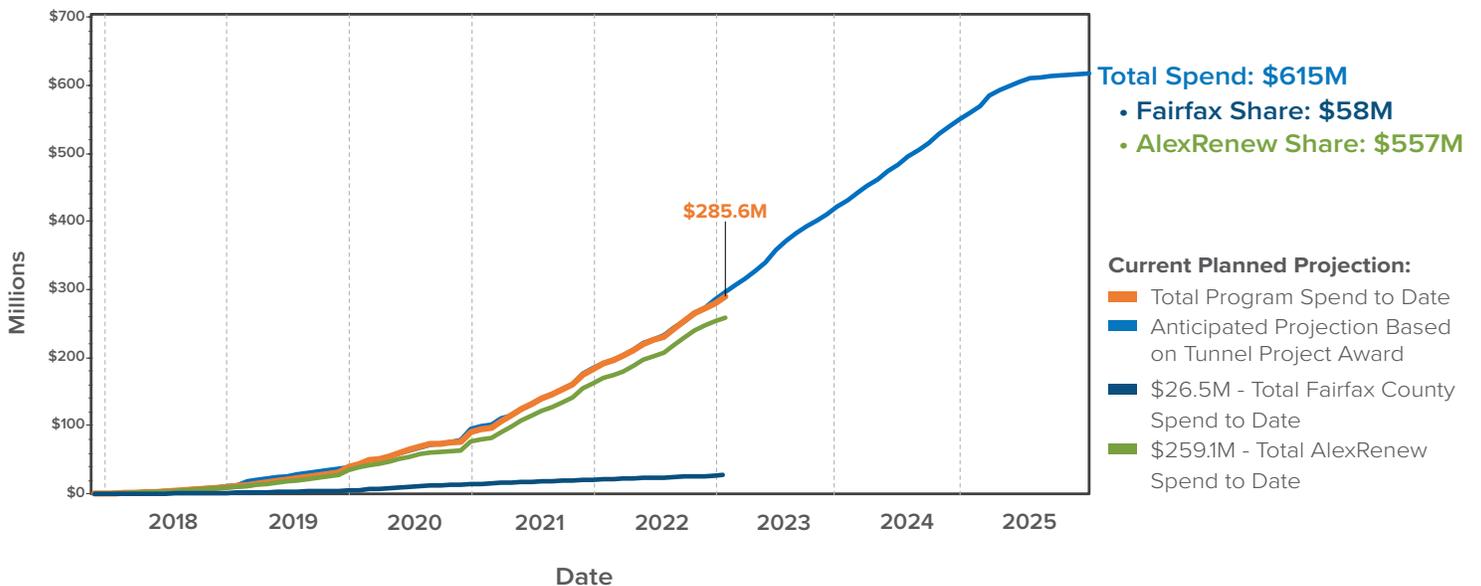
RiverRenew Spend to Date by Locality



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	\$159.5
Brown and Caldwell	Owner's Advisor	Professional Services	17-022	Nov 2017	\$65.1
EPC	Resident Engineering & Inspection Tunnel System Project	Professional Services	20-013	Apr 2020	\$10.6
Completed RiverRenew Wastewater Projects to Pave the Way for the Tunnel Project					\$50.4

RiverRenew Cash Flow Analysis



Note: As of January 31, 2023.

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. 6: [January 18, 2023](#)

Looking Ahead:

- 2023-2024 RiverRenew SAG Meeting No. 1: [March 16, 2023](#)



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:

- **Social posts** announcing upcoming pile driving activity
- Behind-the-scenes **photos** of TBM gantry installation
- Heads Up! **graphics** showing traffic and pedestrian impacts from construction activity



Community Events

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

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.
- Sip 'n See event at Pendleton Street: Thursdays between 11 a.m. and 1 p.m.
- Special Edition Sip 'n See Events during the first two weeks of pile driving at Pendleton Street from 8:30 am to 6:30 pm
- Community Listening Sessions: [March 6, 7, and 9, 2023](#)

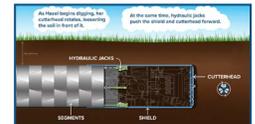


Education

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

Looking Ahead:

- A new program update, printed banner, and animated video explaining how a TBM constructs a tunnel



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:

- Waterfront Tunnel Tours: [May 6, 2023](#)



Council-Board Workgroup

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

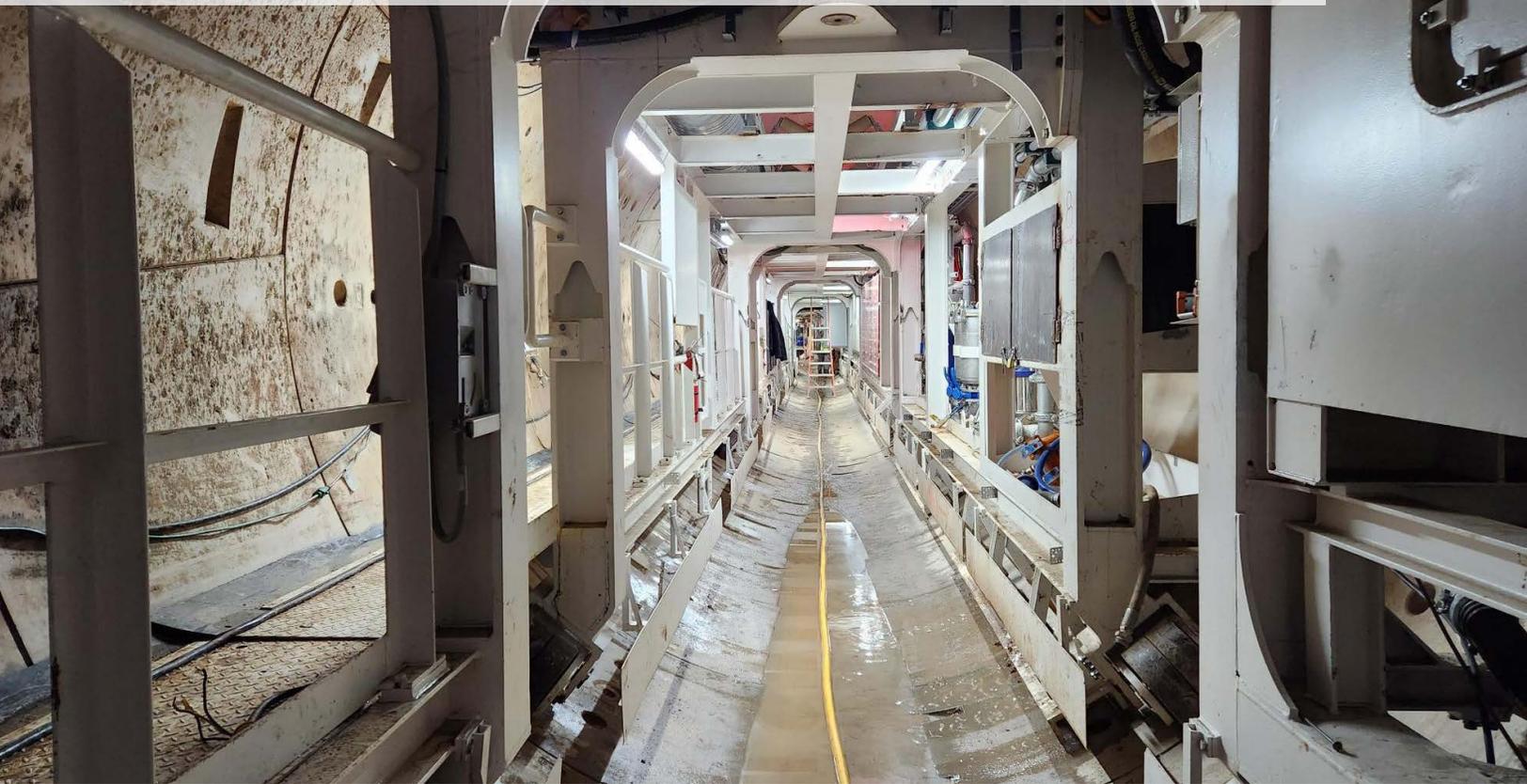
Highlights:

- Council-Board Workgroup Meeting No. 17: [January 18, 2023](#)

Looking Ahead:

- Council-Board Workgroup Meeting No. 18: [April 19, 2023](#)

Monthly Construction Spotlight



Major milestone reached! RiverRenew crews finish installing all Tunnel Boring Machine gantries.

Throughout January, RiverRenew crews periodically suspended mining operations for brief, planned intervals. All 14 of Hazel the TBM's remaining gantries were installed during these routine stops as the team prepared her to enter full production mining.

This trailing gear carries essential equipment that completes Hazel's 460-foot-long underground factory.

Beginning in February, Hazel will take a 6-week-long break to install the horizontal and vertical conveyor systems to support full production mining. Keep an eye on our [Facebook](#), [Twitter](#), and [Instagram](#) accounts for the latest Hazel updates, or follow her progress via the TBM tracker on the homepage of [RiverRenew.com](#).

Building for the Future of Alexandria's Waterways

To learn more, visit www.RiverRenew.com



Monthly Financial Report

Month: January 2023

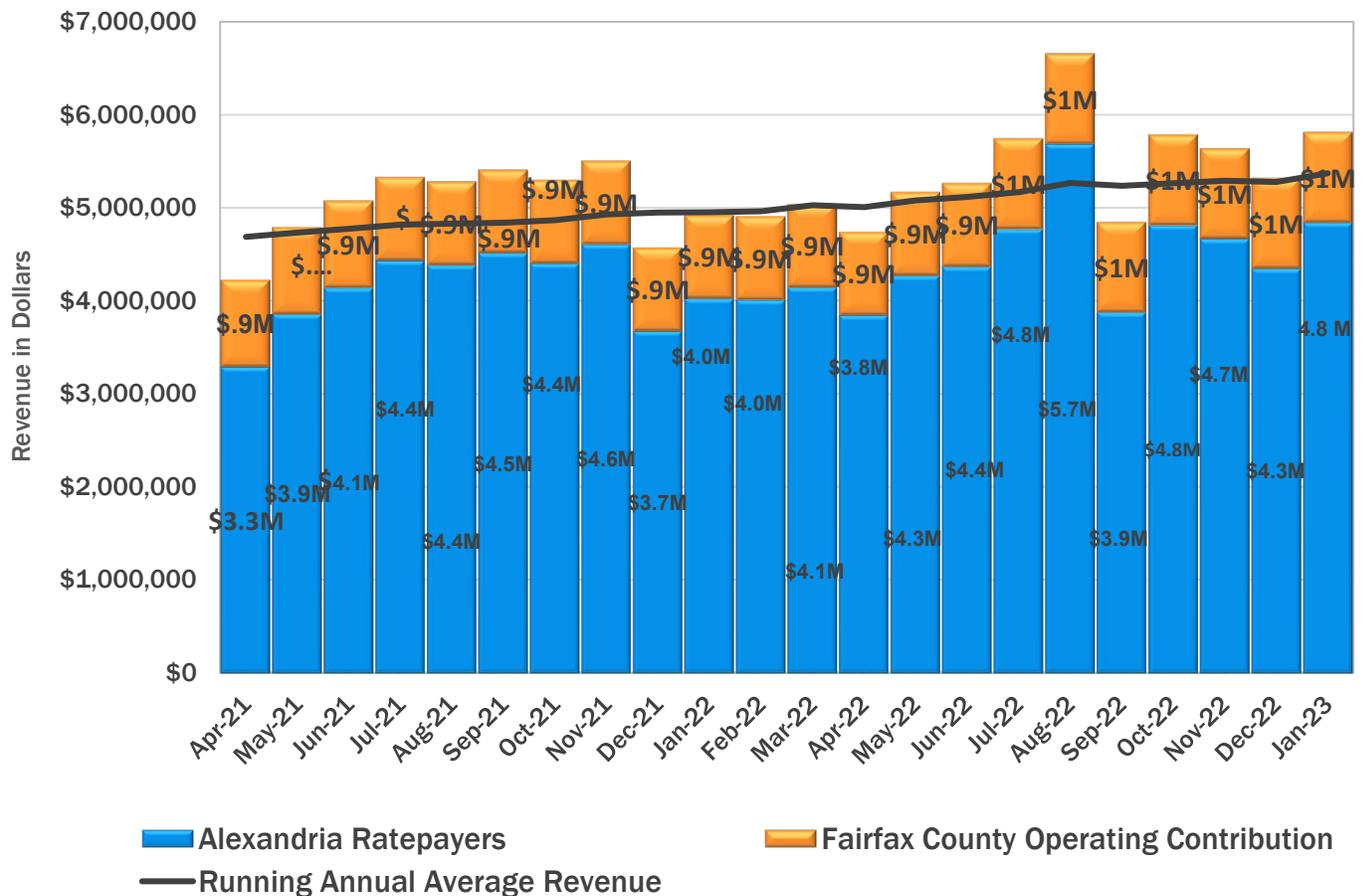
Overview

Performance of AlexRenew’s annual approved budget is reviewed and evaluated monthly to ensure overall organizational financial stability.

Revenues

- FY23 operating revenues totaled \$39.8 million through the end of January with approximately \$33.0 million in Wastewater Treatment Charge revenue and \$6.8 million collected from Fairfax County. Wastewater Treatment Charge revenue is \$2.3 million (10.97%) above the Fiscal 2023 YTD budget.
- 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.

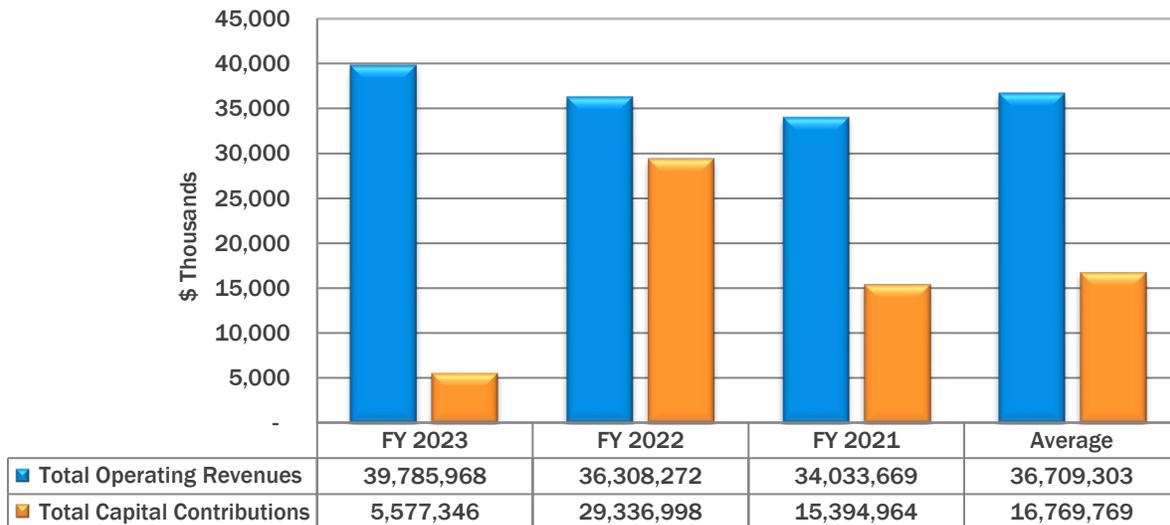
Monthly Wastewater Treatment Fee Revenue



Annual Revenue and Capital Contributions 3 Year Comparison



Operating Revenue vs. Capital Contributions



Total Capital Contributions include Fairfax County Capital and I&RR Fees and Grant Revenues.

Expenses

To date, actual FY23 operating expenses match projected FY23 budget expenditures. The debt service fund spend rate is trending slightly higher than average related to timing of payments. The joint IRR fund spend rate is trending higher due to prepurchase of equipment with long supply lead times needed for budgeted projects.

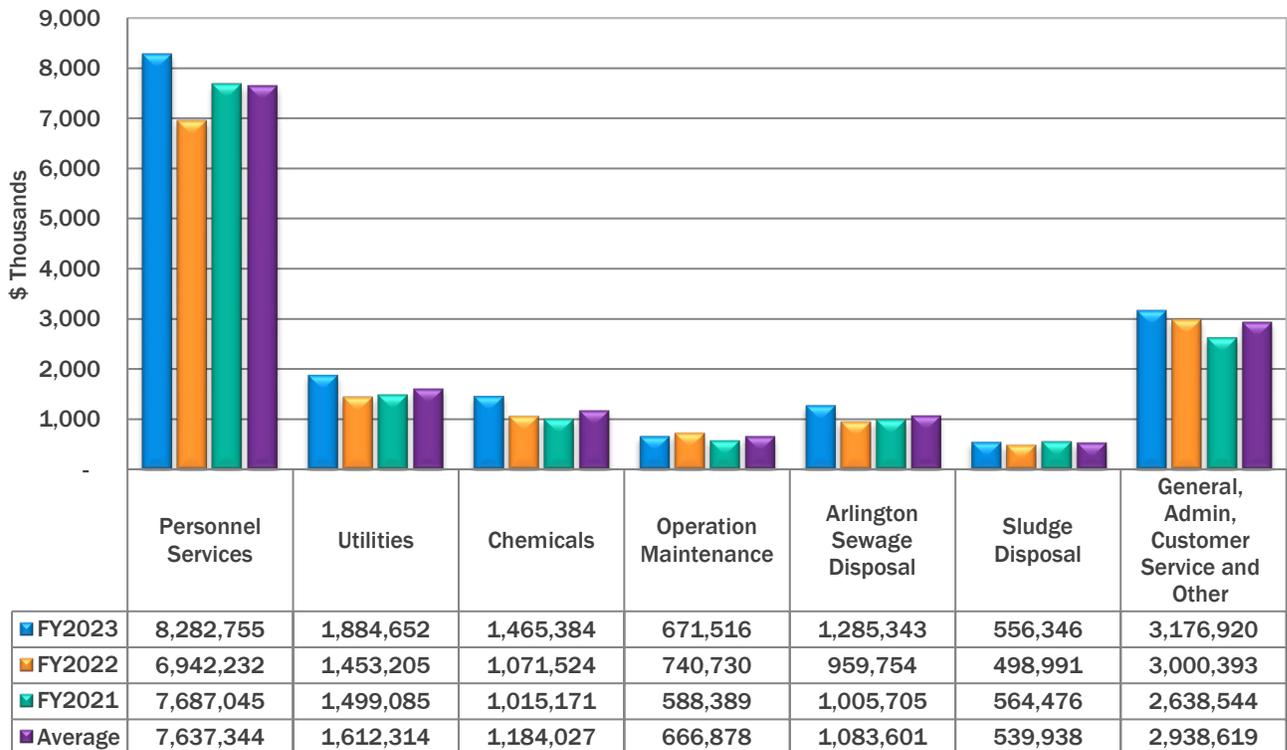
Capital expenses are \$54.94 million year-to-date.

At seven (7) months into the fiscal year, the overall spend rate is 41.1% of the total budget.

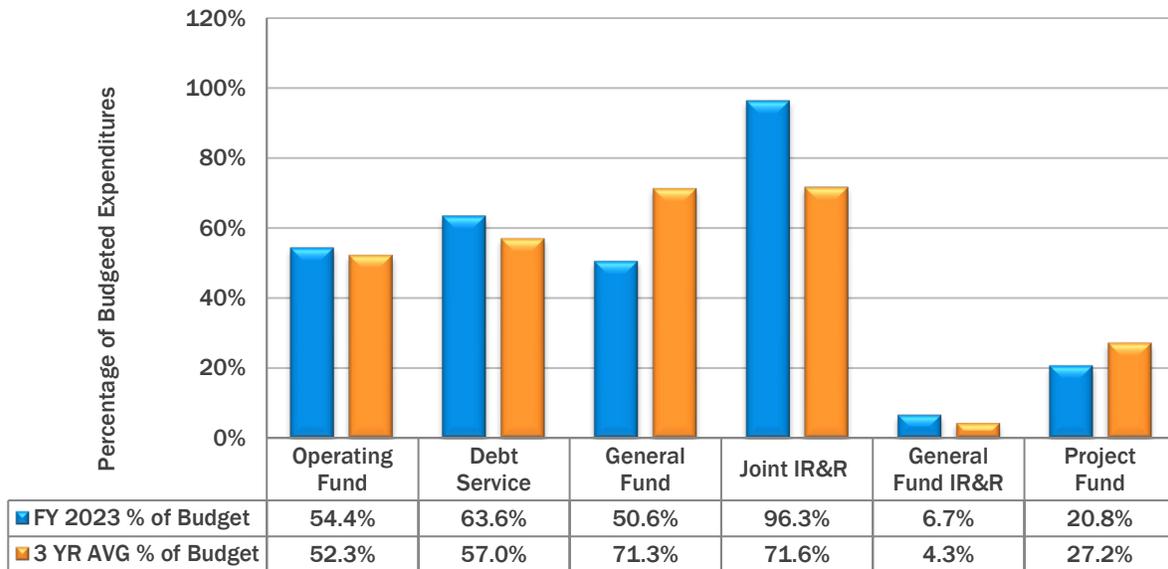
Expenses by Fund

ACTUAL VS. BUDGET Through January 2023					SPEND RATE		
(\$ Millions)	FY 2023	FYTD 2023	3 YR AVG	FYTD 2023	FY 2023	3 YR AVG	Variance FY23
Expenses (By Fund)	BUDGET	ACTUAL	ACTUAL	BUDGET	% of Budget	% of Budget	to 3 YR AVG
Operating Fund	\$ 30.44	\$ 16.56	\$ 15.19	\$ 17.76	54.4%	52.3%	2.1%
Debt Service	14.74	9.37	8.13	8.60	63.6%	57.0%	6.5%
General Fund	69.28	35.05	21.39	40.41	50.6%	71.3%	-20.7%
Joint IR&R	10.33	9.95	5.16	6.02	96.3%	71.6%	24.8%
General Fund IR&R	0.69	0.05	0.02	0.40	6.7%	4.3%	2.4%
Project Fund	95.60	19.89	28.84	55.77	20.8%	27.2%	-6.4%
Total	\$ 221.08	\$ 90.86	\$ 78.73	\$ 128.96	41.1%	42.1%	-1.0%

Annual Operating Expenses 3 Year Comparison



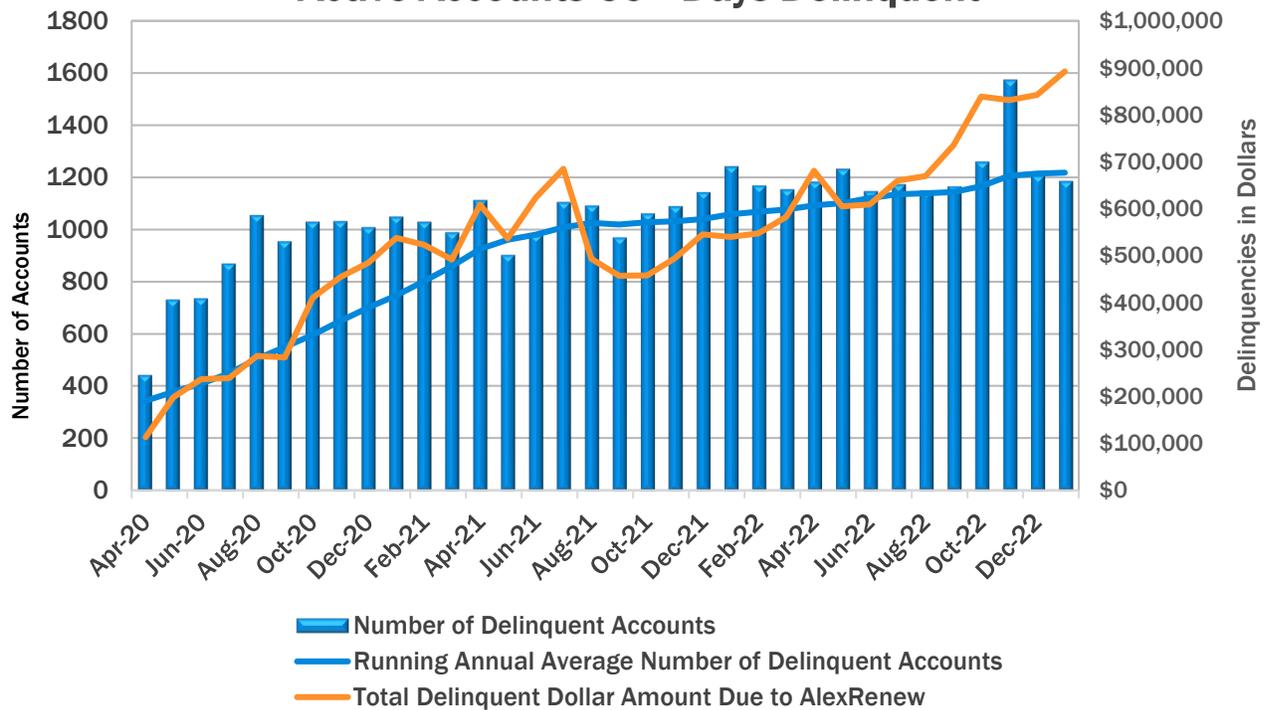
Expenditure Budget Comparison By Fund FY 23 vs. 3 Year Average



Delinquencies

The number of accounts delinquent by more than 60 days was 1,185 in January, a decrease of 22 accounts month-over-month. The total dollar amount owed to AlexRenew from these accounts totaled \$892,309 at the end of January, an increase of \$50,172 from last month. AlexRenew continues to work with customers with unpaid bills to assist them in bringing their accounts current.

Active Accounts 60+ Days Delinquent

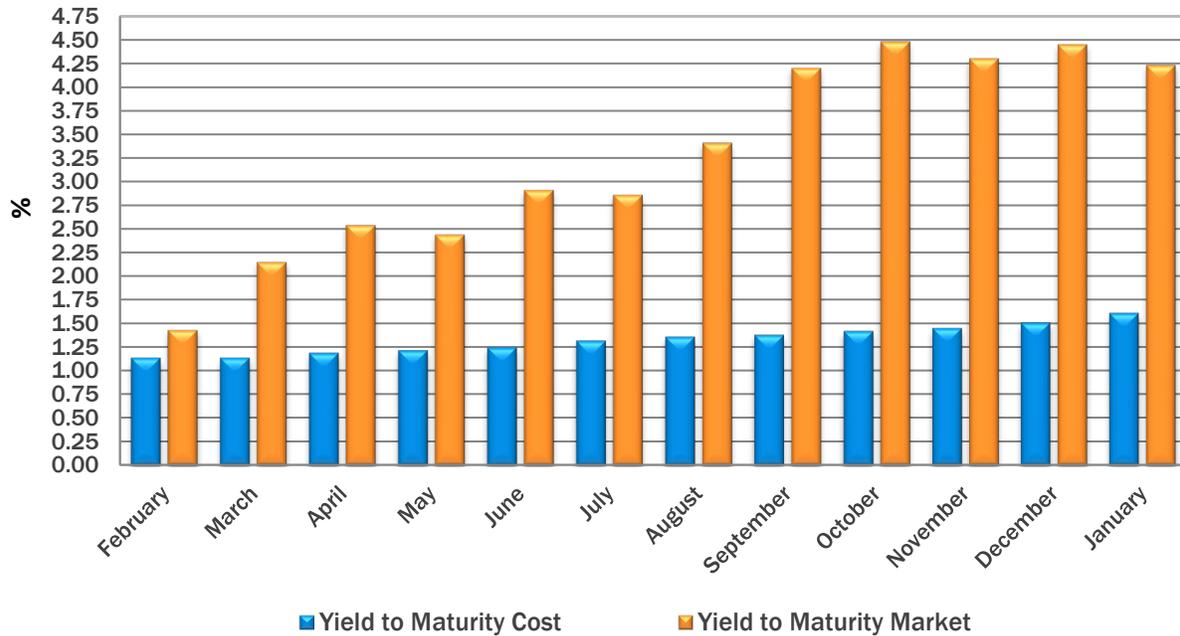


Monthly Financial Report

Investments

PFM Investment Advisors manages approximately \$21 million of AlexRenew's \$25 million investment portfolio. The following graph demonstrates current earnings on investments of approximately 1.60%; a level higher than general bank deposit earnings rates.

**Investment Yield Percentage to Maturity
(Investments managed by PFM)
Through January 2023**



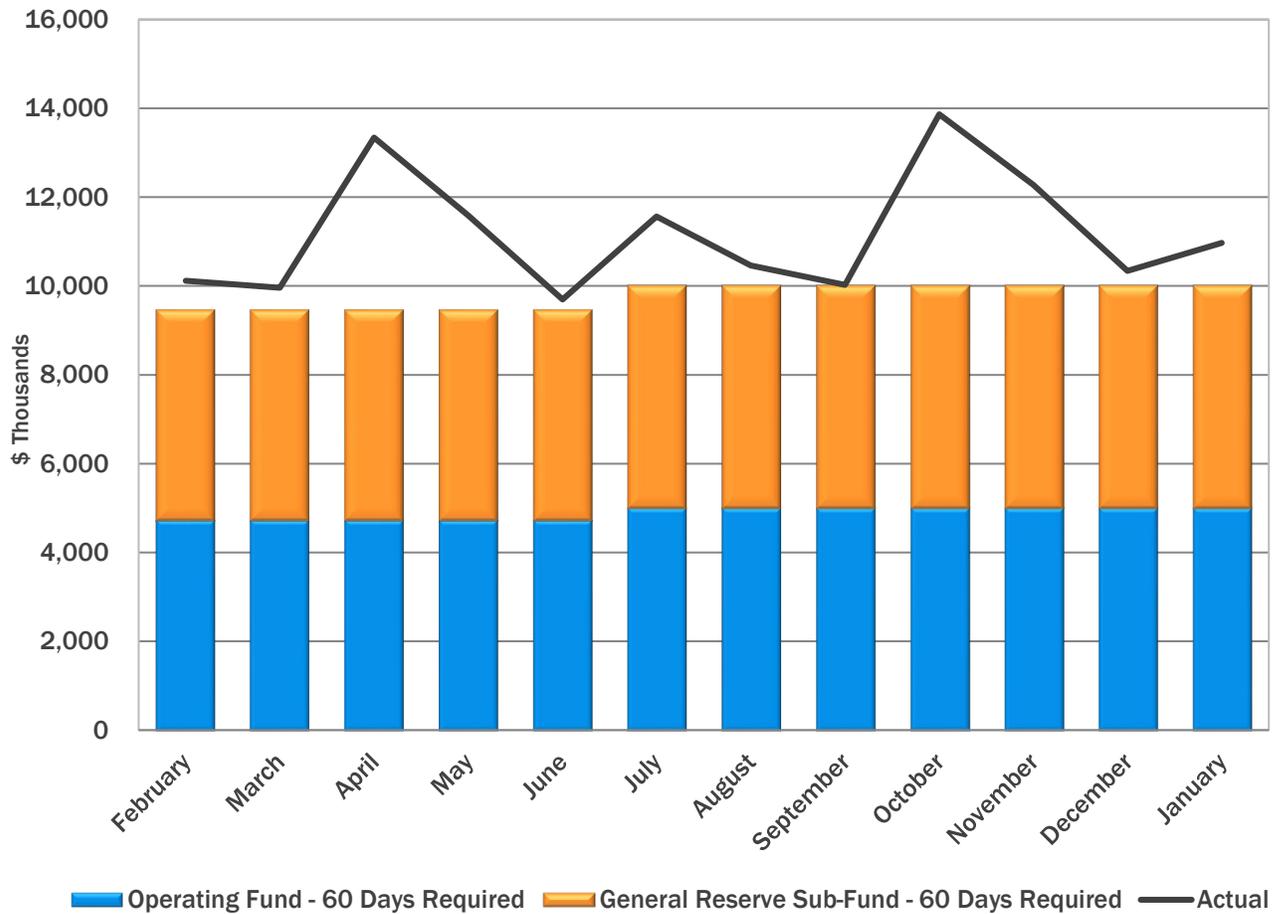
Cash Reserves

AlexRenew's Master Indenture of Trust 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 FY23 this equals a minimum of \$10,008,654. The chart and graph below demonstrate that AlexRenew currently exceeds this requirement and is currently at 132 days cash on hand for these funds.

Monthly Financial Report

Board Policy 120 Days Cash Reserves	Actual	Percentage of Goal
As of January 31, 2023		
Total Operating Cash	\$ 3,092,949	
Total Certificates of Deposit (Cash Equivalent)	\$ 2,872,064	
Total Operating Cash	<u>\$ 5,965,013</u>	
Total General Reserve Sub-Fund Cash	<u>5,004,327</u>	
Total Operating and General Reserve Sub-Fund Cash	<u>10,969,340</u>	110%

Cash Reserve Policy



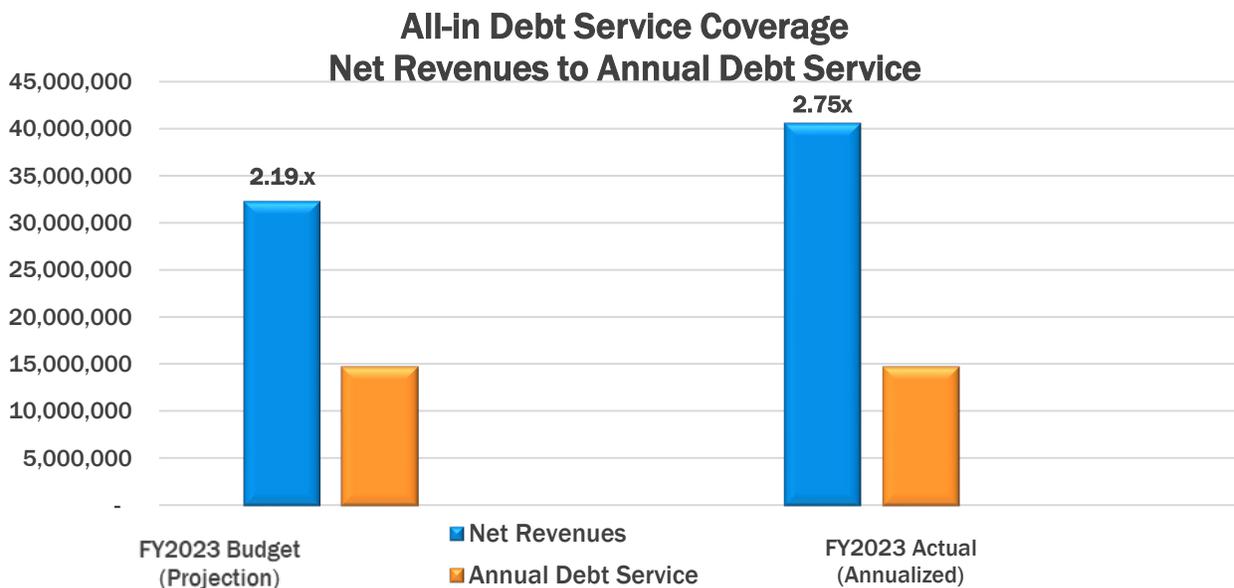
Monthly Financial Report

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 require 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 2.19x designated in the graph below represents projected coverage for FY23 based on original FY23 budget expectations. At seven months into the fiscal year, annualized results would indicate coverage of 2.75x, ahead of the budgeted projection of 2.19x.

Financial Policy Compliance - All-In Debt Service Coverage	FY 2023 Actual	FY 2023 Budget
Gross Revenues Available for Debt Service Coverage:		
Wastewater Treatment Charges - Alexandria Ratepayers	56,509,811	50,922,485
Fairfax County Operating Expense Charge	11,694,706	11,694,706
Reimbursement from other systems	-	-
Investment Income	742,883	115,000
Less Restricted Investment Income	-	-
Total	68,947,400	62,732,191
LESS Operating Expenses	(28,384,954)	(30,442,988)
Net Revenues [a]	40,562,445	32,289,203
Annual Debt Service [b]	14,739,509	14,739,509
Calculated All-In Debt Coverage [a/b]	2.75x	2.19x
Financial Policy Target	≥1.50x	≥1.50x



Monthly Financial Report

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.

Tier 1 Alexandria Homeowners and Civic Associations | Updated February 2023

HOA	Contact	Meeting Info	Board Contact
Alexandria Federation of Civic Associations	Bryan Kirkes and Tom Walczykowski rrbyrd@comcast.net	Last Wednesday of the month at 7:00 PM / virtual	Bill Dickinson
Arlandria Civic Association	Kevin Beekman, President kbeekman@yahoo.com or info@arlandria.org	None scheduled	John Hill
Brookville-Seminary Valley Civic Association	Ashley Dalton, President president@bsvca.net	Quarterly / virtual	Vacant
Cameron Station Civic Association	cameronstacivic@gmail.com	Monthly / virtual	Vacant
Del Ray Citizens Association	Kristine Hesse kah4922@gmail.com	Second Wednesday of the month at 7:00 PM/ Sept through June / meeting places vary	Jim Beall
Hume Springs Civic Association	Ben Stecker, President president@humesprings.org or hsca.president@gmail.com	Quarterly at 6:30 PM / Leonard "Chick" Armstrong Rec Center	Jim Beall
Lenox Park at Sunnyside HOA	Virginia Crump, Community Manager vcrump@capitolcorp.com	Fourth Monday of the month at 7:00 PM / virtual and Beverley Hills United Methodist	Vacant
Lynhaven Civic Association	lynhaven.civic@gmail.com	First Monday of the month at 7:00 PM / Leonard "Chick" Armstrong Rec Center	Jim Beall
Nethergate HOA	Karen Conroy, Community Manager communications@nrpartnersllc.com	2 nd Wednesday of the month / virtual	Vacant
North Old Town Independent Citizens Civic Association (NOTice)	Mary C. Harris, President notice.communications@gmail.com	Meets three times a year	Vacant
North Ridge Citizens Association	John Fehrenbach, President info@northridgecitizens.org	Second Monday of the month at 7:30 PM except July and August / virtual	Vacant
Old Town Civic Association	Steve Milone, President stevemilone@yahoo.com or president@theoldtowncivicassociation.org	Second Wednesday of the month; 7:00 PM/ The Lyceum	Bill Dickinson

HOA	Contact	Meeting Info	Board Contact
Parkfairfax Unit Owners Association	Francisco Foschi, Community Manager ffoschi@parkfairfax.info 703-998-6315	Third Wednesday every month at 7:00 PM/ The Association Office 3360 Gunston Rd.	Vacant
Potomac Greens	Christie Beruete, Community Manager cberuete@sentrymgmt.com	Third or Fourth Thursday every month at 7:00 PM/ Potomac Greens Clubhouse	Vacant
Rosemont Citizens Association	Jol Silversmith, President info@rosemontcitizensassoc.org	None scheduled	John Hill
Seminary Hill Association	Carter Flemming, President president@seminaryhillassn.org	Second Thursday every month at 7:30 PM/ Immanuel Church-on-the-Hill	Bill Dickinson
Seminary West Civic Association	Owen Curtis, President seminarywestcivicasociation@gmail.com	Quarterly / location not specified	Bill Dickinson
Taylor Run Citizens' Association	Craige Moore TaylorRunCA@gmail.com	Community meetings in the fall and spring	John Hill
Upper King Street Neighborhood Association	Rose Eber askandariya@aol.com	None scheduled	Vacant
Wakefield-Tarleton Civic Association	Erin Winograd erin@winograd.us	None scheduled	Bill Dickinson
West Old Town Citizens Assn.	Dino Drudi, President wotcaalexandria@gmail.com	None scheduled since start of pandemic / typically every other month on 2nd Thursday	Vacant

2023 AlexRenew Board of Directors Calendar of Events

January						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Legend

- Regular Board of Directors Mtg.
- AlexRenew Observed Holidays
- Finance & Audit (F&A) Committee
- Governance (Gov.) Committee
- RiverRenew Stakeholder Advisory Group Activity (SAG)
- Council Board Work Group Activity (CBWG)
- Community Listening Sessions (CLS)
- Tunnel Tours
- Budget & Rates Hearing

January
2: New Year's Day Observed
17: Regular Board of Directors Meeting
18: Council Board Workgroup
18: SAG Meeting
February
1: Financial Disclosure Statement due to City
21: Regular Board of Directors Meeting
March
6: CLS - Pendleton Street
7: CLS - Hooffs Run
9: CLS Royal Street
16: SAG Meeting
21: Regular Board of Directors Meeting
27: F&A Meeting
April - Earth Month
18: Regular Board of Directors Meeting
22: Earth Day
May
6: Tunnel Tours
16: Regular Board of Directors Meeting
18: SAG Meeting
20: Public Hearing on FY24 Budget & Rates
29: Memorial Day Observed
June - Safety Month
19: Juneteenth
20: Regular Board of Directors Meeting

2023 AlexRenew Board of Directors Calendar of Events

July							August							September							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
						1			1	2	3	4	5							1	2
2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	
9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16	
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23	
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	
30	31													31							

October							November							December							
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
1	2	3	4	5	6	7				1	2	3	4							1	2
8	9	10	11	12	13	14	5	6	7	8	9	10	11	3	4	5	6	7	8	9	
15	16	17	18	19	20	21	12	13	14	15	16	17	18	10	11	12	13	14	15	16	
22	23	24	25	26	27	28	19	20	21	22	23	24	25	17	18	19	20	21	22	23	
29	30	31					26	27	28	29	30			24	25	26	27	28	29	30	
													31								

Legend

	Board of Directors Activity
	AlexRenew Observed Holidays
	Finance & Audit (F&A) Committee
	Governance (Gov.) Committee
	RiverRenew SAG
	Council Board Work Group Activity (CBWG)
	Community Listening Sessions (CLS)

July
1: FY24 Budget Begins
4: Independence Day Holiday
18: Regular Board of Directors Meeting - Election of Officers
August - Nat'l Water Quality Month
No Board Meeting this Month
September - Preparedness Month
4: Labor Day
18 (tent): Governance Committee
19: Regular Board of Directors Meeting
21: SAG Meeting
October
17: Regular Board of Directors Meeting
November - Thanks for Giving Month
6: F&A Committee
16: SAG Meeting
21: Regular Board of Directors Meeting
23: Thanksgiving
December
19: Regular Board of Directors Meeting
25: Christmas Day Observed

Revised 2/6/2023