



1800 Limerick Street  
Alexandria, VA 22314  
[alexrenew.com](http://alexrenew.com)

**Board of Directors**  
John Hill, Chair  
James Beall, Vice Chair  
Adriana Caldarelli, Sec'y-Treas  
Mark Jinks  
Rebecca Hammer  
**Chief Executive Officer**  
Justin Carl, PE  
**General Counsel**  
Amanda Waters

Tuesday, June 18, 2024 – 6:00 p.m.

## Regular Board of Directors Meeting Agenda

**In-person:** AlexRenew Environmental Center (1800 Limerick St)  
Ed Semonian Boardroom, Room 600

**Virtual:** [Microsoft Virtual Events Powered by Teams](#)

Public comments will be received at the meeting. If you wish to speak during public comment, please contact the Board Executive Assistant at (703) 721-3500 ext. 2260 or [lorna.huff@alexrenew.com](mailto:lorna.huff@alexrenew.com) in advance. Submission of written statements is encouraged and may be emailed to the Board Executive Assistant.

A recording of the meeting will be posted on [alexrenew.com](http://alexrenew.com) after the meeting.

No.	Item	Presenter	Action
1.	Call to Order (6:00 p.m.)	Chair	
2.	Approval of Agenda (6:02 p.m.)	Chair	Approval
3.	Public Comment Period (6:05 p.m.)	Chair	
4.	Consent Agenda (6:10 p.m.)	Chair	Approval
	a. Minutes from May 18, 2024 Public Hearing (Tab 1)		
	b. Minutes from May 21, 2024 meeting (Tab 2)		
5.	Member and Committee Updates (6:15 p.m.)	Chair	Information
	a. Community Meetings (Tab 3)		
	b. Finance & Audit Committee		
	c. Governance Committee		
	d. Board Elections – July Board meeting		
	e. Board Retreat – February 7-8		
6.	Unfinished Business (6:20 p.m.)	Chair	Information
	a. Update on the Lifeline Emergency Assistance Program (Tab 4)	Mr. Carl	
	b. Update on Green Bond Sale (Tab 5)		
	c. Review and Approve FY2025 Operating and Capital Budget (Tab 6)		
	d. Review and Approve FY2025 Rates, Rules, and Regulations (Tab 7)		
7.	New Business (6:35 p.m.)	Chair	Information
	a. Review and Approve Update to Board Compensation Philosophy (Tab 8)	Mr. Carl	
	b. Review and Approve New Delegation of Authority Board Policy (Tab 9)		
	c. Presentation on Preliminary and Primary System Upgrades Project (Tab 10)		
8.	AlexRenew Monthly Outcomes Update (7:25 p.m.) (Tab 11)	Mr. Carl	Information
9.	Adjourn (7:35 p.m.)	Chair	

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, July 16, 2024.

Minutes of a Public Hearing  
AlexRenew  
9:30 a.m., Saturday May 18, 2024

On May 18, 2024, the AlexRenew Board of Directors held a public hearing to receive comments on the FY2025 Proposed Operating and Capital Budget in the Edward Semonian Board Room at 1800 Limerick Street. The hearing was broadcast via Microsoft Teams.

The following were in attendance:

Members: Mr. John Hill, Chair  
Mr. James Beall, Vice Chair  
Ms. Adriana Caldarelli, Secretary-Treasurer  
Mr. Mark Jinks, Member  
Ms. Becky Hammer, Member

Staff: Mr. Justin Carl, General Manager/Chief Executive Officer  
Ms. Amanda Waters, General Counsel and Deputy GM  
Ms. Caitlin Feehan, Chief Administrative Officer  
Mr. Lake Akinkugbe, Director of Finance  
Ms. Lorna Huff, Executive Assistant to the Board

City Representative: Ms. Erin Bevis-Carver, Division Chief  
Sanitary Infrastructure Division

Call to Order

The Chair called the meeting to order at 9:30 a.m.

Review of the Process

The Chair reviewed the process for the Board to receive oral and written comments on the FY2025 Proposed Operating and Capital Budget from members of the public.

Discussion

The Chair recognized Mr. Carl who reported that Ms. Feehan and Mr. Akinkugbe were going to present on the FY2025 Proposed Operating and Capital Budget and changes to the Winter Quarter Average calculation in AlexRenew's Rates, Rules, and Regulations document.

Ms. Feehan reviewed AlexRenew's governance structure, Strategic Goals noting their alignment with AlexRenew's FY2025 Operating and Capital Budget. Ms. Feehan provided an overview of the AlexRenew organization noting that it annually cleans 13 billion gallons of wastewater and serves over 300,000 customers in Alexandria and Fairfax County. An independent political subdivision, AlexRenew is governed by a 5-member citizen board.

AlexRenew's FY2025 Operating and Capital Budget is \$232.8 million, including an 18% decrease in Capital Outlay due to decreased spending on RiverRenew and a 36% increase in Debt Service to support RiverRenew, the Solids Upgrade Program, and Preliminary and Primary Systems Upgrade (PPSU). Additionally, the Operating Budget contains a 7% increase to support workforce investments. Staff expects an 11% increase in Operating Revenue due to an increase in billed flows as they return to pre-pandemic levels and a Board approved rate increase of 5.1%.

Mr. Akinkugbe discussed major projects in the CIP, including RiverRenew, PPSU, the Solids Upgrade Program, Tertiary System Upgrades, and Information Technology Upgrades, representing \$175.2 million

in Capital Expenses.

For FY2025, AlexRenew Debt Service Expenses are \$22.5 million. This includes \$12.4 million in loan payments for RiverRenew, \$3.2 million for loan payments for new capital projects, and \$6.7 million for previous upgrades at AlexRenew.

As part of the FY2025 budget cycle, AlexRenew has proposed to make minor modifications to the Winter Quarter Average (WQA) to eliminate the 4,000-gallon cap and set the cap based on average usage from December through February.

Next steps include the approval of the Budget and Winter Quarter Average adjustment by the Board at the June 18 Board meeting. AlexRenew's new fiscal year begins on July 1.

At 9:53 a.m., the Chair opened the public hearing to receive public comments on AlexRenew's FY2025 Proposed Operating and Capital Budget. There were no members of the public in attendance and wishing to speak, nor were there written comments submitted. The Chair closed the public hearing.

There being no additional business, the Chair requested a motion to adjourn. Ms. Caldarelli moved and Mr. Jinks seconded. The Board unanimously approved.

The meeting adjourned at 9:56 a.m.

**APPROVED:**

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**Secretary-Treasurer**

Minutes of the 918<sup>th</sup> Meeting  
AlexRenew Board of Directors  
6:00 p.m., Tuesday, May 21, 2024

On Tuesday, May 21, 2024, the AlexRenew Board of Directors held its regular meeting in the Edward Semonian Board Room at 1800 Limerick Street, and broadcast via Microsoft Teams, with the following present:

Members: Mr. John Hill, Chair  
Mr. James Beall, Vice Chair  
Ms. Adriana Caldarelli, Secretary-Treasurer  
Mr. Mark Jinks, Member  
Ms. Becky Hammer, Member

Staff: Mr. Justin Carl, General Manager/Chief Executive Officer  
Ms. Amanda Waters, General Counsel/Deputy General Manager  
Ms. Felicia Glapion, Chief Engineering Officer  
Mr. Lake Akinkugbe, Director of Finance  
Mr. Matt Robertson, Director of Communications  
Mr. Kevin Pilon, Engineering Manager  
Ms. Lorna Huff, Executive Assistant to the Board

Counsel: Mr. T.W. Bruno, McGuireWoods

Fairfax County  
Representative: Mr. Shahram Mohsenin, Division Chief  
Wastewater Planning and Monitoring Division

City Representative: Ms. Erin Bevis-Carver, Division Chief,  
Sanitary Infrastructure Division

Consultants: Ms. Sarah Frey, Director, PFM Financial Advisors, LLC  
Ms. Priyanka Saha, Project Manager, Brown and Caldwell

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Approval of Agenda

The Chair requested that members review the agenda. There being no changes, the Chair moved approval and Ms. Hammer seconded. The Board unanimously approved.

3. Public Comment Period

There were no members of the public in attendance and wishing to speak; the Chair closed the public comment period.

4. Consent Agenda

Members reviewed the Consent Agenda which contained the Minutes of the April 16, 2024, meeting, and an action item to review and approve an update to the Board policy on Electronic Participation. There being no questions or comments on the Consent Agenda, the Chair requested a motion to

approve. Ms. Caldarelli moved and Mr. Jinks seconded. The Board unanimously approved.

#### 5. Member and Committee Updates

- a. Community Meetings  
Nothing to report.
- b. Finance and Audit Committee  
Mr. Jinks reported on the public hearing and changes to the budget due to debt service.
- c. Governance Committee  
Nothing to report.

#### 6. Unfinished Business

- a. Board Retreat  
Mr. Carl provided a preview of the Board Retreat to discuss AlexRenew rates and processes scheduled for the afternoon of Friday, February 7 through Saturday, February 8, 2025. Speakers will include Mr. Manny Teodoro of the Water & Health Advisory Council and consultants from Raftelis.
- b. Updated to Lifeline Emergency Assistance Program (LEAP)  
Mr. Robertson reported that LEAP opened to delinquent customers on May 20, 2024, with \$20,500 in initial funding. AlexRenew has partnered with Dollar Energy Fund for program administration. ALIVE, the Salvation Army, and Christ Church have agreed to accept customer applications on AlexRenew's behalf. Mr. Robertson reviewed the process for applying for LEAP and eligibility requirements. The initial annual maximum disbursement for a participant is \$350. Staff hopes to increase this amount and will review periodically.

Donations to LEAP can be made through the monthly bill, AlexRenew's website, the Dollar Energy site, and QR coded signage on the 6<sup>th</sup> floor. Additional sources of funding may include leasing of the 5<sup>th</sup> floor space, energy demand reduction programs, and donations resulting from Environmental Center 6<sup>th</sup> floor usage. Members discussed the number of current participants (7). Ms. Hammer requested that staff provide the Board with periodic updates and metrics.

#### 7. New Business

- a. Approval of Update to Board Policy on Construction Management At-Risk (CMAR) and Design-Build (DB) Procurement  
Mr. Carl referenced the Policy and noted where changes had been made to clarify language from a procedural standpoint and where changes were made to comply with new legal requirements effective July 1, 2024. He noted that AlexRenew could no longer use previous design-build and CMAR experience during the prequalification stage of the procurement. Ms. Waters reported that this policy is effective on July 1, 2024.

There being no additional discussion, the Chair requested a motion to approve, Mr. Jinks moved approval and Mr. Beall seconded. The Board unanimously approved.

- b. Overview of Solids Upgrade Program CMAR  
The CEO recognized Ms. Glapion and Mr. Pilon. Ms. Glapion and Mr. Pilon explained the existing solids program, its history and short-term and long-term goals for the program. They provided an overview of project delivery methods, contractor scoring and weightings, and

qualifications at each stage of the procurement process, plus the key benefits of using CMAR, the scope of work during preconstruction and next steps. Staff has selected PC Construction for the contractor award. The preliminary schedule of the project began in January 2024 and is tentatively scheduled for completion at the end of 2025 or 2026, depending on which drying upgrades are selected in the final packages of the project. Members inquired about contractor performance metrics.

c. Review and Approve Construction Management At-Risk (CMAR) contract to Support Solids Upgrade Program

The Chair requested a motion to approve the award of a contract with PC Construction to support the Solids Upgrade Program. Mr. Beall moved and Ms. Caldarelli seconded. The Board unanimously approved.

**Be It Resolved that:** The Board authorizes the CEO to execute a contract for preconstruction services for the Solids Upgrade Program with PC Construction in the amount of \$440,000.

d. City-AlexRenew Commonwealth Separate Sanitary Sewer System Infiltration and Inflow (I&I) Study

Mr. Carl reported that the I&I study is a joint project between the City and AlexRenew. Ms. Bevis-Carver and Ms. Saha presented on the Study; provided background on the excess I&I problem into the Commonwealth Interceptor and the separate sanitary sewer system; discussed approaches to alleviate excess I&I; summarized past City practices for the inspection, lining and rehabilitation of sewer laterals; and provided a timeline for completion of the joint City AlexRenew study. Members discussed the City's program for mitigating excess I&I problems, and next steps. The Chair commended the CEO and City for collaborating on this initiative.

e. Approval of a Resolution Authorizing up to \$51 million in revenue bonds & refinance of 2014-C Bonds

The CEO recognized Mr. Akinkugbe and Ms. Frey. Ms. Frey reported that based on market analysis and comparison with other funding sources, public bonds currently offer the lowest interest financing option for implementing upgrades to improve the reliability and operational performance of AlexRenew's preliminary, primary, tertiary and solids processes.

Members discussed the number of bond agencies solicited for AlexRenew's bond issuance and advantages to using only S&P.

The refinancing bond which is a separate approval, is anticipated to provide debt service savings of approximately \$1 million.

The Chair requested a motion to approve the resolution authorizing up to \$51 million in sewer revenue bonds. Mr. Jinks moved and Ms. Caldarelli seconded. The Board unanimously approved.

**Be It Resolved That:** The Board authorized the CEO to issue wastewater revenue bonds in an aggregate principal amount of up to \$51 million.

f. Approve Resolution Authorizing Sewer Revenue Refunding Bond

There being no questions on the refinance, the Chair requested a motion to approve. Mr. Jinks moved approval of the refinance of the sewer revenue bond. Mr. Beall seconded. The Board unanimously approved.

**Be It Resolved That:** The Board Authorized the CEO to execute documents associated with the Series 2014-C Bond.

8. AlexRenew Monthly Outcomes Update

a. Discussion.

The Chair recognized the CEO who requested that the motions for approval of the CMAR contract and updates to the Board CMAR/DB policy be re-voted on to be captured for the record. Mr. Hill moved approval of the updates to the CMAR policy and authorizing the CEO to execute a contract with PC Construction to support the Solids Upgrade Program. Mr. Beall seconded. The Chair requested a roll call vote with all members voting aye.

Mr. Carl reported that the monthly report has been revamped to align with the strategic outcomes. He reported that staff continues to make progress on the RiverRenew Dashboard with the last section of the tunnel being done.

The Chair asked about the timeline for delinquencies. He noted a decrease over the month. Mr. Carl reported that staff has been increasing the amount of outreach around LEAP.

There being no additional questions or comments, the Chair requested a motion to adjourn. Ms. Caldarelli moved and Mr. Jinks seconded. The Board unanimously approved.

The meeting adjourned at 8:12 p.m.

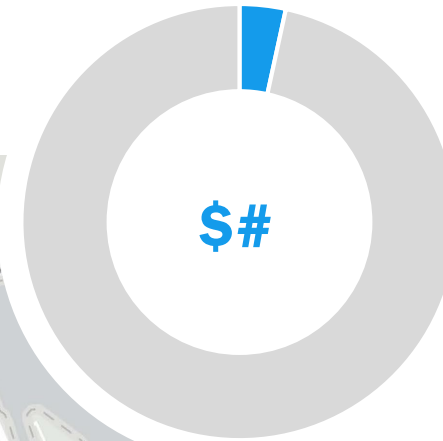
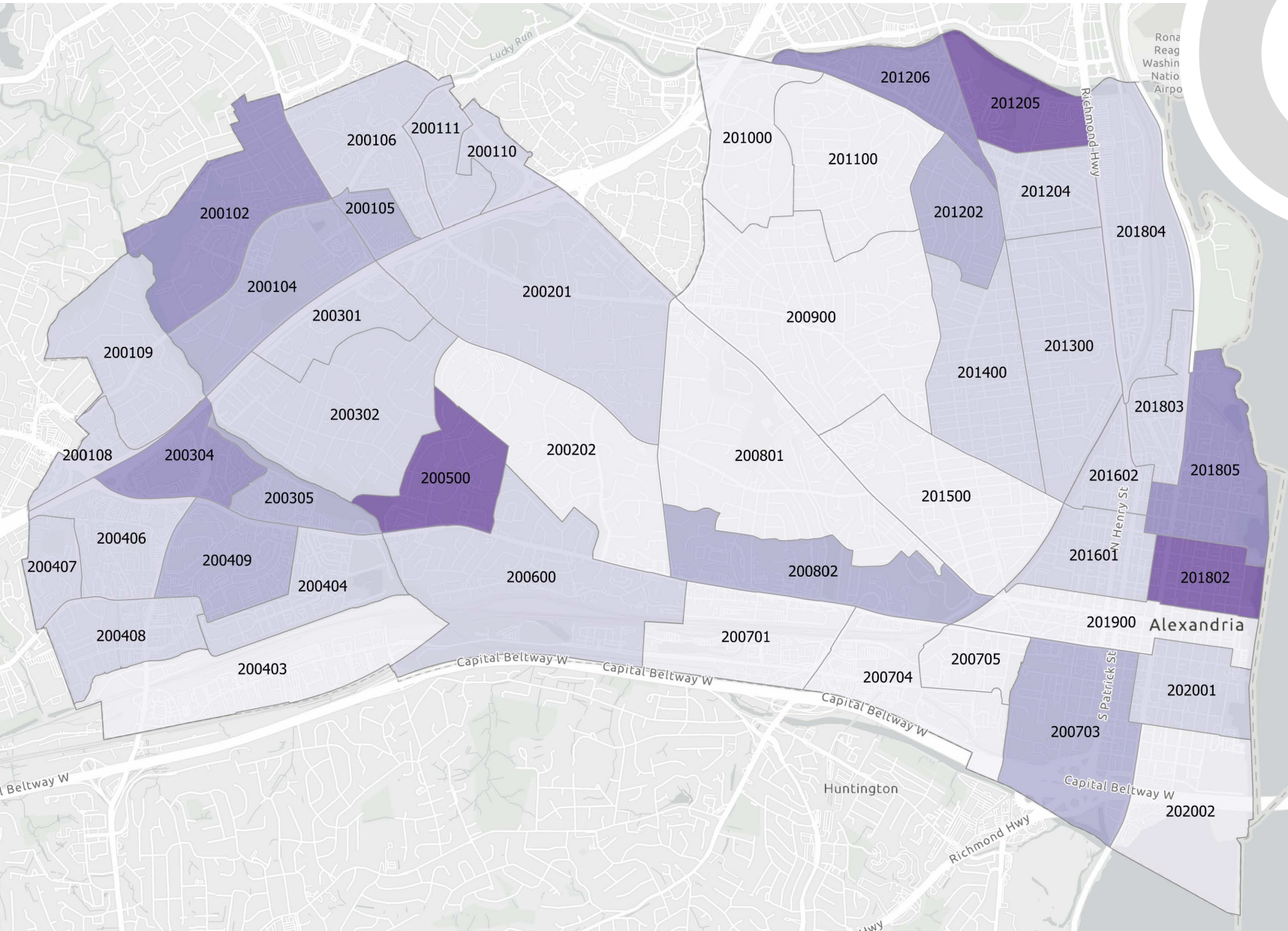
APPROVED:

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Secretary-Treasurer

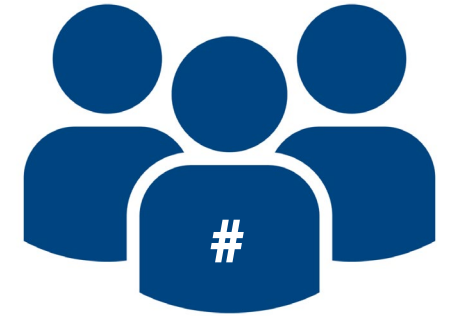
AlexRenew Board of Directors  
**Alexandria Homeowners and Civic Associations Matrix**  
 Updated December 20, 2023

HOA	Contact	Meeting Info	Board Contact
Alexandria Federation of Civic Associations	Carter Flemming, Chair <a href="mailto:carterflemming@gmail.com">carterflemming@gmail.com</a>	<ul style="list-style-type: none"> <li>• Last Wednesday of the month</li> <li>• 7:00 PM</li> <li>• Hybrid</li> </ul>	John Hill
Del Ray Citizens Association	Katie Waynick, President <a href="mailto:president@delraycitizen.net">president@delraycitizen.net</a>	<ul style="list-style-type: none"> <li>• Second Wednesday of the month</li> <li>• 7:00 PM</li> <li>• Meeting locations vary</li> </ul>	Jim Beall
North Old Town Independent Citizens Civic Association	Mace Carpenter, President <a href="mailto:notice.communications@gmail.com">notice.communications@gmail.com</a>	<ul style="list-style-type: none"> <li>• Meet three times a year</li> </ul>	Adrianna Caldarelli
Old Town Civic Association	Steve Milone, President <a href="mailto:stevemilone@yahoo.com">stevemilone@yahoo.com</a> or <a href="mailto:president@theoldtowncivicassociation.org">president@theoldtowncivicassociation.org</a>	<ul style="list-style-type: none"> <li>• Second Wednesday of the month</li> <li>• 7:00 PM</li> <li>• The Lyceum</li> </ul>	Mark Jinks
Rosemont Citizens Association (including PELT)	Jol Silversmith, President <a href="mailto:info@rosemontcitizensassoc.org">info@rosemontcitizensassoc.org</a> or <a href="mailto:jol@thirdamendment.com">jol@thirdamendment.com</a>	<ul style="list-style-type: none"> <li>• None scheduled</li> </ul>	Rebecca Hammer

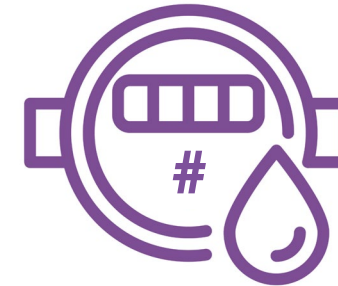


Expended  
To-Date

\$# Remaining



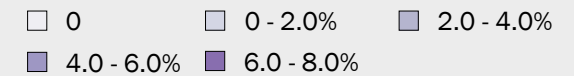
Customers Assisted



Service Disconnections  
for Nonpayment

## Legend

### Percentage of Households Receiving SNAP

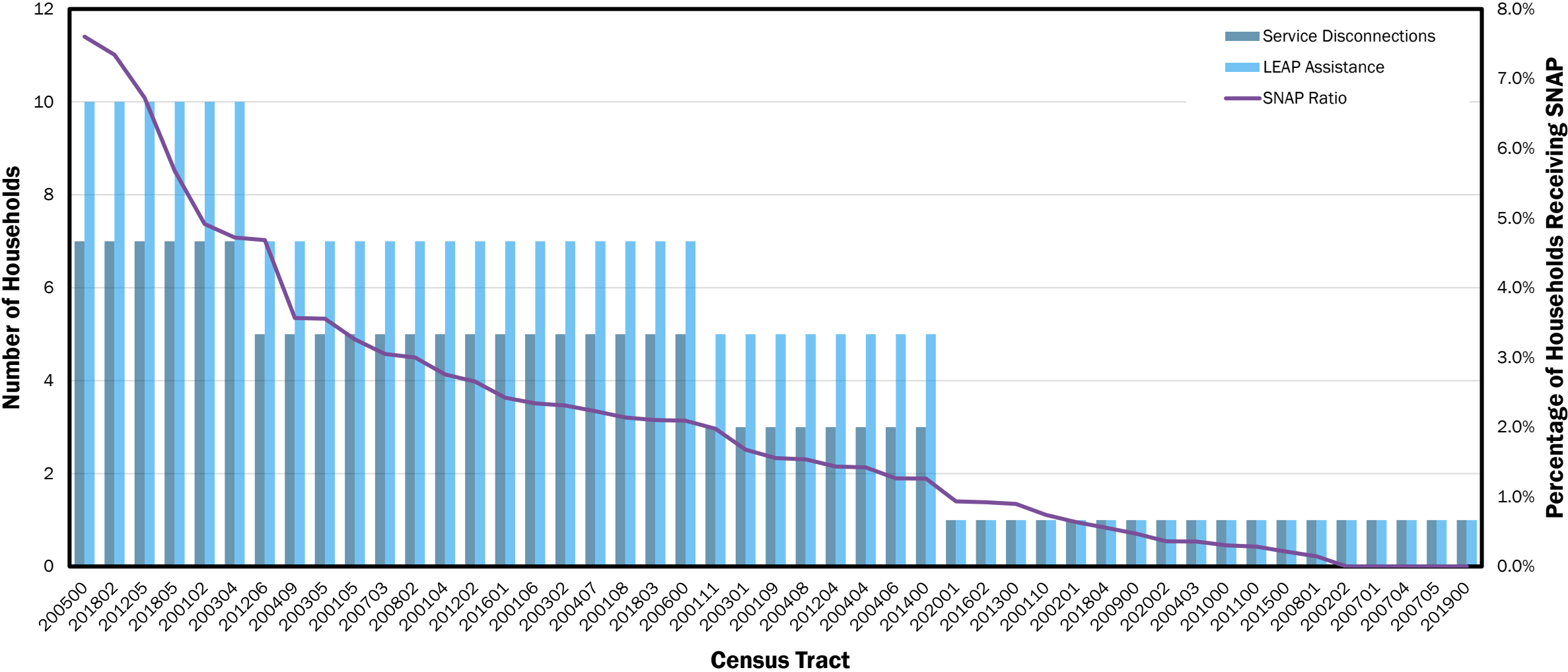


Averages: U.S. (12.5%); Virginia (3.0%); Alexandria (2.2%)

- Residential disconnections
- Commercial disconnections
- Residential customers receiving LEAP assistance

# LEAP Assistance, Service Disconnections, and SNAP Ratio by Census Tract

June 18, 2024

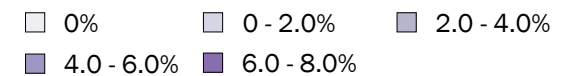


# Overlay of AlexRenew residential and commercial delinquencies with SNAP ratio by census tract\*

\*Source: U.S. Census, 2021 data

## Legend

### Percentage of Households Receiving SNAP



Averages: U.S. (12.5%); Virginia (3.0%); Alexandria (2.2%)

### Delinquencies





**AlexRenew**

Briefing to Board of Directors  
**Summary of 2024  
Green Bond Sale**

June 18, 2024

# Summary of AlexRenew's 2024 bond sale

**\$45.7M**  
**green bond**

- 4.17% interest rate
- 24 maturities
- 2054 final maturity

Green bonds are financial tools used to raise funds for projects that have a positive environmental impact.

## Comparison of green bond sale to other debt financing

Financing Source	Interest Rate	Debt Service Impact
2024 Series Green Bonds	4.17%	N/A
Initial Green Bond Pricing	4.27%	+ \$1.0 million
Water Infrastructure Finance and Innovation Act Loan (6/5)	4.32%	+ \$1.7 million
Virginia Resources Authority Pooled Bonds (6/5)	4.38%	+ \$2.3 million



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## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: June 18, 2024

SUBJECT: Action Item, Joint Use – Unfinished Business – Review and Approve Fiscal Year 2025 Operating and Capital Budget

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### Issue

To support ongoing operations and implementation of the capital improvement program, AlexRenew's Fiscal Year (FY) 2025 Operating and Capital Budget requires approval in accordance with AlexRenew's Financial Policy.

### Recommendation

Staff respectfully requests the Board approve the FY2025 Operating and Capital Budget.

### Discussion

The FY2025 Operating and Capital Budget totals \$232.8 million. It includes an Operating Budget of \$35.3 million, a Debt Service Budget of \$22.3 million, and a Capital Budget of \$175.2 million. The budget ensures AlexRenew has sufficient resources for its daily operations while funding ongoing investments in AlexRenew's infrastructure. To ensure Board review and public comment, AlexRenew followed a process that included:

- March 18: FY2025 Preliminary Draft Budget reviewed with Finance and Audit Committee
- March 19: FY2025 Preliminary Draft Budget recommended to the Board by Finance and Audit Committee
- April 16: FY2025 Draft Budget presented to Board for approval of resolution for public notice and to set the public hearing
- A public comment period was posted, and a public hearing was held on Saturday, May 18 at 9:30 a.m. to receive comments on the FY2025 Budget. No public comments were received.

From April to May, AlexRenew performed outreach to ratepayers that included website updates, social media posts, and newspaper posts.

**This action supports AlexRenew's strategic goal of Commitment to the Community.**

**ACTION TAKEN**

Approved:

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Disapproved:

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Approved with Modification:

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Modification(s):

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FISCAL YEAR 2025

# Operating and Capital Budget

July 1, 2024 – June 30, 2025  
Alexandria, Virginia

Adopted - June 18, 2024

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### **AlexRenew Board of Directors**

John B. Hill, Chair  
James Beall, Vice Chair  
Adriana Caldarelli, Secretary-Treasurer  
Mark Jinks, Member  
Rebecca Hammer, Member

### **Fairfax County Representative to the Board**

Shahram Mohsenin, PE

### **City of Alexandria Representative to the Board**

Erin Bevis-Carver, PE

### **Executive and Financial Staff**

Justin Carl, PE, General Manager and Chief Executive Officer  
Caitlin Feehan, PE, Chief Administrative Officer  
Lake Akinkugbe, Director of Finance

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## FY2025 Operating and Capital Budget Executive Summary

AlexRenew plays a vital role in building a healthier, more resilient community. Investing in wastewater infrastructure, supporting local businesses, and creating jobs each year enables AlexRenew to uphold the highest standards of operations and deliver on its mission to protect public health and the waterways that connect us.

The adopted Fiscal Year (FY) 2025 Operating and Capital Budget is \$232.8 million to ensure sufficient resources for daily operations and ongoing investments for AlexRenew’s infrastructure. The budget was developed in alignment AlexRenew’s financial policies and agreements and reflects a high level of service to our stakeholders. Figure ES.1 summarizes the FY2025 expenses and revenues.

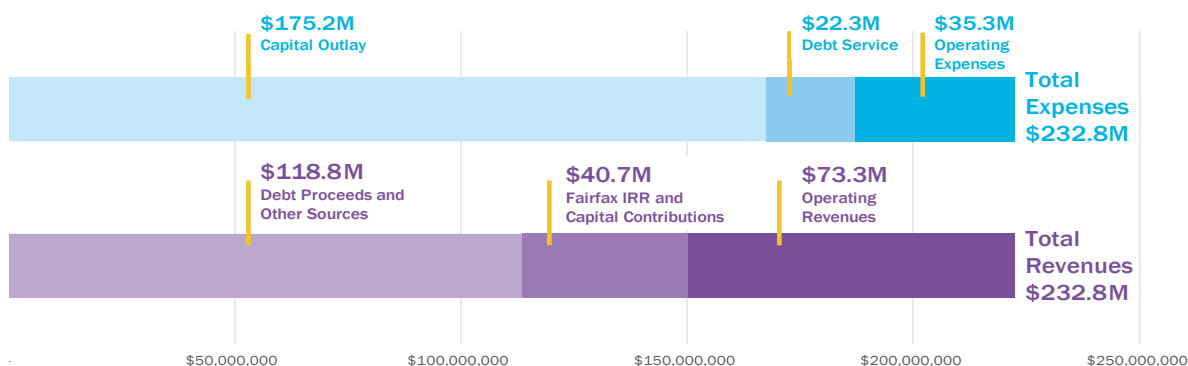


Figure ES.1. FY2025 Expenses and Revenues

### ES.1 FY2025 Expenses

The majority of FY2025 expenses are related to capital outlay which includes \$107.7 million in spending to support the ongoing RiverRenew program. Additionally, AlexRenew is beginning several long-term projects to support necessary upgrades to AlexRenew’s wastewater treatment plant, which include:

- **Solids Upgrade Program.** A program to address short-term operational reliability and long-term planning for AlexRenew’s solids processes. In FY2025, AlexRenew will invest \$8.9 million in design and preconstruction phase services for a construction management at-risk contract and continue long-term planning for AlexRenew’s solids future.
- **Preliminary and Primary Systems Upgrade (PPSU).** A project to upgrade the existing preliminary and primary treatment processes to improve operational performance and reliability. In FY2025, AlexRenew will invest \$12.4 million in design and preconstruction phase services for a construction management at-risk contract.
- **Tertiary System Upgrades.** A project to repair and upgrade the tertiary filters and settling tanks. In FY2025, AlexRenew will invest \$2.0 million in design phase services.
- **Information Technology (IT) Infrastructure Upgrades.** A program to improve the cybersecurity of AlexRenew and to upgrade AlexRenew’s asset management software. In FY2025, AlexRenew will invest \$6.0 million in continued upgrades to AlexRenew’s IT infrastructure and asset management software.

These four projects combined with RiverRenew account for more than 50 percent of all expenses. These projects are primarily funded through loans, grants, and public bonds, which is represented in the budget under Debt Proceeds and Other Sources. For FY2025, AlexRenew will continue to draw on the \$321 Water Infrastructure Finance and Innovation Act (WIFIA) loan. AlexRenew also anticipates issuing new debt (approximately \$51M) to support funding for the Solids Upgrade Program, PPSU project, and Tertiary System Upgrade project.

AlexRenew anticipates continued use of its three Job Order Contracts for ongoing repairs and improvements to AlexRenew's assets through the \$11.8 million Improvement, Renewal, and Replacement (IRR) program.

The FY2025 operating expenses are \$35.3 million, representing a 6.9 percent year-over-year increase. The increase is largely driven by the anticipated 6.9 percent investment in employee compensation, supported by a compensation study that AlexRenew conducts every two years.

## **ES.2 FY2025 Revenues**

The anticipated operating revenue for FY2025 is \$73.3 million, up 10.2 percent from the FY2024 budget. The increase is a result of billed flows returning to pre-pandemic levels and the adopted rate increase for FY2025, primarily to support the RiverRenew program. The FY2025 rate increase was adopted by AlexRenew's Board of Directors (Board) as part of the FY2024 budget process and includes a 5.1 percent increase to AlexRenew's wastewater treatment charge.

# 1 Understanding the Budget

AlexRenew’s budget is a financial instrument to ensure that AlexRenew has the financial resources to efficiently construct, operate, and maintain its assets to comply with state and federal law. Current operating expenses and capital outlay are estimates based on experience and judgment related to cost trends in labor, materials, and services required to operate and maintain AlexRenew’s facilities.

AlexRenew builds its budget from internal policies, its by-laws, and third party agreements. These documents are further discussed in the following subsections.

## 1.1 Master Indenture of Trust

The Indenture is a legal agreement that mandates how AlexRenew will collect and use its revenues for operations, maintenance, and capital expenses. It sets requirements for the funds that are used for specific revenues, including requiring that wastewater treatment charges collected from Alexandria customers be deposited in a Revenue Fund. This document also requires operating expense payments that are made by Fairfax County to AlexRenew, for its reserved capacity in the wastewater treatment plant, are deposited in the Revenue Fund. Table 1.1 serves as a glossary that can be used to better understand the purpose, order of priority, and funding method for each of the Funds and Accounts established in the Indenture.

**Table 1.1.** Flow of Funds in the Master Indenture of Trust

Funds	Description
Revenue Fund	Revenues <sup>1</sup> are initially deposited to the Revenue Fund and then transferred to other funds in the following order of priority.
Operating Fund	Revenues are then deposited to the Operating Fund to pay operating expenses. At the end of each month, AlexRenew must ensure that 1/6 <sup>th</sup> (or 60 days) of annual budgeted operating expenses is deposited into the Operating Fund.
Bond Fund	Revenues are then deposited to the Bond Fund in order to pay debt service payments.
Debt Service Reserve Fund	Any required transfers to the debt service reserve account must be made.
Joint IRR <sup>2</sup> Fund	Revenues are then deposited to the Joint IRR Fund to meet required Joint IRR transfers per Fairfax Agreement.
General IRR <sup>2</sup> Fund	Revenues are then deposited to the General IRR Fund to meet required Alex-only specific IRR needs.
General Fund	Any remaining revenues are deposited within the General Fund.

<sup>1</sup>Reveues means all revenues, receipts, and other income derived or received by AlexRenew from owning and operating its system. This primarily includes AlexRenew Wastewater Treatment Charges and Fairfax County operating expense charges.

<sup>2</sup>Improvement, Renewal, and Replacement

## 1.2 AlexRenew’s Financial Policy

AlexRenew’s Board-approved financial policy guides AlexRenew’s financial management, capital planning, and debt financing. The annual budget is structured to comply with requirements established in the financial policy, including:

- Maintain a combined 120 days of reserves in the Operating Fund and General Reserve Sub-Fund;
- Ensure that revenues available to pay debt service are at least equal to 1.50 times the amount of debt service due in any fiscal year; and

- Fund the 10-year Capital Improvement Program with at least 15 percent cash and reserves.

### **1.3 Fairfax County Service Agreement**

Fairfax County makes payments to AlexRenew under an amended and restated service agreement dated October 1, 1998 (Fairfax County Service Agreement). In accordance with the Fairfax County Service Agreement, Fairfax County pays a percentage of operations and maintenance expenses based upon sewer flow volume to AlexRenew's wastewater treatment plant. Fairfax County also contributes to the IRR program and Capital Improvement Program (CIP), at predetermined levels, to allow for the upgrade and replacement of capital assets as they depreciate, and the acquisition of new assets associated with regulatory compliance.

### **1.4 Arlington County Service Agreement**

The Arlington County Service Agreement is similar to the Fairfax County Service Agreement. This legal document, dated July 1, 1977, establishes the amount and timing for monies paid by AlexRenew to Arlington County for agreed-upon capacity at the Arlington County Water Pollution Control Plant that treats wastewater flows from the northwestern quadrant of the city.

### **1.5 Fairfax County Cost Share Memorandum of Understanding for RiverRenew Facilities**

Fairfax County and AlexRenew established a memorandum of understanding between Fairfax County and AlexRenew, dated October 6, 2020, to define the cost share for RiverRenew facilities. The division of costs is incorporated into the RiverRenew capital funding as shown in the CIP.

### **1.6 Budget Timeline**

AlexRenew uses a fiscal year cycle ending June 30. The FY2025 Operating and Capital Budget will encompass the 12-month period from July 1, 2024 – June 30, 2025. AlexRenew develops the budget during the prior fiscal year before it undergoes review by the Board and the public.

The timeline for the FY2025 Operating and Capital Budget is as follows:

- **March 18.** Finance & Audit Committee reviews the FY2025 Preliminary Draft Operating and Capital Budget at the March Finance & Audit Committee meeting.
- **March 19.** Finance & Audit Committee recommends the FY2025 Preliminary Draft Operating and Capital Budget to the Board at its March Board meeting.
- **April 16.** The Board approves the FY2025 Draft Operating and Capital Budget for public notice and sets the public hearing at its April Board meeting.
- **May 18.** Board and staff present the FY2025 Draft Operating and Capital Budget at a public hearing to receive comments.
- **June 18.** Board approves Final FY2025 Operating and Capital Budget at its June Board meeting.

## 2 AlexRenew's Strategic Plan

During the January 2024 Board Retreat, AlexRenew's Board refreshed the vision, mission, and strategic goals for the organization. This refresh culminated in a new strategic plan for 2024-2029 developed by staff. AlexRenew's FY2025 Operating and Capital Budget aligns with AlexRenew's Strategic Plan 2024-2029 which lays out the direction and goals of the organization and guidelines for actions to achieve those goals. The strategic goals are integrated into AlexRenew's daily operations, challenging the team to build a more resilient, sustainable, and equitable organization.

AlexRenew's vision is "Every drop of water contributes to a thriving community and healthy environment for all." Its mission is to "Treat wastewater to protect public health and the waterways that connect us." Its refreshed strategic goals are:

- **Operational Excellence.** Taking proactive steps to meet current and future challenges
- **Thriving Workforce.** Investing in our staff and fostering a culture of belonging
- **Strategic Partnerships.** Promoting watershed-level thinking through collaboration and advocacy
- **Environmental Sustainability.** Being good stewards of our resources to minimize our impact on the environment
- **Commitment to the Community.** Strengthening connections with the public and providing affordable service

### 3 Overview of FY2025 Operating and Capital Budget

AlexRenew begins its annual budget presentation by preparing a summary that combines all the estimated sources (revenues) and uses of funds (expenses) for the upcoming fiscal year. The primary purpose for this summary is to demonstrate that the overall FY2025 Operating and Capital Budget is in “structural” balance – which means all of the revenues and expenses are consistent with the historical financial performance, all balances that remain in the prescribed funds and accounts meet stated requirements, and if total revenues exceed total expenses, any potential excess funds are deposited in the General Fund to serve as reserves.

Tables 3.1 and 3.2 summarize the revenues and expenses associated with AlexRenew’s FY2025 Operating and Capital Budget, which total \$232.8 million, a 11.4 percent decrease compared to the prior year.

**Table 3.1.** Summary of FY2025 Revenues

Revenue Categories		Adopted FY2024	Adopted FY2025	Annual Variance (%)
Operating Revenues	Wastewater Treatment Charges	\$ 53,672,299	\$60,420,321	12.6%
	Fairfax County Operating Expense Charge	\$12,796,021	\$12,838,293	0.3%
	<i>Subtotal</i>	\$ 66,468,320	\$73,258,614	10.2%
Fairfax IRR and Capital Contributions	Fairfax County IRR Contribution	\$3,723,671	\$3,901,296	4.8%
	Fairfax County Capital Contribution	\$32,696,130	\$36,851,776	12.7%
	<i>Subtotal</i>	\$36,419,800	\$40,753,072	11.9%
Debt Proceeds and Other Sources	Debt Proceeds	\$153,652,896	\$112,618,224	-26.7%
	Interest Income	\$115,000	\$900,000	682.6%
	Use of Fund Balances	\$6,155,291	\$5,266,179	-14.4%
	<i>Subtotal</i>	\$159,923,187	\$118,784,403	-25.7%
<b>Total Revenues</b>		<b>\$262,811,307</b>	<b>\$232,796,090</b>	<b>-11.4%</b>

**Table 3.2.** Summary of FY2025 Expenses

Expense Categories		Adopted FY2024	Adopted FY2025	Annual Variance (%)
Operating and Maintenance Expenses	Personnel	\$16,094,350	\$17,210,991	6.9%
	Utilities	\$4,238,000	\$4,248,000	0.2%
	Chemicals	\$3,347,500	\$3,571,000	6.7%
	Operations and Maintenance	\$1,145,250	\$1,581,255	38.1%
	Arlington Sewage Disposal	\$1,528,443	\$1,800,000	17.8%
	Sludge Disposal	\$1,298,000	\$1,362,000	4.9%
	General, Administration, Customer Service, and Other	\$5,372,050	\$5,522,348	2.8%
	<i>Subtotal</i>	\$33,023,593	\$35,295,594	6.9%
Debt Service	Parity Debt Service	\$16,448,494	\$22,290,196	35.5%
Capital Outlay	Joint IRR	\$10,652,748	\$9,933,900	-6.7%
	Alex-only IRR	\$166,000	\$1,822,000	997.6%
	Fund Balance Additions	\$876,587	-	-100.0%
	RiverRenew	\$162,278,264	\$107,700,000	-33.6%
	General CIP (Alex-only)	\$8,183,100	\$10,844,400	32.5%
	General CIP (Joint)	\$31,182,521	\$44,910,000	44.0%
<i>Subtotal</i>		\$213,339,220	\$175,210,300	-17.9%
<b>Total Expenses</b>		<b>\$262,811,307</b>	<b>\$232,796,090</b>	<b>-11.4%</b>

Tables 3.3, 3.4, and 3.5 summarize the funding sources for the operating expenses, debt service, and capital outlay following the flow of funds set by the Indenture as discussed in Section 1.

**Table 3.3. Operating and Maintenance Expenses Funding Sources and Flow of Funds**

Operating and Maintenance Expenses	Adopted FY2024	Adopted FY2025	Annual Variance (%)
<b>Funding Sources</b>			
Wastewater Treatment Charges	\$ 53,672,299	\$60,420,321	12.6%
Fairfax County Operating Expense Charge	\$12,796,021	\$12,838,293	0.3%
Interest Income	\$10,000	\$100,000	900.0%
<b>Total Operating Funding Sources</b>	<b>\$66,478,320</b>	<b>\$73,358,614</b>	<b>10.3%</b>
<b>Operating and Maintenance Expenses</b>			
Personnel	\$16,094,350	\$17,210,991	6.9%
Utilities	\$4,238,000	\$4,248,000	0.2%
Chemicals	\$3,347,500	\$3,571,000	6.7%
Operations and Maintenance	\$1,145,250	\$1,581,255	38.1%
Arlington Sewage Disposal	\$1,528,443	\$1,800,000	17.8%
Sludge Disposal	\$1,298,000	\$1,362,000	4.9%
General, Administration, Customer Service, and Other	\$5,372,050	\$5,522,348	2.8%
<i>Subtotal</i>	<i>\$33,023,593</i>	<i>\$35,295,594</i>	<i>6.9%</i>
<b>Debt Service Reserves</b>			
Transfer to Parity Debt Service	\$16,358,494	\$21,565,196	31.8%
<i>Subtotal</i>	<i>\$16,358,494</i>	<i>\$21,565,196</i>	<i>31.8%</i>
<b>Capital Outlay Reserves</b>			
Transfer to Capital Outlay	\$17,096,233	\$16,497,825	-3.5%
<i>Subtotal</i>	<i>\$17,096,233</i>	<i>\$16,497,825</i>	<i>-3.5%</i>
<b>Total Operating Expenses and Transfers</b>	<b>\$66,478,320</b>	<b>\$73,358,614</b>	<b>10.3%</b>

**Table 3.4. Debt Service Funding Sources and Flow of Funds**

Debt Service	Adopted FY2024	Adopted FY2025	Annual Variance (%)
<b>Funding Sources</b>			
Transfer from Operating Revenue	\$16,358,494	\$21,565,196	31.8%
Parity Interest Income	\$90,000	\$725,000	705.6%
<b>Total Operating Funding Sources</b>	<b>\$16,448,494</b>	<b>\$22,290,196</b>	<b>35.5%</b>
<b>Expenses</b>			
Principal	\$10,613,912	\$13,788,763	29.9%
Interest	\$5,834,582	\$8,501,433	45.7%
<b>Debt Service Expenses</b>	<b>\$16,448,494</b>	<b>\$22,290,196</b>	<b>35.5%</b>

**Table 3.5. Capital Outlay Funding Sources and Flow of Funds**

Capital Outlay	Adopted FY2024	Adopted FY2025	Annual Variance (%)
<b>Funding Sources</b>			
Transfer from Operating Revenue	\$17,096,233	\$16,497,825	-3.5%
Fairfax County IRR Contributions	\$3,723,671	\$3,901,296	4.8%
Fairfax County Capital Contributions	\$32,696,130	\$36,851,776	12.7%
Capital Interest Income	\$15,000	\$75,000	400.0%
Use of Fund Balances	\$6,155,291	\$5,266,179	-14.4%
Debt Proceeds	\$153,652,896	\$112,618,224	-26.7%
<b>Total Capital Outlay Funding Sources</b>	<b>\$213,339,220</b>	<b>\$175,210,300</b>	<b>-17.9%</b>
<b>Expenses</b>			
IRR	\$10,818,748	\$11,755,900	8.7%
Capital	\$201,643,885	\$163,454,400	-18.9%
Other	\$876,587	-	-100.0%
<b>Total Capital Outlay Expenses</b>	<b>\$213,339,220</b>	<b>\$175,210,300</b>	<b>-17.9%</b>

### 3.1 Operating Revenues

Operating revenues comprise the rates collected from Alexandria customers and Fairfax County's payments for AlexRenew's day-to-day operations. The projected Operating Revenue for FY2025 is \$73.3 million, up 10.2 percent from the prior year budget. In June 2023, the Board approved a 5.1 percent rate increase for FY2025, primarily to support funding for the RiverRenew program. The anticipated increase in Operating Revenues is a result of the adopted rate increase and billed flows returning to pre-pandemic levels. Further detail on AlexRenew's FY2025 rates is in Section 4.

### 3.2 Fairfax IRR and Capital Contributions

In accordance with the Fairfax County Service Agreement, Fairfax County contributes to the IRR program and CIP, at predetermined levels, to allow for the upgrade and replacement of capital assets as they depreciate, and the acquisition of new assets associated with regulatory compliance. The projected Fairfax IRR and Capital Contributions for FY2025 is \$40.8 million, up 11.9 percent from the prior year budget.

### 3.3 Debt Proceeds and Other Sources

Debt proceeds and other sources include loans, grants, interest income, miscellaneous revenue, and cash reserves. This component of the budget is primarily comprised of funding from grants and loans as AlexRenew's CIP projects progress. The projected FY2025 Debt Proceeds and Other Sources budget is \$118.8 million, decreasing 25.7 percent from the prior year budget. The decrease is primarily due to the RiverRenew project nearing its completion date. Interest income, which represents projected interest income from investments and from AlexRenew bank balances, increased by over 680 percent. The increase is due to the use of actual interest income earned in recent years in FY2025.

### 3.4 Operating and Maintenance Expenses

Operating and maintenance expenses represent the costs associated with day-to-day operation of wastewater treatment and other AlexRenew facilities. The adopted FY2025 Operating and Maintenance Expenses are \$35.3 million, representing a 6.9 percent year-over-year increase. The increase is largely driven by the anticipated 6.9 percent investment in employee compensation, supported by a compensation study that AlexRenew conducts every two years.

Personnel costs represent 49 percent of the operating expenses. As shown Table 3.6, the FY2025 operating budget projects a slight increase in headcount compared to the FY2024 Approved Budget

**Table 3.6. Full Time Equivalent (FTE) Summary**

Department	Adopted FY2024	Adopted FY2025	FTE Impact
Executive	3.0	4.0	1.0
Finance	9.0	9.0	-
Strategy & Policy	5.0	5.0	-
Laboratory	7.5	7.0	-0.5
Communications	7.0	7.0	-
Operations & Maintenance	72.0	73.0	1.0
Engineering & Planning	5.0	5.0	-
Information Systems	10.0	10.0	-
Human Resources	6.0	6.0	-
<b>Total</b>	<b>124.5</b>	<b>126.0</b>	<b>1.5</b>

Operations and Maintenance costs increased by 38.1 percent, primarily due to reallocation of services from a different operating expense category and increases for equipment maintenance and snow removal services. The Arlington Sewage Disposal projected cost increased by 17.8 percent. The estimated increase is due to anticipated increases in Arlington operating expenses and a slight increase in Alexandria's share of total Arlington plant flows observed in recent years.

### 3.5 Debt Service

Debt Service is the annual money required to pay the principal and interest on outstanding debt. The FY2025 Debt Service budget is \$22.3 million, up 35.5 percent from the prior year. The increase is primarily due to funds borrowed for the ongoing RiverRenew project and the first debt service payment (anticipated to be \$3.2 million) for the bond issuance of \$51 million.

### 3.6 Capital Outlay

The adopted FY2025 Capital Outlay is projected to be \$175.2 million. The expenditures primarily include funding for the Solids Upgrade Program, Preliminary and Primary Systems Upgrade project, Tertiary System Upgrades project, and IT Infrastructure Upgrades project. AlexRenew also anticipates continued use of its three Job Order Contracts for ongoing repairs and improvements to AlexRenew's assets through the \$11.8 IRR program. Table 3.7 provides a summary of the CIP/IRR program for FY2025.

**Table 3.7. FY2025 CIP/IRR Program Summary (\$M)**

Summary of Capital Expenses		Adopted FY2024	Adopted FY2025	% Change
IRR Program	Alex-only IRR	\$0.2	\$1.8	997.6%
	Joint IRR	\$10.7	\$9.9	-6.7%
	<i>Subtotal</i>	<b>\$10.8</b>	<b>\$11.8</b>	<b>8.7%</b>
CIP – General	Alex-only CIP	\$8.2	\$10.8	32.5%
	Joint CIP	\$31.2	\$44.9	44.0%
	<i>Subtotal</i>	<b>\$39.4</b>	<b>\$55.8</b>	<b>41.6%</b>
CIP – RiverRenew	RiverRenew Tunnel	\$162.3	\$107.7	-33.6%
	<i>Subtotal</i>	<b>\$162.3</b>	<b>\$107.7</b>	<b>-33.6%</b>
<b>Total CIP/IRR Program Expenditures</b>		<b>\$212.5</b>	<b>\$175.2</b>	<b>-17.5%</b>

## 4 Three (3) Year Budget Forecast

Each year, AlexRenew also presents a three (3) year budget forecast of anticipated revenues and expenses to comply with its financial policy. Tables 4.1 and 4.2 below present the budget forecast for the next three years, including FY2025.

**Table 4.1. Three (3) Year Budget Forecast – Revenues**

Revenue Categories		Adopted FY2025	Estimated FY2026	Estimated FY2027
Operating Revenues	Wastewater Treatment Charges	\$60,420,321	\$63,513,841	\$66,670,479
	Fairfax County Operating Expense Charge	\$12,838,293	\$13,223,632	\$13,620,534
	<i>Subtotal</i>	\$73,258,614	\$76,737,473	\$80,291,014
Fairfax IRR and Capital Contributions	Fairfax County IRR Contribution	\$3,901,296	\$4,078,922	\$9,171,556
	Fairfax County Capital Contribution	\$36,851,776	\$50,456,329	\$58,049,772
	<i>Subtotal</i>	\$40,753,072	\$54,535,250	\$67,221,328
Debt Proceeds and Other Sources	Debt Proceeds	\$112,618,224	\$26,633,671	\$31,180,228
	Interest Income	\$900,000	\$900,000	\$900,000
	Use of Fund Balances	\$5,266,179	\$8,225,865	\$865,926
	<i>Subtotal</i>	\$118,784,403	\$35,759,536	\$32,946,154
<b>Total Revenues</b>		<b>\$232,796,090</b>	<b>\$167,032,260</b>	<b>\$180,458,495</b>

**Table 4.2. Three (3) Year Budget Forecast – Expenses**

Expense Categories		Adopted FY2025	Estimated FY2026	Estimated FY2027
Operating and Maintenance Expenses	Personnel	\$17,210,991	\$17,727,321	\$18,259,140
	Utilities	\$4,248,000	\$4,375,440	\$4,506,703
	Chemicals	\$3,571,000	\$3,678,130	\$3,788,474
	Operations and Maintenance	\$1,581,255	\$1,628,693	\$1,677,553
	Arlington Sewage Disposal	\$1,800,000	\$1,854,000	\$1,909,620
	Sludge Disposal	\$1,362,000	\$1,402,860	\$1,444,946
	General, Administration, Customer Service, and Other	\$5,522,348	\$5,688,018	\$5,858,659
	<i>Subtotal</i>	\$35,295,594	\$36,354,461	\$37,445,095
Debt Service	Parity Debt Service	\$22,290,196	\$19,895,239	\$19,644,716
Capital Outlay	Joint IRR	\$9,933,900	\$10,222,800	\$11,642,943
	Alex-only IRR	\$1,822,000	\$469,760	\$708,941
	Fund Balance Additions	-	-	-
	CIP – RiverRenew	\$107,700,000	\$1,900,000	-
	CIP – General (Alex-only)	\$10,844,400	\$15,190,000	\$14,266,800
	CIP – General (Joint)	\$44,910,000	\$83,000,000	\$96,750,000
<i>Subtotal</i>		\$175,210,300	\$110,782,560	\$123,368,684
<b>Total Expenses</b>		<b>\$232,796,090</b>	<b>\$167,032,260</b>	<b>\$180,458,495</b>

Tables 4.3 and 4.4 demonstrate AlexRenew's financial profile according to the budget projections, as measured by its two major financial metrics – cash reserves and debt service coverage.

As it relates to liquidity, AlexRenew's Indenture requires it to maintain at least 60 days cash on hand in the Operating Fund and an additional 60 days cash on hand in the General Reserve sub-fund, for a total cash reserve requirement of at least 120 days of operating expenses. As it relates to debt service

coverage, AlexRenew's Indenture requires that net revenues cover annual debt service payments by 1.1x while the Financial Policies require a more stringent 1.5x. In both cases, the adopted FY2025 budget forecasts compliance with these policies and indicates a healthy financial profile.

**Table 4.3. Summary of Compliance with Indenture and Financial Policy – Cash Reserves**

Indenture and Financial Policy Compliance	Adopted FY2024	Adopted FY2025	Estimated FY2026	Estimated FY2027
Operating Fund	\$5,428,536	\$5,802,015	\$6,474,082	\$6,668,305
General Reserve Sub-Fund	\$5,428,536	\$5,802,015	\$6,474,082	\$6,668,305
<b>Total Cash Reserve Requirement</b>	<b>\$10,857,073</b>	<b>\$11,604,032</b>	<b>\$12,948,165</b>	<b>\$13,336,610</b>

**Table 4.4. Summary of Compliance with Indenture and Financial Policy – Debt Service Coverage**

Indenture and Financial Policy Compliance	Adopted FY2024	Adopted FY2025	Estimated FY2026	Estimated FY2027
Wastewater Treatment Charges	\$53,672,299	\$60,420,321	\$63,513,841	\$66,670,479
Fairfax County Operating Expense Charge	\$12,796,021	\$12,838,293	\$13,223,632	\$13,620,534
Interest Income	\$115,000	\$900,000	\$900,000	\$900,000
Gross Revenue Available for Debt Service	\$66,583,320	\$74,158,614	\$77,637,473	\$81,191,014
Operating Expenses	\$(33,023,593)	\$(35,295,594)	\$(36,354,461)	\$(37,445,095)
Net Revenues Available for Debt Service	\$33,059,727	\$38,863,021	\$41,283,012	\$43,745,918
Total Annual Debt Service	\$16,448,494	\$22,290,196	\$19,895,239	\$19,644,716
<b>All-in Debt Service Coverage</b>	<b>2.02x</b>	<b>1.75x</b>	<b>2.08x</b>	<b>2.23x</b>

The following fund statements, organized in accordance with the terms mandated in Article VII of the Indenture, are included as Appendix B to this document and provide additional detail for the three (3) year budget forecast:

- Revenue Fund Statement
- Fairfax County Contributions
- Operating Fund Statement
- Parity Debt Service Fund Statement
- IRR Fund Statement – Joint Use Facilities Account
- IRR Fund Statement – General Account
- General Fund Statement

## 5 Determining Rates, Charges, and Revenues

For more than nineteen years, AlexRenew has employed rate modeling to analyze, evaluate, and implement an annual and long-term fee structure to support the financial obligations of the organization. AlexRenew has engaged an independent, third-party consultant to develop and monitor a rate model designed specifically for AlexRenew. This model is used to manage revenue performance in the current year and to forecast revenue requirements, based on anticipated operating and capital costs, each year over a 10-year time horizon.

In addition to rate modeling, the Board has adopted a strong financial policy to guide the approach to setting rates and maintaining a sustainable financial position. This policy targets key financial metrics, represents best practices, and ensures AlexRenew maintains cost-efficient operations while delivering superior public services for AlexRenew's customers and community.

### 5.1 The Rate Modeling Process

Rate consultants review and update the AlexRenew rate model annually, upon completion and acceptance of AlexRenew's audited financial statements, and more frequently as necessary. This process, and the model, is heavily data-driven and uses historical and projected data comprised of billing statistics, historical financial data, the current budget, and capital plan forecasts. The rate consultants perform comprehensive due diligence exercises to validate all information provided by AlexRenew and obtained from other relevant sources. Once validation is complete, the rate consultants review their findings with AlexRenew leadership to discuss observed historical trends, comparison with prior forecasts, current projections, and adjustments for known conditions, such as contingency.

The projected revenues, and assumptions of additional debt and capital funding, are evaluated relative to AlexRenew's annual cash flow requirements and likely financial position at year-end. This iterative process allows AlexRenew and its rate consultants to examine how subtle changes to rates or assumptions today have the potential to materially influence financial position across the forecast. It also allows for sensitivity analysis and the ability to examine AlexRenew's financial profile under various hypothetical scenarios, which is instructive to management and provides a stronger basis for recommending the timing and magnitude of potential rate adjustments.

As a single, dominant revenue source that accounts for over 80 percent of operating revenues, the Wastewater Treatment Charges are critical to the funding of current operations and long-term financial viability. As a result, it is imperative to combine a thorough understanding of the rate modeling process, strict adherence to the terms of the Indenture, faithfulness to AlexRenew's financial policy, and the needs of the community when establishing rates and charges.

### 5.2 Rate Growth Assumptions

AlexRenew has historically modeled growth in Wastewater Treatment Charges of approximately 0.50-2.00 percent and Fairfax County Operating Expense Charges of approximately 1.00-3.00 percent when determining rates and revenues over the forecast period.

### 5.3 Expenditure Growth Assumptions

AlexRenew has historically used consumer price index (CPI) to evaluate costs over the forecast period and has commonly assumed an inflation range of 2.0-5.0 percent.

## 5.4 Revenue Forecast Assumptions

Starting in FY2020, AlexRenew began implementing a multi-year phased rate increase initiative, primarily to fund capital expenditures including the RiverRenew program. The revenue assumptions included in this budget include annual rate increases that are adopted for FY2025, as further described in section 5.5.

## 5.5 Rate and Charges

The following schedule details the monthly rates and charges for all individually metered residential customers and commercial customers discharging sewage to and/or requiring wastewater treatment service from AlexRenew. Commercial wastewater customers include all commercial, industrial, government and other public agencies, master-metered residential, and all other accounts or customers not otherwise classified as individually metered residential customers.

A wastewater customer's monthly bill for wastewater interception, treatment, and discharge services is based on the sum of their: (1) base charge and (2) wastewater treatment charge, as determined by water meter readings conducted by Virginia American Water, at the customer premise. The base charge serves as the minimum monthly bill for sewer service for all customers served by AlexRenew.

The rate for FY2025 is projected to increase the average bill by approximately \$2.72/month in each year (based on 4,000 gallons monthly usage). Based on current projections, these rate adjustments will allow AlexRenew to maintain its fiscal profile while funding the budget and capital program herein. Table 5.1 details adopted rates for FY2024 and FY2025.

**Table 5.1.** Adopted FY2025 Rate Adjustments

Description	Meter Size	Current FY2024 Monthly Charge	Adopted FY2025 Monthly Charge
Residential Base Charge	All Meters	\$13.85	\$14.57
Commercial Base Charge	5/8"	\$41.55	\$43.68
	3/4"	\$41.55	\$43.68
	1"	\$103.87	\$109.19
	1-1/2"	\$207.74	\$218.38
	2"	\$332.39	\$349.41
	3"	\$623.23	\$655.14
	4"	\$1,038.72	\$1,091.90
	6"	\$2,077.43	\$2,183.80
	8"	\$3,323.89	\$3,494.08
Wastewater Treatment Charge	All Meters	\$9.76	\$10.26

## 6 10-Year Capital Improvement and IRR Programs

AlexRenew manages its capital projects through its CIP and IRR Program. The CIP and IRR Program are summarized in a 10-year plan and is a key element in planning for and managing to future regulatory compliance through large-scale capital investments. AlexRenew's 10-year CIP and IRR program budget for FY2025-2034 is \$878.1 million.

The 10-year plan is an important tool used to formulate future project financing plans, maximize federal and state grant opportunities, proactively plan for the replacement or reconstruction of essential assets nearing the end of their service life, and schedule and coordinate the execution of multiple projects to minimize operational impact.

In addition to RiverRenew, the Solids Upgrade Program, the PPSU project, the Tertiary System Upgrade project, and the IT Infrastructure Upgrades project, highlights of the FY2025-2034 CIP include:

- **Holmes Run Trunk Sewer (HRTS) Rehabilitation Project.** A project to line the HRTS to improve conveyance.
- **Campus-wide Electrical Upgrades Program Project.** A program to overhaul AlexRenew's wastewater treatment plant's electrical grid and related infrastructure.
- **Commonwealth Interceptor Upgrade Project.** A project to evaluate alternatives, in coordination with the City of Alexandria, to mitigate excess inflow and infiltration into the Commonwealth Separate Sanitary Area.
- **Potomac Interceptor Rehabilitation Project.** A project to rehabilitate sections of the interceptor to improve conveyance.
- **4 MGD Expansion Project.** A project to identify and implement improvements to increase the capacity of AlexRenew's wastewater treatment plant by four (4) million gallons per day to accommodate future City flows.
- **Climate Change Adaptation Project.** A project to assess vulnerabilities to climate change impacts and implement engineering solutions to protect AlexRenew assets and personnel.
- **HVAC System Upgrade Project.** A project to assess, replace and upgrade the HVAC systems across AlexRenew's campus.

Tables C.1 and C.2 in Appendix C summarize the 10-year CIP expenses. Additionally project sheets for each major CIP project and IRR program are provided in Appendix C.

Funding sources for CIP/IRR projects include loans, grants, revenue bond issues, bank lines of credit, capital contributions from Fairfax County, and cash contributions from AlexRenew's operations and reserves. AlexRenew has used loan program including the Virginia Department of Environmental Quality (VDEQ) Clean Water Revolving Loan Fund (CWRLF), Virginia Pooled Financing Program (VPFP), and Water Infrastructure Finance and Innovation Act (WIFIA) program.

Additional details on the loans can be found under the detailed Parity Debt Service Fund statement in Appendix B. Table 6.1 illustrates the anticipated capital funding sources over the 10-year period including the continued significant debt financing to be utilized to fund the high level of ongoing RiverRenew construction.

**Table 6.1.** Summary of Anticipated Funding Sources for the 10-year CIP

Funding Sources	Adopted FY25	Est. FY26	Est. FY27	Est. FY28	Est. FY29	Est. FY30	Est. FY31	Est. FY32	Est. FY33	Est. FY34	10- year Total
Operating Revenue	\$16.5	\$21.3	\$24.0	\$34.1	\$39.5	\$15.0	\$13.0	\$10.3	\$7.1	\$7.1	\$187.9
Fairfax IRR Contributions	\$3.9	\$4.1	\$9.2	\$4.9	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$49.7
Fairfax Capital Contributions	\$36.9	\$50.5	\$58.0	\$46.3	\$17.7	\$15.0	\$15.6	\$21.7	\$31.5	\$37.3	\$330.5
Debt Proceeds	\$112.5 <sup>1</sup>	\$26.3	\$31.2	\$29.6	\$10.6	\$7.9	\$8.3	\$12.4	\$18.9	\$22.7	\$280.8
Grant	-	-	-	-	-	-	-	-	-	-	-
Interest Income	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$1.0
Use of Fund Balances	\$5.3	\$8.2	\$0.9	\$2.0	\$1.9	\$2.1	\$2.0	\$1.9	\$1.9	\$2.0	\$28.2
<b>Total Estimated CIP Funding</b>	<b>\$175.2</b>	<b>\$110.8</b>	<b>\$123.4</b>	<b>\$117.0</b>	<b>\$74.4</b>	<b>\$44.7</b>	<b>\$43.6</b>	<b>\$51.0</b>	<b>\$64.1</b>	<b>\$73.8</b>	<b>\$878.1</b>

<sup>1</sup>Projected debt proceeds total for FY2025 is rounded for purposes of the table.

The CIP and related funding strategies comply with all relevant AlexRenew financial policies including the required 15 percent cash funding requirement and sufficient projected net revenues to produce coverage of debt service requirements in excess of the 1.5x policy minimum.

## **Appendix A      Definitions**

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**IRR.** Improvement, Renewal, and Replacement

**CIP.** Capital Improvement Program

**CPI.** Consumer Price Index

**Operating Revenues.** Rates collected from Alexandria customers and Fairfax County's payments for AlexRenew's day-to-day operations

**Fairfax IRR and Capital Contributions.** Fairfax County's payments for AlexRenew's capital and IRR programs

**Debt Proceeds** Cash disbursed from loans and grants to fund capital projects

**Operating Expenses.** Costs associated with day-to-day operation of wastewater treatment and other AlexRenew facilities

**Debt Service.** Payments on outstanding debt

**Capital Outlay.** Costs associated with RiverRenew and other capital projects

**Capital Project.** A capital project involves expenditures to construct or acquire assets of a relatively permanent nature such as property, plant, and equipment with a useful life that exceeds approximately two years.

**IRR Project.** A capital project involves expenditures to construct or acquire assets of a relatively permanent nature such as property, plant, and equipment with a useful life that exceeds approximately two years.

**Alex-Only CIP.** Capital projects that are the responsibility of AlexRenew only are funded from General Fund resources and/or using various financing instruments.

**Joint-Use CIP.** Capital projects for which AlexRenew and Fairfax County share joint responsibility are funded pay-as-you-go from General Fund resources and/or using various financing instruments.

**PAYGO.** Pay-as-you-go. Capital projects for which AlexRenew and Fairfax County share joint responsibility are funded via PAYGO from General Fund resources and/or using various financing instruments.

**WRRF.** Water Resource Recovery Facility.

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## Appendix B      Three (3) Year Budget Forecast – Fund Statements

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## Revenue Fund Statement

AlexRenew's Indenture establishes nine (9) funds into which monies may be deposited to manage operating and maintenance, non-operating, and capital obligations. The collection and deposit of monies typically occurs monthly at specified times and in specified amounts, and in a prescribed order of priority.

AlexRenew is required to collect and deposit Revenues, as defined in the Indenture, in the Revenue Fund and make monthly transfers to each of its actively managed funds. Deposits to the Revenue Fund do not include Fairfax County IRR payments or Capital Contributions. These dollars are deposited by Fairfax County directly into the Joint Use Facilities Account of the IRR Fund or the Project or General Funds for capital outlay reimbursements, as appropriate.

Table B.1 presents adopted and estimated revenues expected to be received by AlexRenew for the period FY2025-2027. In addition, planned revenue transfers to various operating and non-operating funds are provided to highlight the use or purpose of the funds.

**Table B.1.** Revenue Fund Summary

Revenues and Transfers to Revenue Fund	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Revenues</b>					
AlexRenew Wastewater Treatment Charges	\$ 53,672,299	\$ 60,420,321	12.6%	\$ 63,513,841	\$ 66,670,479
Fairfax County Operating Expense Charge	12,796,021	12,838,293	0.3%	13,223,632	13,620,534
<b>Total Revenues</b>	<b>\$ 66,468,320</b>	<b>\$ 73,258,614</b>	<b>10.2%</b>	<b>\$ 76,737,473</b>	<b>\$ 80,291,014</b>
<b>Transfers</b>					
Transfer to Operating Fund <sup>1</sup>	\$ 33,890,180	\$ 35,195,594	3.9%	\$ 36,251,461	\$ 37,339,005
Transfer to Parity Debt Service Fund	16,358,494	21,565,196	31.8%	19,170,239	18,919,716
Transfer to IRR Fund - Joint Use Facilities Account	2,581,224	2,704,353	4.8%	2,827,481	6,357,662
Transfer to IRR Fund - General Account	166,000	1,822,000	997.6%	469,760	708,941
Transfer to General Fund	13,472,422	11,971,472	-11.1%	18,018,532	16,965,690
<b>Total Uses</b>	<b>\$ 66,468,321</b>	<b>\$ 73,258,615</b>	<b>10.2%</b>	<b>\$ 76,737,473</b>	<b>\$ 80,291,013</b>

<sup>1</sup> Includes entire Fairfax County Operating Expense Charge

## Fairfax County Contributions

Table B.2 presents the summary of Fairfax County contributions for the period FY2025-2027 and demonstrates the method by which Fairfax County annual payments and contributions are determined based on the capacity rights Fairfax County currently receives under the Fairfax County Service Agreement. Fairfax County currently makes equal monthly Operating Expense charge installments into the Revenue Fund, equal monthly contributions into the Joint Use Facilities Account of the IRR Fund, and variable monthly capital contributions (formulaic reimbursements based actual capital expenditures) into the Project Fund.

**Table B.2.** Fairfax County Contributions Summary

Fairfax County Contributions	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Operating Expense Charge</b>					
Total Estimated Operating Expenses	\$ 33,023,593	\$ 35,295,594	6.9%	\$ 36,354,461	\$ 37,445,095
Less Estimated "Alexandria Only" Expenses	(4,546,660)	(4,683,060)	3.0%	(4,823,552)	(4,968,258)
Net Estimated Joint Operating Expenses	\$ 28,476,933	\$ 30,612,534	7.5%	\$ 31,530,910	\$ 32,476,837
Estimated Fairfax County Net Flow	45.0%	42.0%		42.0%	42.0%
Estimated Fairfax County Operating Expense Charge	12,814,620	12,857,264	0.3%	13,242,982	13,640,272
Less Alexandria Only Flow Charge	(18,599)	(18,971)	2.0%	(19,350)	(19,737)
<b>Estimated Fairfax County Operating Expense Charge</b>	<b>\$ 12,796,021</b>	<b>\$ 12,838,293</b>	<b>0.3%</b>	<b>\$ 13,223,632</b>	<b>\$ 13,620,534</b>
<b>IRR Fund - Joint Account Contribution:</b>					
Estimated Joint Use Plant Investment	\$ 900,699,169	\$ 943,664,099	4.8%	\$ 986,629,029	\$ 1,047,606,178
Estimated Joint Use IRR Funding Percentage	0.7%	0.7%	0.0%	0.7%	0.7%
Additional Transfers					\$ 8,195,974
Estimated Joint Use IRR Investment	\$ 6,304,894	\$ 6,605,649	4.8%	\$ 6,906,403	\$ 15,529,218
Investment Allocation at 60%	\$ 5,863,552	\$ 6,143,253	4.8%	\$ 6,422,955	\$ 14,442,172
Investment Allocation at 49%	378,294	396,339	4.8%	414,384	931,753
Investment Allocation at 32%	63,049	66,056	4.8%	69,064	155,292
<b>Total IRR - Joint Account Investment</b>	<b>\$ 6,304,894</b>	<b>\$ 6,605,649</b>	<b>4.8%</b>	<b>\$ 6,906,403</b>	<b>\$ 15,529,218</b>
Fairfax County Allocation at 60%	\$ 3,518,131	\$ 3,685,952	4.8%	\$ 3,853,773	\$ 8,665,303
Fairfax County Allocation at 49%	185,364	194,206	4.8%	203,048	456,559
Fairfax County Allocation at 32%	20,176	21,138	4.8%	22,100	49,693
<b>Total Fairfax County IRR - Joint Account Contribution</b>	<b>3,723,671</b>	<b>3,901,296</b>	<b>4.8%</b>	<b>4,078,922</b>	<b>9,171,556</b>
AlexRenew Joint IRR Contribution	2,581,224	2,704,353	4.8%	2,827,481	6,357,662
<b>Capital Project Contribution - Joint Use Facilities:</b>					
Estimated Joint Capital Improvements at 60%/40%	\$ 29,182,521	\$ 44,160,000	51.3%	\$ 82,190,000	\$ 95,875,200
Fairfax County Allocation at 60%	17,509,513	26,496,000	51.3%	49,314,000	57,525,120
Estimated Joint Capital Improvements at 49%/51%	2,000,000	750,000	-62.5%	810,000	874,800
Fairfax County Allocation at 49%	980,000	367,500	-62.5%	396,900	428,652
Estimated Joint Capital Improvements RiverRenew	92,540,093	64,083,402	-30.8%	8,379,997	-
Fairfax County Allocation <sup>1</sup>	14,206,617	9,988,276	-29.7%	745,429	-
Estimated Joint Capital Improvements at 32%/68%	-	-	0.0%	-	300,000
Fairfax County Allocation at 32%	-	-	0.0%	-	96,000
Total Fairfax County Capital Contribution	<b>32,696,130</b>	<b>36,851,776</b>	<b>12.7%</b>	<b>50,456,329</b>	<b>58,049,772</b>
<b>Total Fairfax County Contributions</b>	<b>\$ 49,215,821</b>	<b>\$ 53,591,365</b>	<b>8.9%</b>	<b>\$ 67,758,882</b>	<b>\$ 80,841,862</b>

<sup>1</sup> Fairfax County allocation based on Contractor Schedule of Values (Rev 1)

## Operating Fund Statement

The Operating Fund is primarily funded with Wastewater Treatment Charges and is used for expenses incurred in the day-to-day operations. These are expected expenses that happen daily, weekly, or monthly. These expenses include personnel, utilities, chemicals, maintenance, sewage disposal, sludge disposal, and other administrative expenses. The schedule below presents adopted and estimated Operating Fund revenue and expenses expected by AlexRenew for the period FY2025-2027.

The Operating Fund estimates in Table B.3 are in compliance with the financial policy to maintain a combined 120 days of reserves which includes 60 days in the Operating Fund.

**Table B.3. Operating Fund Summary**

Operating Expenses Categories	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Revenues</b>					
Transfer from Revenue Fund	\$ 33,890,180	\$ 35,195,594	3.9%	\$ 36,251,461	\$ 37,339,005
Interest Income	10,000	100,000	900.0%	100,000	100,000
<b>Total</b>	<b>\$ 33,900,180</b>	<b>\$ 35,295,594</b>	<b>4.1%</b>	<b>\$ 36,351,461</b>	<b>\$ 37,439,005</b>
<b>Expenses</b>					
Personnel	\$ 16,094,350	\$ 17,210,991	6.9%	\$ 17,727,321	\$ 18,259,140
Utilities	4,238,000	4,248,000	0.2%	4,375,440	4,506,703
Chemicals	3,347,500	3,571,000	6.7%	3,678,130	3,788,474
Operation Maintenance	1,145,250	1,581,255	38.1%	1,628,693	1,677,553
Arlington Sewage Disposal	1,528,443	1,800,000	17.8%	1,854,000	1,909,620
Sludge Disposal	1,298,000	1,362,000	4.9%	1,402,860	1,444,946
General, Admin, Cust. Service and Other	5,372,050	5,522,348	2.8%	5,688,018	5,858,659
<b>Total</b>	<b>\$ 33,023,593</b>	<b>\$ 35,295,594</b>	<b>6.9%</b>	<b>\$ 36,354,461</b>	<b>\$ 37,445,095</b>
<b>Excess (Deficiency) <sup>1</sup></b>	<b>\$ 876,587</b>	<b>\$ (0)</b>		<b>\$ (3,000)</b>	<b>\$ (6,090)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 5,004,326</b>	<b>\$ 5,880,913</b>		<b>\$ 5,880,913</b>	<b>\$ 5,877,913</b>
<b>Fund Balance - Ending <sup>1</sup></b>	<b>\$ 5,880,913</b>	<b>\$ 5,880,913</b>		<b>\$ 5,877,913</b>	<b>\$ 5,871,823</b>

<sup>1</sup> Operating Reserve Requirement of 60 days cash

## Parity Debt Service Fund Statement

The Parity Debt Service Fund includes the amounts due to pay principal and interest on outstanding and projected AlexRenew debt. To date, AlexRenew has borrowed from the Virginia Clean Water Revolving Loan Fund (CWRLF) and Virginia Pooled Financing Program (VPFP) through the Virginia Resources Authority (VRA) as well as through the federal Water Infrastructure Finance and Innovation Act (WIFIA) loan program. In FY2024, AlexRenew proposes to issue its own bonds to fund upcoming capital projects. Within the context of the Indenture, capital funding in this manner is deemed parity debt. Table B.4 illustrates the debt service payment schedule for FY2025-2027 which includes repayment on the AlexRenew bonds.

**Table B.4. Parity Debt Service Fund Summary**

Parity Debt Service Fund	Adopted FY2024	Adopted FY2025	Estimated FY2026	Estimated FY2027
<b>Revenues</b>				
Beginning Balance	\$ 0	\$ (0)	\$ (0)	\$ 0
Transfer from Revenue Fund	16,358,494	21,565,196	19,170,239	18,919,716
Interest Income	90,000	725,000	725,000	725,000
<b>Total Revenue</b>	<b>16,448,494</b>	<b>22,290,195</b>	<b>19,895,238</b>	<b>19,644,716</b>
<b>Expenditures</b>				
VRA BOND SERIES 00B INTEREST	\$ -	\$ -	\$ -	\$ -
VRA BOND SERIES 00B PRINCIPAL	-	-	-	-
VRA BOND SERIES 04 INTEREST	17,646	3,543	-	-
VRA BOND SERIES 04 PRINCIPAL	1,406,766	708,669	-	-
VRA BOND SERIES 06 INTEREST	30,038	20,798	12,979	5,589
VRA BOND SERIES 06 PRINCIPAL	921,769	830,185	737,180	744,570
VRA BOND SERIES 09 INTEREST	152,554	129,186	105,178	80,512
VRA BOND SERIES 09 PRINCIPAL	853,324	876,692	900,700	925,366
VRA BOND SERIES 11 INTEREST	110,856	101,157	91,277	81,063
VRA BOND SERIES 11 PRINCIPAL	410,353	420,053	429,982	440,146
VRA BOND SERIES 14A INTEREST	104,513	96,566	88,520	80,373
VRA BOND SERIES 14A PRINCIPAL	633,758	641,705	649,751	657,899
VRA BOND SERIES 14B INTEREST	19,333	17,792	16,231	14,652
VRA BOND SERIES 14B PRINCIPAL	128,117	128,859	130,410	132,771
VRA BOND SERIES 14C INTEREST	827,019	811,772	795,756	775,714
VRA BOND SERIES 14C PRINCIPAL	290,000	305,000	320,000	490,000
VRA BOND SERIES 17A INTEREST	862,534	830,759	797,319	762,084.00
VRA BOND SERIES 17A PRINCIPAL	605,000	635,000	670,000	705,000.00
VRA BOND SERIES 19 INTEREST	112,970	66,347	65,768	63,018
VRA BOND SERIES 19 PRINCIPAL	100,000	101,000	267,000	133,500
VRA BOND SERIES 21 INTEREST	3,597,117	2,441,500	2,331,641	2,241,093
VRA BOND SERIES 21 PRINCIPAL	5,264,825	8,451,600	6,892,503	6,565,960
WIFIA BOND SERIES 21 INTEREST	-	1,516,500	1,530,168	1,529,135
WIFIA BOND SERIES 21 PRINCIPAL	-	-	36,627	191,272
ALEXRENEW BOND SERIES 24 INTEREST	-	2,465,514	2,301,250	2,265,000
ALEXRENEW BOND SERIES 24 PRINCIPAL	-	690,000	725,000	760,000
<b>Total Expenses</b>	<b>\$ 16,448,494</b>	<b>\$ 22,290,196</b>	<b>\$ 19,895,239</b>	<b>\$ 19,644,716</b>
Total Interest	5,834,582	8,501,433	8,136,087	7,898,233
Total Principal	10,613,912	13,788,763	11,759,152	11,746,484

## IRR Fund Statement – Joint Use Facilities Account

The IRR Fund – Joint Use Facilities Account funds the project costs associated with the upgrade of infrastructure and equipment for the portions of the facility used jointly by the City and Fairfax County.

As noted in the accompanying schedule, contributions to the Joint Use Facilities Account are made annually by both AlexRenew and Fairfax County in a combined amount equal to 0.7 percent of AlexRenew's estimated joint capital asset value. Fairfax County's portion of the total contribution is also based on the allocation percentages detailed on page B-4 and affirmed in the Fairfax County Service Agreement. Table B.5 illustrates IRR-Joint project expenses for FY2025-2027 that are necessary for ongoing AlexRenew's asset repairs and improvements.

**Table B.5.** IRR Fund – Joint Use Facilities Account Summary

IRR Fund - Joint Use Facilities Account	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Revenues</b>					
Revenue Fund Transfer	\$ 2,581,224	\$ 2,704,353	4.8%	\$ 2,827,481	\$ 6,357,662
Fairfax County Contribution	3,723,671	3,901,296	4.8%	4,078,922	9,171,556
<b>Total Revenues</b>	<b>\$ 6,304,894</b>	<b>\$ 6,605,649</b>	<b>4.8%</b>	<b>\$ 6,906,403</b>	<b>\$ 15,529,218</b>
<b>Expenses</b>					
Campus Wide Projects	\$ 2,400,000	\$ 2,500,000	4.2%	\$ 3,108,000	\$ 5,648,339
Collection System Projects	\$ 15,000	\$ 100,000	566.7%	\$ 108,000	\$ 116,640
Information Technology Projects	\$ 300,000	\$ 500,000	66.7%	\$ 500,000	\$ 500,000
Compliance Laboratory	\$ 50,000	\$ 10,000	-80.0%	\$ 10,800	\$ 11,664
Preliminary / Primary Infrastructure	\$ 85,648	\$ 250,000	191.9%	\$ 270,000	\$ 291,600
Secondary Infrastructure	\$ 2,000,000	\$ 1,500,000	-25.0%	\$ 1,500,000	\$ 1,620,000
Solids Infrastructure	\$ 1,000,000	\$ 1,000,000	0.0%	\$ 1,080,000	\$ 1,166,400
Tertiary Infrastructure	\$ 2,252,100	\$ 1,763,900	-21.7%	\$ 1,776,000	\$ 683,500
Odor Control System	\$ -	\$ 500,000		\$ -	\$ 500,000
Power Distribution Monitors	\$ -	\$ 30,000		\$ 30,000	\$ 30,000
West Campus Projects	\$ 1,000,000	\$ 750,000	-25.0%	\$ 810,000	\$ 874,800
Safety and Security	\$ 1,050,000	\$ 1,030,000	-1.9%	\$ 1,030,000	\$ 200,000
Building Exteriors	\$ 500,000	\$ -	-100.0%	\$ -	\$ -
<b>Joint IRR Expenses</b>	<b>\$ 10,652,748</b>	<b>\$ 9,933,900</b>	<b>-6.7%</b>	<b>\$ 10,222,800</b>	<b>\$ 11,642,943</b>
<b>Excess (Deficiency)</b>	<b>\$ (4,347,854)</b>	<b>\$ (3,328,251)</b>		<b>\$ (3,316,397)</b>	<b>\$ 3,886,275</b>
<b>Fund Balance - Beginning</b>	<b>\$ 7,106,227</b>	<b>\$ 2,758,373</b>		<b>\$ (569,878)</b>	<b>\$ (3,886,275)</b>
<b>Fund Balance - Ending</b>	<b>\$ 2,758,373</b>	<b>\$ (569,878)</b>		<b>\$ (3,886,275)</b>	<b>\$ -</b>

## IRR Fund Statement – General Account

The IRR Fund – General Account funds the project costs associated with the upgrade of infrastructure and equipment for the portions of the facility used for the benefit of the City only.

Contributions to the General Account are made annually for projects AlexRenew determines are necessary to maintain the safe and effective operation for collection system and Alex-only campus needs. Table B.6 illustrates IRR - Alex-Only project expenses for FY2025-2027 necessary for continued improvement, rehabilitation, and replacement associated with Alex-only assets.

**Table B.6.** IRR Fund – General Account Summary

IRR Fund - General Account	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Revenues</b>					
Revenue Fund Transfer	\$ 166,000	\$ 1,822,000		\$ 469,760	\$ 708,941
<b>Total Revenue</b>	<b>\$ 166,000</b>	<b>\$ 1,822,000</b>	<b>997.6%</b>	<b>\$ 469,760</b>	<b>\$ 708,941</b>
<b>Expenses</b>					
Campus Wide Projects	\$22,000	\$22,000	0.0%	\$23,760	\$25,661
Collection System Projects	\$144,000	\$1,800,000	1150.0%	\$446,000	\$683,280
<b>Total Expenses</b>	<b>\$ 166,000</b>	<b>\$ 1,822,000</b>	<b>997.6%</b>	<b>\$ 469,760</b>	<b>\$ 708,941</b>

## General Fund Statement

The General Fund is the repository of funds remaining after deposits to all other Funds are made and may be used for any lawful purpose of AlexRenew. AlexRenew uses the General Fund to finance Alexandria-only capital improvements, contribute cash funding to the joint capital program, manage unanticipated expenditures, and maintain sufficient reserves to promote ongoing financial strength.

The General Fund balance is projected to increase to \$828,592 through FY2025, with a projected balance of \$35.8 million. Table B.7 illustrates the General Fund balance for the period FY2025-2027 and includes demonstration of financial policy compliance to maintain 60 days of cash reserves in the General Reserve Sub-Fund.

**Table B.7. General Fund Summary**

General Fund	Adopted FY2024	Adopted FY2025	VAR %	Estimated FY2026	Estimated FY2027
<b>Revenues</b>					
Revenue Fund Transfer	\$ 13,472,422	\$ 11,971,472	-11%	\$ 18,018,532	\$ 16,965,690
Interest Income	15,000	75,000	400%	75,000	75,000
<b>Total Revenues</b>	<b>\$ 13,487,422</b>	<b>\$ 12,046,472</b>	<b>-10.7%</b>	<b>\$ 18,093,532</b>	<b>\$ 17,040,690</b>
<b>Expenses</b>					
Alex-only General Capital Expenses	\$ 8,183,100	\$ 10,844,400	32.5%	\$ 15,190,000	\$ 14,266,800
Transfer to Joint CIP Project Fund	1,887,098	0	-100.0%	0	0
<b>Total Expenses</b>	<b>\$ 10,070,198</b>	<b>\$ 10,844,400</b>	<b>7.7%</b>	<b>\$ 15,190,000</b>	<b>\$ 14,266,800</b>
<b>Fund Balance Increase (Decrease)</b>	<b>\$ 3,417,225</b>	<b>\$ 1,202,072</b>		<b>\$ 2,903,532</b>	<b>\$ 2,773,890</b>
<b>Fund Balance - Beginning</b>	<b>\$ 36,964,336</b>	<b>\$ 40,381,560</b>		<b>\$ 41,583,633</b>	<b>\$ 44,487,164</b>
<b>Fund Balance - Ending</b>	<b>\$ 40,381,560</b>	<b>\$ 41,583,633</b>		<b>\$ 44,487,164</b>	<b>\$ 47,261,054</b>
<b>General Reserve sub-Fund <sup>1</sup></b>	<b>\$ (5,428,536)</b>	<b>\$ (5,802,015)</b>		<b>\$ (5,976,076)</b>	<b>\$ (6,155,358)</b>
<b>Available Balance</b>	<b>\$ 34,953,025</b>	<b>\$ 35,781,617</b>	<b>2.4%</b>	<b>\$ 38,511,089</b>	<b>\$ 41,105,696</b>

<sup>1</sup> Additional Operating Reserve Requirement of 60 days cash per Board-approved financial policy

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**Appendix C**

**10-Year Capital Improvement and IRR Programs –  
Summary and Project Sheets**

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**Table C-1. FY2025-2034 10-year CIP/IRR Program – Summary**

Summary of Expenditures		Adopted FY2024	Adopted FY2025	Est. FY2026	Est. FY2027	Est. FY2028	Est. FY2029	Est. FY2030	Est. FY2031	Est. FY2032	Est. FY2033	Est. FY2034	10-year Total
IRR Program	Alex-only IRR	\$0.17	\$1.82	\$0.47	\$0.71	\$0.33	\$0.34	\$0.35	\$0.36	\$0.37	\$0.38	\$0.39	\$5.51
	Joint IRR	\$10.65	\$9.93	\$10.22	\$11.64	\$8.23	\$8.93	\$9.00	\$9.26	\$9.51	\$9.78	\$10.78	\$97.28
	<i>Subtotal</i>	\$10.82	\$11.76	\$10.69	\$12.35	\$8.55	\$9.26	\$9.35	\$9.61	\$9.88	\$10.16	\$11.17	\$102.80
CIP – General	Alex-only CIP	\$8.18	\$10.84	\$15.19	\$14.27	\$30.39	\$34.77	\$10.27	\$7.96	\$4.96	\$1.46	\$0.46	\$130.58
	Joint CIP	\$31.18	\$44.91	\$83.00	\$96.75	\$78.10	\$30.40	\$25.05	\$26.05	\$36.15	\$52.50	\$62.20	\$535.11
	<i>Subtotal</i>	\$39.37	\$55.75	\$98.19	\$111.02	\$108.49	\$65.17	\$35.32	\$34.01	\$41.11	\$53.96	\$62.66	\$665.69
CIP – RiverRenew	RiverRenew Tunnel Project	\$162.28	\$107.70	\$1.90	-	-	-	-	-	-	-	-	\$109.60
	<i>Subtotal</i>	\$162.28	\$107.70	\$1.90	-	-	-	-	-	-	-	-	\$109.60
<b>Total CIP/IRR Program</b>		<b>\$212.46</b>	<b>\$175.21</b>	<b>\$110.78</b>	<b>\$123.37</b>	<b>\$117.05</b>	<b>\$74.44</b>	<b>\$44.67</b>	<b>\$43.62</b>	<b>\$50.99</b>	<b>\$64.12</b>	<b>\$73.83</b>	<b>\$878.08</b>

Table C-2. FY2025-2034 10-year CIP/IRR Program – Detailed Expenses

Projects	Total Project	Prior Years	Adopted FY2025	Estimated FY2026	Estimated FY2027	Estimated FY2028	Estimated FY2029	Estimated FY2030	Estimated FY2031	Estimated FY2032	Estimated FY2033	Estimated FY2034	10-year Total
<b>IRR Program</b>													
<b>Alex-only IRR</b>													
IRR: Campus Wide Projects	\$ 0.31	\$ 0.02	\$ 0.02	\$ 0.02	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.28
IRR: Collection System Projects	\$ 5.37	\$ 0.14	\$ 1.80	\$ 0.45	\$ 0.68	\$ 0.30	\$ 0.31	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.36	\$ 5.23
<b>Alex-only IRR Subtotal</b>	<b>\$ 5.68</b>	<b>\$ 0.17</b>	<b>\$ 1.82</b>	<b>\$ 0.47</b>	<b>\$ 0.71</b>	<b>\$ 0.33</b>	<b>\$ 0.34</b>	<b>\$ 0.35</b>	<b>\$ 0.36</b>	<b>\$ 0.37</b>	<b>\$ 0.38</b>	<b>\$ 0.39</b>	<b>\$ 5.51</b>
<b>Joint IRR</b>													
IRR: Campus-Wide Projects	\$ 29.53	\$ 2.90	\$ 2.50	\$ 3.11	\$ 5.65	\$ 1.38	\$ 1.92	\$ 2.27	\$ 2.34	\$ 2.41	\$ 2.49	\$ 2.56	\$ 26.63
IRR: West Campus Projects	\$ 10.67	\$ 1.00	\$ 0.75	\$ 0.81	\$ 0.87	\$ 0.94	\$ 0.97	\$ 1.00	\$ 1.03	\$ 1.06	\$ 1.10	\$ 1.13	\$ 9.67
IRR: Preliminary and Primary Infrastructure	\$ 3.31	\$ 0.09	\$ 0.25	\$ 0.27	\$ 0.29	\$ 0.31	\$ 0.32	\$ 0.33	\$ 0.34	\$ 0.35	\$ 0.37	\$ 0.38	\$ 3.22
IRR: Secondary Infrastructure	\$ 20.03	\$ 2.00	\$ 1.50	\$ 1.50	\$ 1.62	\$ 1.75	\$ 1.80	\$ 1.86	\$ 1.91	\$ 1.97	\$ 2.03	\$ 2.09	\$ 18.03
IRR: Tertiary Infrastructure	\$ 11.81	\$ 2.25	\$ 1.76	\$ 1.78	\$ 0.68	\$ 0.70	\$ 0.72	\$ 0.74	\$ 0.76	\$ 0.78	\$ 0.81	\$ 0.83	\$ 9.56
IRR: Solids Infrastructure	\$ 13.90	\$ 1.00	\$ 1.00	\$ 1.08	\$ 1.17	\$ 1.26	\$ 1.30	\$ 1.34	\$ 1.38	\$ 1.42	\$ 1.46	\$ 1.50	\$ 12.90
IRR: Odor Control System	\$ 3.75	\$ -	\$ 0.50	\$ -	\$ 0.50	\$ 1.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ 0.75	\$ 3.75
IRR: WRRF Safety and Security	\$ 4.97	\$ 1.05	\$ 1.03	\$ 1.03	\$ 0.20	\$ 0.22	\$ 0.22	\$ 0.23	\$ 0.24	\$ 0.24	\$ 0.25	\$ 0.26	\$ 3.92
IRR: Collection System Projects	\$ 1.30	\$ 0.02	\$ 0.10	\$ 0.11	\$ 0.12	\$ 0.13	\$ 0.13	\$ 0.13	\$ 0.14	\$ 0.14	\$ 0.15	\$ 0.15	\$ 1.29
IRR: Power Distribution Monitors	\$ 0.27	\$ -	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ 0.03	\$ -	\$ 0.27
IRR: Compliance Laboratory	\$ 0.18	\$ 0.05	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.02	\$ 0.13
IRR: Tunnel Cleaning/Inspection	\$ 2.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.55	\$ 0.57	\$ 0.58	\$ 0.60	\$ 0.62	\$ 2.92
IRR: Information Technology Projects	\$ 5.30	\$ 0.30	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 0.50	\$ 5.00
<b>Joint IRR Subtotal</b>	<b>\$ 107.94</b>	<b>\$ 10.65</b>	<b>\$ 9.93</b>	<b>\$ 10.22</b>	<b>\$ 11.64</b>	<b>\$ 8.23</b>	<b>\$ 8.93</b>	<b>\$ 9.00</b>	<b>\$ 9.26</b>	<b>\$ 9.51</b>	<b>\$ 9.78</b>	<b>\$ 10.78</b>	<b>\$ 97.28</b>
<b>IRR Program Total</b>	<b>\$ 113.61</b>	<b>\$ 10.82</b>	<b>\$ 11.76</b>	<b>\$ 10.69</b>	<b>\$ 12.35</b>	<b>\$ 8.55</b>	<b>\$ 9.26</b>	<b>\$ 9.35</b>	<b>\$ 9.61</b>	<b>\$ 9.88</b>	<b>\$ 10.16</b>	<b>\$ 11.17</b>	<b>\$ 102.80</b>
<b>CIP - General</b>													
<b>Alex-only Capital Improvement Projects</b>													
Commonwealth Interceptor Upgrade Project	\$ 72.15	\$ 4.40	\$ 1.65	\$ 4.81	\$ 6.16	\$ 22.55	\$ 27.77	\$ 4.81	\$ -	\$ -	\$ -	\$ -	\$ 67.75
Arlington County Capital Contributions	\$ 19.38	\$ 3.86	\$ 3.93	\$ 5.00	\$ 3.67	\$ 1.62	\$ 0.25	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 0.21	\$ 15.52
Potomac Interceptor Rehabilitation	\$ 14.76	\$ -	\$ 0.46	\$ 1.08	\$ 3.74	\$ 5.97	\$ 3.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.76
Billing and Customer Information System	\$ 2.97	\$ 2.47	\$ 0.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.50
4 MGD WRRF Expansion	\$ 23.00	\$ -	\$ 1.00	\$ 1.00	\$ -	\$ -	\$ 3.00	\$ 5.00	\$ 7.50	\$ 4.50	\$ 1.00	\$ -	\$ 23.00
Environmental Center 5th Floor Build-out	\$ 4.00	\$ 1.00	\$ 2.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3.00
Environmental Center Lobby Upgrades	\$ 2.00	\$ -	\$ 0.50	\$ 1.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.00
Capital Financing Fees	\$ 2.20	\$ 0.50	\$ 0.25	\$ 0.25	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 0.15	\$ 1.70
Innovation District Pumping Station Support	\$ 1.05	\$ 0.45	\$ 0.20	\$ 0.20	\$ 0.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.60
Pump Stations and Service Chambers Condition Assessment	\$ 0.75	\$ -	\$ 0.25	\$ 0.25	\$ 0.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.75
Contingency on Alex-Only Funding	\$ 1.00	\$ -	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 0.10	\$ 1.00
<b>Alex-only Capital Improvement Projects Subtotal</b>	<b>\$ 143.26</b>	<b>\$ 12.68</b>	<b>\$ 10.84</b>	<b>\$ 15.19</b>	<b>\$ 14.27</b>	<b>\$ 30.39</b>	<b>\$ 34.77</b>	<b>\$ 10.27</b>	<b>\$ 7.96</b>	<b>\$ 4.96</b>	<b>\$ 1.46</b>	<b>\$ 0.46</b>	<b>\$ 130.58</b>

Table C-2. FY2025-2034 10-year CIP/IRR Program – Detailed Expenses (continued)

Projects	Total Project	Prior Years	Adopted FY2025	Estimated FY2026	Estimated FY2027	Estimated FY2028	Estimated FY2029	Estimated FY2030	Estimated FY2031	Estimated FY2032	Estimated FY2033	Estimated FY2034	10-year Total
<b>Joint Capital Improvement Projects</b>													
Solids Process Upgrades	\$ 252.00	\$ 4.76	\$ 8.90	\$ 29.70	\$ 41.00	\$ 23.20	\$ -	\$ -	\$ 0.50	\$ 14.60	\$ 36.50	\$ 43.20	\$ 197.60
Preliminary and Primary System Upgrades	\$ 84.52	\$ 3.57	\$ 12.40	\$ 20.20	\$ 20.60	\$ 18.80	\$ 5.95	\$ 2.00	\$ 1.00	\$ -	\$ -	\$ -	\$ 80.95
Tertiary System Upgrades	\$ 37.10	\$ 1.00	\$ 2.00	\$ 1.50	\$ 9.50	\$ 18.10	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36.10
Information Technology Infrastructure Upgrades	\$ 24.50	\$ 14.00	\$ 6.00	\$ 2.50	\$ 1.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.50
Centrate Pretreatment Facility Improvements	\$ 13.00	\$ 0.50	\$ 1.00	\$ 1.50	\$ 5.00	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12.50
Campus-wide Electrical Upgrade Program	\$ 80.00	\$ -	\$ 1.00	\$ 4.00	\$ 5.00	\$ 5.00	\$ 10.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 5.00	\$ 5.00	\$ 80.00
Buildings L and G Elevator Replacement	\$ 2.00	\$ -	\$ 2.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.00
Holmes Run Trunk Sewer Rehabilitation	\$ 14.50	\$ 0.20	\$ 2.00	\$ 12.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14.30
Warehouse and Inventory Upgrade	\$ 10.50	\$ 1.50	\$ 1.00	\$ -	\$ 2.00	\$ 5.00	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.00
HMI Upgrade	\$ 4.92	\$ 3.26	\$ 1.40	\$ 0.26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.66
Plantwide Sump and Drain System Updates	\$ 2.90	\$ 0.20	\$ -	\$ 0.20	\$ 0.50	\$ 0.50	\$ 1.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.70
Plant Effluent Water System Improvements	\$ 4.09	\$ -	\$ -	\$ 2.29	\$ 1.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4.09
NMF Wet Well Modifications	\$ 5.00	\$ -	\$ -	\$ 1.00	\$ -	\$ -	\$ 2.00	\$ 2.00	\$ -	\$ -	\$ -	\$ -	\$ 5.00
Secondary Settling Tanks Refurbishment	\$ 5.50	\$ -	\$ 1.50	\$ 2.00	\$ 2.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.50
Security Services During Construction	\$ 3.49	\$ 1.84	\$ 0.55	\$ 0.55	\$ 0.55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.65
Security Upgrades	\$ 1.00	\$ -	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1.00
Reclaimed Water System Upgrade	\$ 7.21	\$ -	\$ 0.16	\$ 1.00	\$ 1.05	\$ -	\$ 1.25	\$ 1.25	\$ 1.25	\$ 1.25	\$ -	\$ -	\$ 7.21
WRRF HVAC System Upgrade	\$ 14.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2.00	\$ 2.50	\$ 5.50	\$ 2.50	\$ 1.50	\$ 0.50	\$ 14.50
Plantwide Chemical System Updates	\$ 9.00	\$ -	\$ 2.00	\$ 2.00	\$ 5.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9.00
South Carlyle Partnership	\$ 1.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.20	\$ 0.30	\$ 0.30	\$ 0.30	\$ -	\$ -	\$ 1.10
North Bridge Structural Upgrades	\$ 10.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.50	\$ 1.00	\$ 1.00	\$ 3.00	\$ 5.00	\$ 10.50
Climate Change Resiliency Program	\$ 13.50	\$ 0.25	\$ 0.50	\$ 0.50	\$ 0.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5.00	\$ 7.00	\$ 13.25
Contingency on Joint Funding	\$ 15.00	\$ -	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 1.50	\$ 15.00
Joint Capital Improvement Projects Subtotal	\$615.83	\$31.08	\$44.91	\$83.00	\$96.75	\$78.10	\$30.40	\$25.05	\$26.05	\$36.15	\$52.50	\$62.20	\$ 535.11
General CIP Total	\$ 759.09	\$ 43.76	\$ 55.75	\$ 98.19	\$ 111.02	\$ 108.49	\$ 65.17	\$ 35.32	\$ 34.01	\$ 41.11	\$ 53.96	\$ 62.66	\$ 665.69
<b>CIP - RiverRenew Program</b>													
RiverRenew Tunnel Project - Alex Only	\$83.10	\$65.50	\$17.20	\$0.40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17.60
RiverRenew Tunnel Project - Joint	\$531.90	\$439.90	\$90.50	\$1.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92.00
RiverRenew Tunnel Project Total	\$ 615.00	\$ 505.40	\$ 107.70	\$ 1.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 109.60
AlexRenew CIP Total	\$ 1,487.70	\$ 559.98	\$ 175.21	\$ 110.78	\$ 123.37	\$ 117.05	\$ 74.44	\$ 44.67	\$ 43.62	\$ 50.99	\$ 64.12	\$ 73.83	\$ 878.08

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**Campus-Wide Projects (Alex-only)**

Project Location:

Various Alex-only  
infrastructure

Description: Any improvement, rehabilitation, and replacement projects designated as Alexandria-only

Justification: Provide funds for improvement, rehabilitation, and replacement projects associated with non-process Alexandria-only projects.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.02	\$0.02	\$0.02	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.28
<b>Financing</b>												
AlexRenew	\$0.02	\$0.02	\$0.02	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.28
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									-			

Note: Prior Year amount represents adopted FY2024 budget.

**Collection System Projects**

Project Location: Alex-only Facilities

Description: Continued improvement, rehabilitation, and replacement of Alex-only collection system assets such as interceptors and trunk sewers.

Justification: To maintain the full functionality and reliability of AlexRenew's collection system.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.14	\$1.80	\$0.45	\$0.68	\$0.30	\$0.31	\$0.32	\$0.33	\$0.34	\$0.35	\$0.36	\$5.23
<b>Financing</b>												
AlexRenew	\$0.14	\$1.80	\$0.45	\$0.68	\$0.30	\$0.31	\$0.32	\$0.33	\$0.34	\$0.35	\$0.36	\$5.23
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									-			

Note: Prior Year amount represents adopted FY2024 budget.

**Campus-Wide Projects (Joint)**

Project Location: WRRF – Campus-wide

Description: All improvement, rehabilitation, and replacement projects on infrastructure, equipment, and systems across campus.

Justification: To maintain the full functionality and reliability of campus-wide systems.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$2.40	\$2.50	\$3.11	\$5.65	\$1.38	\$1.92	\$2.27	\$2.34	\$2.41	\$2.49	\$2.56	\$26.63
<b>Financing</b>												
AlexRenew	\$0.96	\$1.00	\$1.24	\$2.26	\$0.55	\$0.77	\$0.91	\$0.94	\$0.97	\$0.99	\$1.02	\$10.65
Fairfax	\$1.44	\$1.50	\$1.86	\$3.39	\$0.83	\$1.15	\$1.36	\$1.41	\$1.45	\$1.49	\$1.54	\$15.98
<b>Lifetime Total:</b>										–		

Note: Prior Year amount represents adopted FY2024 budget.

**West Campus Projects**

Project Location: Environmental Center

Description: All improvement, rehabilitation, and replacement projects associated with the Environmental Center.

Justification: To maintain the full functionality of the Environmental Center.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Environmental Center (49% Fairfax County / 51% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.00	\$0.75	\$0.81	\$0.87	\$0.94	\$0.97	\$1.00	\$1.03	\$1.06	\$1.10	\$1.13	\$9.67
<b>Financing</b>												
AlexRenew	\$0.51	\$0.38	\$0.41	\$0.45	\$0.48	\$0.50	\$0.51	\$0.53	\$0.54	\$0.56	\$0.58	\$4.93
Fairfax	\$0.49	\$0.37	\$0.40	\$0.43	\$0.46	\$0.48	\$0.49	\$0.51	\$0.52	\$0.54	\$0.55	\$4.74
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

Description: All improvement, rehabilitation, and replacement projects associated with the preliminary and primary treatment systems.

Justification: To maintain the full functionality and reliability of the preliminary and primary treatment processes.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.09	\$0.25	\$0.27	\$0.29	\$0.31	\$0.32	\$0.33	\$0.34	\$0.35	\$0.37	\$0.38	\$3.22
<b>Financing</b>												
AlexRenew	\$0.04	\$0.10	\$0.11	\$0.12	\$0.13	\$0.13	\$0.13	\$0.14	\$0.14	\$0.15	\$0.15	\$1.29
Fairfax	\$0.05	\$0.15	\$0.16	\$0.17	\$0.19	\$0.19	\$0.20	\$0.21	\$0.21	\$0.22	\$0.23	\$1.93
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

Description:	All improvement, rehabilitation, and replacement projects associated with the secondary treatment systems.
Justification:	To maintain the full functionality and reliability of the secondary treatment processes.
Program:	Improvement, Renewal, and Replacement (IRR) Program
Cost Share Category:	Joint (60% Fairfax County / 40% AlexRenew)
Schedule:	Ongoing IRR program
Status:	Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$2.00	\$1.50	\$1.50	\$1.62	\$1.75	\$1.80	\$1.86	\$1.91	\$1.97	\$2.03	\$2.09	\$18.03
<b>Financing</b>												
AlexRenew	\$0.80	\$0.60	\$0.60	\$0.65	\$0.70	\$0.72	\$0.74	\$0.76	\$0.79	\$0.81	\$0.84	\$7.21
Fairfax	\$1.20	\$0.90	\$0.90	\$0.97	\$1.05	\$1.08	\$1.11	\$1.15	\$1.18	\$1.22	\$1.25	\$10.82
<b>Lifetime Total:</b>										–		

Note: Prior Year amount represents adopted FY2024 budget.

Description: All improvement, rehabilitation, and replacement projects associated with the tertiary treatment systems.

Justification: To maintain the full functionality and reliability of the tertiary treatment processes.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$2.25	\$1.76	\$1.78	\$0.68	\$0.70	\$0.72	\$0.74	\$0.76	\$0.78	\$0.81	\$0.83	\$9.56
<b>Financing</b>												
AlexRenew	\$0.90	\$0.71	\$0.71	\$0.27	\$0.28	\$0.29	\$0.30	\$0.30	\$0.31	\$0.32	\$0.33	\$3.82
Fairfax	\$1.35	\$1.06	\$1.07	\$0.41	\$0.42	\$0.43	\$0.44	\$0.46	\$0.47	\$0.48	\$0.50	\$5.74
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

Description: All improvement, rehabilitation, and replacement projects associated with the solids treatment systems.

Justification: To maintain the full functionality and reliability of the solids treatment processes.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

### Project Financials:

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.00	\$1.00	\$1.08	\$1.17	\$1.26	\$1.30	\$1.34	\$1.38	\$1.42	\$1.46	\$1.50	\$12.90
<b>Financing</b>												
AlexRenew	\$0.40	\$0.40	\$0.43	\$0.47	\$0.50	\$0.52	\$0.53	\$0.55	\$0.57	\$0.58	\$0.60	\$5.16
Fairfax	\$0.60	\$0.60	\$0.65	\$0.70	\$0.76	\$0.78	\$0.80	\$0.83	\$0.85	\$0.88	\$0.90	\$7.74
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

FY2025 Capital Budget  
**Odor Control System**

Project Location: WRRF – Odor Control System

Description: All improvement, rehabilitation, and replacement projects associated with the plant odor control systems.

Justification: To maintain the full functionality and reliability of the plant odor control processes.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$0.50	-	\$0.50	\$1.00	\$1.00	-	-	-	-	\$0.75	\$3.75
<b>Financing</b>												
AlexRenew	-	\$0.20	-	\$0.20	\$0.40	\$0.40	-	-	-	-	\$0.30	\$1.50
Fairfax	-	\$0.30	-	\$0.30	\$0.60	\$0.60	-	-	-	-	\$0.45	\$2.25
Lifetime Total:									-			

Note: Prior Year amount represents adopted FY2024 budget.

**WRRF Safety and Security**

Project Location: WRRF – Campus-wide

Description: All improvement, rehabilitation, and replacement projects associated with safety systems at the plant.

Justification: To continuously improve the overall safety and security of AlexRenew employees, vendors, contractors, and visitors at the plant.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.05	\$1.03	\$1.03	\$0.20	\$0.22	\$0.22	\$0.23	\$0.24	\$0.24	\$0.25	\$0.26	\$3.92
<b>Financing</b>												
AlexRenew	\$0.42	\$0.41	\$0.41	\$0.08	\$0.09	\$0.09	\$0.09	\$0.09	\$0.10	\$0.10	\$0.10	\$1.57
Fairfax	\$0.63	\$0.62	\$0.62	\$0.12	\$0.13	\$0.13	\$0.14	\$0.14	\$0.15	\$0.15	\$0.15	\$2.35
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

**Collection System Projects**

Project Location: Joint Use Facilities

Description: All improvement, rehabilitation and replacement needs for collection system assets that serve both the City and Fairfax County to maintain their useful life

Justification: To maintain the full functionality and reliability of collection system.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.02	\$0.10	\$0.11	\$0.12	\$0.13	\$0.13	\$0.13	\$0.14	\$0.14	\$0.15	\$0.15	\$1.29
<b>Financing</b>												
AlexRenew	\$0.01	\$0.04	\$0.04	\$0.05	\$0.05	\$0.05	\$0.05	\$0.06	\$0.06	\$0.06	\$0.06	\$0.52
Fairfax	\$0.01	\$0.06	\$0.06	\$0.07	\$0.08	\$0.08	\$0.08	\$0.08	\$0.09	\$0.09	\$0.09	\$0.77
<b>Lifetime Total:</b>										–		

Note: Prior Year amount represents adopted FY2024 budget.

**Power Distribution Monitors**

Project Location: WRRF – Campus-wide

Description: All replacement, addition, and modernization of existing power monitors at the plant to renew obsolete power distribution monitor system.

Justification: To improve the functionality of the power distribution monitor system.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replace monitors as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.15	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	-	\$0.27
<b>Financing</b>												
AlexRenew	\$0.06	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	-	\$0.11
Fairfax	\$0.09	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	\$0.02	-	\$0.16
<b>Lifetime Total:</b>										–		

Note: Prior Year amount represents adopted FY2024 budget.

**Compliance Laboratory**

Project Location:

WRRF – Building G  
Laboratory

Description: All improvement, rehabilitation, and replacement projects associated with the compliance laboratory.

Justification: To maintain the full functionality and reliability of the compliance laboratory.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.05	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.02	\$0.13
<b>Financing</b>												
AlexRenew	\$0.02	\$0.00	\$0.00	\$0.00	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.05
Fairfax	\$0.03	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.08
<b>Lifetime Total:</b>										–		

Note: Prior Year amount represents adopted FY2024 budget.

**Tunnel Cleaning/Inspection**

Project Location: RiverRenew Tunnel

Description: Inspection and cleaning to optimize the functionality of the RiverRenew tunnel

Justification: To ensure the reliability and performance of the tunnel

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	-	-	-	-	\$0.55	\$0.57	\$0.58	\$0.60	\$0.62	\$2.92
<b>Financing</b>												
AlexRenew	-	-	-	-	-	-	\$0.22	\$0.23	\$0.23	\$0.24	\$0.25	\$1.17
Fairfax	-	-	-	-	-	-	\$0.33	\$0.34	\$0.35	\$0.36	\$0.37	\$1.75
<b>Lifetime Total:</b>										-		

Note: Prior Year amount represents adopted FY2024 budget.

**Information Technology Projects**

Project Location:

WRRF – Campus-  
Wide

Description: Ongoing lifecycle replacement and expansion of information technology (IT) assets.

Justification: To maintain the full functionality and reliability of AlexRenew's IT assets.

Program: Improvement, Renewal, and Replacement (IRR) Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Ongoing IRR program

Status: Replacements or repairs, as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.30	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$5.00
<b>Financing</b>												
AlexRenew	\$0.12	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$0.20	\$2.00
Fairfax	\$0.18	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$0.30	\$3.00
<b>Lifetime Total:</b>									–			

Note: Prior Year amount represents adopted FY2024 budget.

**Commonwealth Interceptor Upgrade Project**

Project Location:

Commonwealth  
Interceptor

**Description:** The Commonwealth Interceptor is a separate sanitary sewer that collects flows from the Del Ray, Rosemont, and North Ridge neighborhoods (known as the Commonwealth Separate Sewer Area) in Alexandria. The interceptor has sufficient capacity to convey sanitary sewer flows to AlexRenew; however, during periods of intense rain, the Commonwealth Separate Sanitary Sewer Area (owned by the City) is overwhelmed by excess infiltration and inflow (I/I). This excess I/I can cause sewer flooding and basement backups. In coordination with the City, the project will identify and evaluate alternatives to mitigate capacity issues caused by excess I/I. Costs represent if alternative to upsize the Commonwealth Interceptor is determined to be best option.

**Justification:** To mitigate capacity issues from excess I/I to the Commonwealth Interceptor

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** Alternatives analysis in FY2023-2025, Design (if needed) in FY2025-2027, Construction (if needed) in FY2027-2030

**Status:** Alternatives analysis is underway

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$4.40	\$1.65	\$4.81	\$6.16	\$22.55	\$27.77	\$4.81	-	-	-	-	\$67.75
<b>Financing</b>												
AlexRenew	\$4.40	\$1.65	\$4.81	\$6.16	\$22.55	\$27.77	\$4.81	-	-	-	-	\$67.75
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$72.15			

Note: Prior Years amount represents actual spend in FY2023 and adopted FY2024 budget.

**Arlington County Capital Contributions**

Project Location: Arlington County WPCP

**Description:** Arlington County treats wastewater flows from the northwestern quadrant of the City of Alexandria at its Water Pollution Control Plant (WPCP). Established in the service agreement between AlexRenew and Arlington County (dated July 1, 1977), AlexRenew makes annual contributions to Arlington County's Capital Improvement Program based on the established capacity share to fund upgrades to the WPCP.

**Justification:** To ensure AlexRenew meets its obligations under the service agreement with Arlington County.

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** Ongoing

**Status:** Annual contributions support Arlington County's identified project in their CIP

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$3.86	\$3.93	\$5.00	\$3.67	\$1.62	\$0.25	\$0.21	\$0.21	\$0.21	\$0.21	\$0.21	\$15.52
<b>Financing</b>												
AlexRenew	\$3.86	\$3.93	\$5.00	\$3.67	\$1.62	\$0.25	\$0.21	\$0.21	\$0.21	\$0.21	\$0.21	\$15.52
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$19.38			

Note: Prior Year amount represents adopted FY2024 budget.

**Potomac Interceptor Rehabilitation**

Project Location: Potomac Interceptor

**Description:** AlexRenew's Potomac Interceptor collects combined sewer flows from the City of Alexandria's sewer system through Old Town. A previous condition assessment identified the need to rehabilitate a portion of the Potomac Interceptor due to pipe settlement. Project will inspect and rehabilitate the Potomac Interceptor to address any existing and new issues.

**Justification:** To improve the performance and reliability of the Potomac Interceptor

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** Planning and design in FY2025-2026, Construction in FY2027-2029

**Status:** Project has not yet started. Planning to start in FY2025

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$0.46	\$1.08	\$3.74	\$5.97	\$3.50	-	-	-	-	-	\$14.76
<b>Financing</b>												
AlexRenew	-	\$0.46	\$1.08	\$3.74	\$5.97	\$3.50	-	-	-	-	-	\$14.76
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>										\$14.76		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

Description: In November 2023, AlexRenew launched a new billing and customer information system to replace the previous billing system and vendor who stopped providing services in January 2024. Ongoing services may be required to complete implementation.

Justification: To ensure continuous billing and customer service to AlexRenew's customers.

Program: Capital Improvement Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Implementation completed in November 2023

Status: Ongoing work as needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$2.47	\$0.50	-	-	-	-	-	-	-	-	-	\$0.50
<b>Financing</b>												
AlexRenew	\$2.47	\$0.50	-	-	-	-	-	-	-	-	-	\$0.50
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$2.97			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**4 MGD WRRF Expansion**

Project Location: WRRF – Campus-wide

Description: Project to identify and implement improvements to increase the capacity of the WRRF by 4MGD (from 54MGD to 58MGD) to accommodate future City flows.

Justification: The population of the City of Alexandria (COA) is expected to grow resulting in the generation of additional sewer flows that need treatment. An additional 4MGD is needed for City capacity based on sewer flow projections.

Program: Capital Improvement Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Facility plan in FY2025-2026, Design and construction in FY2029-2033

Status: Project to begin in FY2025

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$1.00	\$1.00	-	-	\$3.00	\$5.00	\$7.50	\$4.50	\$1.00	-	\$23.0
<b>Financing</b>												
AlexRenew	-	\$1.00	\$1.00	-	-	\$3.00	\$5.00	\$7.50	\$4.50	\$1.00	-	\$23.0
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$23.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Environmental Center 5<sup>th</sup> Floor Build-out**

Project Location:

Environmental Center  
– 5<sup>th</sup> Floor

**Description:** The 5<sup>th</sup> floor of the Environmental Center was left unfurnished in the completion of the building to provide flexibility for future needs. The project will complete the build out of the space to provide additional office and collaboration space, including temporary use by the City of Alexandria's Transportation and Environmental Services – Sanitary Infrastructure Division

**Justification:** To optimize the use of existing infrastructure and space.

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** Design in FY2024-FY2025, Construction in FY2025-2026

**Status:** Design of the 5<sup>th</sup> floor space is underway.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.00	\$2.00	\$1.00	-	-	-	-	-	-	-	-	\$3.00
<b>Financing</b>												
AlexRenew	\$1.00	\$2.00	\$1.00	-	-	-	-	-	-	-	-	\$3.00
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$4.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Environmental Center Lobby Upgrades**

Project Location: Environmental Center

Description: Upgrade AlexRenew's administrative building's lobby. Improvements include updates to the educational exhibits to incorporate understanding of AlexRenew's new and existing assets and operations and security upgrades.

Justification: To educate visitors and the community about the important work AlexRenew does.

Program: Capital Improvement Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Design in FY2025, implementation in FY2026-2028.

Status: Design to start in FY2025

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$0.50	\$5.00	\$2.00	\$1.00	-	-	-	-	-	-	\$8.50
<b>Financing</b>												
AlexRenew	-	\$0.50	\$5.00	\$2.00	\$1.00	-	-	-	-	-	-	\$8.50
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$8.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Capital Financing Fees**

Project Location: Any AlexRenew asset

Description: Fees associated with the financing of the CIP program

Justification: Financing fees including financial advisory fees, legal fees, rate consultant work, loan applications fees and serving fees for debt funded capital projects.

Program: Capital Improvement Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Ongoing to support CIP

Status: As-needed

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.50	\$0.25	\$0.25	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$1.70
<b>Financing</b>												
AlexRenew	\$0.50	\$0.25	\$0.25	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$0.15	\$1.70
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$2.20			

Note: Prior Year amount represents adopted FY2024 budget.

**Innovation District Pumping Station Support**

Project Location:

IDPS

**Description:** To implement any projects to support the commission of the Innovation District Pumping Station (IDPS).

**Justification:** The IDPS was built by a developer to serve the Virginia Tech (VT) Campus that is currently under development. AlexRenew took ownership of IDPS in September 2023 ahead of full build-out of the VT campus. As IDPS receives additional flows when new buildings are built, projects may be necessary to re-commission the pump station.

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** Implementation coordinates with full build-out of VT Campus, currently anticipated to be complete in FY2027.

**Status:** Projects as-needed to support commissioning

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.45	\$0.20	\$0.20	\$0.20	-	-	-	-	-	-	-	\$0.60
<b>Financing</b>												
AlexRenew	\$0.45	\$0.20	\$0.20	\$0.20	-	-	-	-	-	-	-	\$0.60
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>										\$1.05		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

## Pump Stations and Service Chambers Condition Assessment

Project Location: Pump Stations/  
Service Chambers

Description: Perform a condition assessment of and implement any identified rehabilitation or replacement on AlexRenew's two service chambers and five pump stations.

Justification: Project to improve the performance and reliability of AlexRenew's service chambers and pump stations

Program: Capital Improvement Program

Cost Share Category: Alexandria Only (0% Fairfax County / 100% AlexRenew)

Schedule: Assessment/implementation in FY2025-2027

Status: Project to start in FY2025

### Project Financials:

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$0.25	\$0.25	\$0.25	-	-	-	-	-	-	-	\$0.75
<b>Financing</b>												
AlexRenew	-	\$0.25	\$0.25	\$0.25	-	-	-	-	-	-	-	\$0.75
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>									\$0.75			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Solids Process Upgrades**

Project Location:

WRRF – Solids  
Process Buildings

**Description:** AlexRenew's solids processes are being evaluated under a Solids Master Plan (SMP). The SMP identified short-term improvements and will identify medium- and long-term recommendations to improve solids handling and meet future process needs. Short-term improvements will be implemented through a Construction Management At-Risk (CMAR) contract.

**Justification:** To improve the performance and reliability of the WRRF's solids processing.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** SMP: FY2021-FY2025  
Short-term improvements: CMAR Construction – FY2025-2028  
Medium- and long-term improvements: to begin in FY2031

**Status:** SMP is ongoing, CMAR anticipated for FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$4.76	\$8.90	\$29.70	\$41.00	\$23.20	\$0.00	\$0.00	\$0.50	\$14.60	\$36.50	\$43.20	\$197.60
<b>Financing</b>												
AlexRenew	\$1.90	\$3.56	\$11.88	\$16.40	\$9.28	\$0.00	\$0.00	\$0.20	\$5.84	\$14.60	\$17.28	\$79.04
Fairfax	\$2.86	\$5.34	\$17.82	\$24.60	\$13.92	\$0.00	\$0.00	\$0.30	\$8.76	\$21.90	\$25.92	\$118.56
<b>Lifetime Total:</b>									\$202.36			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Preliminary and Primary System Upgrades**

**Description:** Program to assess and upgrade of AlexRenew’s preliminary and primary treatment systems that is reaching the end of their useful life. An initial assessment identified improvements that will be implemented through a Construction Manager At-Risk contract.

**Justification:** To improve the reliability and performance of the preliminary and primary systems.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Design FY2025-2026 and Construction FY2025-2031.

**Status:** CMAR anticipated to begin in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											Total
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total	\$3.57	\$12.40	\$20.20	\$20.60	\$18.80	\$5.95	\$2.00	\$1.00	-	-	-	\$80.95
<b>Financing</b>												
AlexRenew	\$1.43	\$4.96	\$8.08	\$8.24	\$7.52	\$2.38	\$0.80	\$0.40	-	-	-	\$32.38
Fairfax	\$2.14	\$7.44	\$12.12	\$12.36	\$11.28	\$3.57	\$1.20	\$0.60	-	-	-	\$48.57
<b>Lifetime Total:</b>									\$84.52			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Tertiary System Upgrades**

Project Location: WRRF – Building G

Description: Project to assess, repair, and upgrade the tertiary treatment system that is reaching the end of its useful life. The project will include tertiary filters, settling tanks, and chemical dosing systems.

Justification: Improved reliability of the tertiary systems.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design of recommended repairs in FY2025. Construction expected to start in FY2027.

Status: Assessment in progress.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											Total
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total	\$1.00	\$0.50	\$1.50	\$9.50	\$18.10	\$5.00	-	-	-	-	-	\$34.60
<b>Financing</b>												
AlexRenew	\$0.40	\$0.20	\$0.60	\$3.80	\$7.24	\$2.00	-	-	-	-	-	\$13.84
Fairfax	\$0.60	\$0.30	\$0.90	\$5.70	\$10.86	\$3.00	-	-	-	-	-	\$20.76
<b>Lifetime Total:</b>										\$35.60		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

## Information Technology Infrastructure Upgrades

Project Location:

Various

Description:	AlexRenew's information technology (IT) equipment and applications are essential to ensuring the operations of the organization. Regular updates are necessary to modernize AlexRenew in the face of changing cybersecurity threats. Upgrades have been identified and are underway to various IT equipment and applications including AlexRenew's network and SCADA. Program also includes current project to upgrade AlexRenew's asset management software.
Justification:	Ensure the cybersecurity of AlexRenew and improve tracking and management of asset operation/performance/reliability across the organization.
Program:	Capital Improvement Program
Cost Share Category:	Joint (60% Fairfax County / 40% AlexRenew)
Schedule:	Implementation in FY2023-2028.
Status:	Upgrades underway

### Project Financials:

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$14.00	\$6.00	\$2.50	\$1.00	\$1.00	-	-	-	-	-	-	\$10.50
<b>Financing</b>												
AlexRenew	\$5.60	\$2.40	\$1.00	\$0.40	\$0.40	-	-	-	-	-	-	\$4.20
Fairfax	\$8.40	\$3.60	\$1.50	\$0.60	\$0.60	-	-	-	-	-	-	\$6.30
<b>Lifetime Total:</b>									\$24.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

## Centrate Pretreatment Facility Improvements

Project Location: WRRF – Building 69

**Description:** Centrate pretreatment (CPT) facility provides energy-efficient ammonia removal and requires upgrades. Project will assess, repair, and improve the CPT system.

**Justification:** To improve the reliability and efficiency of the CPT process.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Implementation in FY2025-2028

**Status:** A study is underway to assess the existing system and identify needed improvements. CPT facility improvements are planned to begin in FY2025.

### Project Financials:

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.50	\$1.00	\$1.50	\$5.00	\$5.00	-	-	-	-	-	-	\$12.50
<b>Financing</b>												
AlexRenew	\$0.20	\$0.40	\$0.60	\$2.00	\$2.00	-	-	-	-	-	-	\$5.00
Fairfax	\$0.30	\$0.60	\$0.90	\$3.00	\$3.00	-	-	-	-	-	-	\$7.50
<b>Lifetime Total:</b>									\$13.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Campus-wide Electrical Upgrade Program**

Project Location: WRRF – Campus-wide

Description: AlexRenew relies on the electrical grid throughout the WRRF's campus to ensure continuous operations of treatment equipment/processes. A program is needed to assess, design, and implement overhaul of the WRRF's electrical grid and related infrastructure.

Justification: Ensure the reliability, safety, and efficiency of the WRRF's electrical systems.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Assessment and design in FY2025-2026, Construction in FY2027-2034

Status: Assessment to begin in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$1.00	\$4.00	\$5.00	\$5.00	\$10.00	\$15.00	\$15.00	\$15.00	\$5.00	\$5.00	\$80.00
<b>Financing</b>												
AlexRenew	-	\$0.40	\$1.60	\$2.00	\$2.00	\$4.00	\$6.00	\$6.00	\$6.00	\$2.00	\$2.00	\$32.00
Fairfax	-	\$0.60	\$2.40	\$3.00	\$3.00	\$6.00	\$9.00	\$9.00	\$9.00	\$3.00	\$3.00	\$48.00
<b>Lifetime Total:</b>									\$80.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Buildings L and G Elevator Replacement**

Project Location:

WRRF – Buildings  
L & G

Description: The elevators in Buildings L and G are used daily to move people and equipment. Both Building L and G elevators are reaching end of useful life and require replacement.

Justification: To replace obsolete equipment and improve the reliability and performance of the elevators

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Construction in FY2025

Status: Procurement anticipated for FY2024 to construct in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$2.00	-	-	-	-	-	-	-	-	-	\$2.00
<b>Financing</b>												
AlexRenew	-	\$0.80	-	-	-	-	-	-	-	-	-	\$0.80
Fairfax	-	\$1.20	-	-	-	-	-	-	-	-	-	\$1.20
<b>Lifetime Total:</b>									\$2.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Holmes Run Trunk Sewer Rehabilitation**

Project Location:

HRTS

**Description:** Holmes Run Trunk Sewer (HRTS) conveys flows from both Fairfax County and the City of Alexandria to the WRRF. Project will implement lining and other rehabilitation activities identified through a condition assessment in 2017. Project is anticipated to coordinate with City of Alexandria's Holmes Run Trail Flood Damage Repair project.

**Justification:** Improve performance of the HRTS.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Design in FY2024-2025, Construction in FY2025-2026.

**Status:** Design underway

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.20	\$2.00	\$12.30	-	-	-	-	-	-	-	-	\$14.30
<b>Financing</b>												
AlexRenew	\$0.08	\$0.80	\$4.92	-	-	-	-	-	-	-	-	\$5.72
Fairfax	\$0.12	\$1.20	\$7.38	-	-	-	-	-	-	-	-	\$8.58
<b>Lifetime Total:</b>									\$14.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Warehouse and Inventory Upgrade**

Project Location:

WRRF – Building F

**Description:** AlexRenew warehouse is used to store spare parts, equipment, and supplies necessary to maintain treatment processes. The existing warehouse space has limited storage space. Project will repurpose an existing facility to serve as AlexRenew's centralized warehouse to provide additional space for storage and coordinate with ongoing asset management project.

**Justification:** To improve storage of and access to necessary spare parts, equipment, and supplies for maintaining AlexRenew's assets.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Planning and design in FY2024-2025, Construction in FY2027-2029.

**Status:** Planning and design underway.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.50	\$1.00	-	\$2.00	\$5.00	\$1.00	-	-	-	-	-	\$9.00
<b>Financing</b>												
AlexRenew	\$0.60	\$0.40	-	\$0.80	\$2.00	\$0.40	-	-	-	-	-	\$3.60
Fairfax	\$0.90	\$0.60	-	\$1.20	\$3.00	\$0.60	-	-	-	-	-	\$5.40
<b>Lifetime Total:</b>									\$10.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**HMI Upgrade**

Project Location: WRRF – Campus-wide

**Description:** AlexRenew uses a Human Machine Interface (HMI) application as part of the WRRF’s supervisory control and data acquisition (SCADA) system to monitor and operate equipment and treatment processes. Upgrades are needed to ensure system is modernized.

**Justification:** To ensure HMI application meets current industry standards and best practices for SCADA.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Implementation in FY2018-2026.

**Status:** Implementation underway

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$3.26	\$1.40	\$0.26	-	-	-	-	-	-	-	-	\$1.66
<b>Financing</b>												
AlexRenew	\$1.31	\$0.56	\$0.10	-	-	-	-	-	-	-	-	\$0.66
Fairfax	\$1.96	\$0.84	\$0.16	-	-	-	-	-	-	-	-	\$1.00
<b>Lifetime Total:</b>									\$4.92			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Plantwide Sump and Drain System Updates**

Project Location: WRRF – Campus-wide

Description: The WRRF includes a system of various sump and drain infrastructure to remove fluids from process areas. Project will assess, repair, and modify of the sumps and drainage systems.

Justification: Improved reliability of the WRRF drainage network.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Assessment and implementation in FY2026-2029

Status: Project moved to start in FY2026.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.20	-	\$0.20	\$0.50	\$0.50	\$1.50	-	-	-	-	-	\$2.70
<b>Financing</b>												
AlexRenew	\$0.08	-	\$0.08	\$0.20	\$0.20	\$0.60	-	-	-	-	-	\$1.08
Fairfax	\$0.12	-	\$0.12	\$0.30	\$0.30	\$0.90	-	-	-	-	-	\$1.62
<b>Lifetime Total:</b>									\$2.90			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Plant Effluent Water System Improvements**

Project Location:

WRRF – Building F

Description: AlexRenew's WRRF uses highly-treated plant effluent water instead of potable water to support operations. Upgrades to various components of the plant effluent water system are needed.

Justification: Increased reliability and efficiency of the plant effluent water system.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design and construction in FY2026-2027.

Status: Project not yet started.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	\$2.29	\$1.80	-	-	-	-	-	-	-	\$4.09
<b>Financing</b>												
AlexRenew	-	-	\$0.92	\$0.72	-	-	-	-	-	-	-	\$1.64
Fairfax	-	-	\$1.37	\$1.08	-	-	-	-	-	-	-	\$2.45
<b>Lifetime Total:</b>									\$4.09			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**NMF Wet Well Modifications**

Project Location: Building 60 (NMF)

Description: AlexRenew's Nutrient Management Facility (NMF) was constructed to include a wet well that is no longer needed. Project will assess, design, and construct modifications to or eliminate the NMF wet well.

Justification: To modify the NMF wet well to ensure efficient performance of NMF.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Assessment in FY2026, Design and construction in FY2029-2030

Status: Project has not yet started

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	\$1.00	-	-	\$2.00	\$2.00	-	-	-	-	\$5.00
<b>Financing</b>												
AlexRenew	-	-	\$0.40	-	-	\$0.80	\$0.80	-	-	-	-	\$2.00
Fairfax	-	-	\$0.60	-	-	\$1.20	\$1.20	-	-	-	-	\$3.00
<b>Lifetime Total:</b>									\$5.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Secondary Settling Tanks Refurbishment**

Project Location:

WRRF – Secondary  
Settling Tanks

Description: AlexRenew uses settling tanks (SSTs) as part of its secondary treatment processes. The internal chain and flight systems used in the SSTs are reaching the end of their useful life and require replacement.

Justification: Improve the reliability and performance of the SSTs

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design in FY2025; Construction in FY2026-2027

Status: Equipment procurement to begin in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$1.50	\$2.00	\$2.00	-	-	-	-	-	-	-	\$5.50
<b>Financing</b>												
AlexRenew	-	\$0.60	\$0.80	\$0.80	-	-	-	-	-	-	-	\$2.20
Fairfax	-	\$0.90	\$1.20	\$1.20	-	-	-	-	-	-	-	\$3.30
<b>Lifetime Total:</b>									\$5.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Security Services During Construction**

Project Location: WRRF – Campus-wide

Description: AlexRenew uses security guards posted at entry points to monitor access onto the WRRF. During construction of the RiverRenew Tunnel Project, additional guards were required to allow trucks to use additional WRRF gates.

Justification: To maintain site security during and support construction of RiverRenew Tunnel project.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Schedule aligns with the RiverRenew Tunnel Project construction

Status: Ongoing, as-needed to support truck routes

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$1.84	\$0.55	\$0.55	\$0.55	-	-	-	-	-	-	-	\$1.65
<b>Financing</b>												
AlexRenew	\$0.74	\$0.22	\$0.22	\$0.22	-	-	-	-	-	-	-	\$0.66
Fairfax	\$1.10	\$0.33	\$0.33	\$0.33	-	-	-	-	-	-	-	\$0.99
<b>Lifetime Total:</b>									\$3.49			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

FY2025 Capital Budget  
**Security Upgrades**

Project Location: WRRF – Campus-wide

Description: The ongoing security of AlexRenew’s campus is essential to ensuring ongoing operations. Project to implement upgrades throughout AlexRenew’s WRRF campus to improve safety and security, including cameras, security fencing, and doors/gates.

Justification: To upgrade WRRF to changing security threats.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design and implementation in FY2025

Status: Project to start in FY2025

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$1.00	-	-	-	-	-	-	-	-	-	\$1.00
<b>Financing</b>												
AlexRenew	-	\$0.40	-	-	-	-	-	-	-	-	-	\$0.40
Fairfax	-	\$0.60	-	-	-	-	-	-	-	-	-	\$0.60
<b>Lifetime Total:</b>									\$1.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Reclaimed Water System Upgrade**

Project Location:

WRRF – Building F

Description: AlexRenew has the capability to produce reclaimed water (RW) for use on-site or in the community. The RW system requires upgrades to ensure it remains operational and reliable.

Justification: To meet future RW demands and maintain system performance and reliability.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design in FY2025-2027, Construction in FY2029-2032

Status: Existing system performance was assessed under a previous study

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$0.16	\$1.00	\$1.05	-	\$1.25	\$1.25	\$1.25	\$1.25	-	-	\$7.21
<b>Financing</b>												
AlexRenew	-	\$0.06	\$0.40	\$0.42	-	\$0.50	\$0.50	\$0.50	\$0.50	-	-	\$2.88
Fairfax	-	\$0.10	\$0.60	\$0.63	-	\$0.75	\$0.75	\$0.75	\$0.75	-	-	\$4.33
<b>Lifetime Total:</b>									\$7.21			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**WRRF HVAC System Upgrade**

Project Location: WRRF – Campus-wide

Description: Assessment, replacement, and modification of HVAC systems across the AlexRenew campus.

Justification: Increased reliability and performance of campus HVAC systems.

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Assessment, design, and construction in FY2029-2034

Status: Project has not yet started.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	-	-	-	\$2.00	\$2.50	\$5.50	\$2.50	\$1.50	\$0.50	\$14.50
<b>Financing</b>												
AlexRenew	-	-	-	-	-	\$0.80	\$1.00	\$2.20	\$1.00	\$0.60	\$0.20	\$5.80
Fairfax	-	-	-	-	-	\$1.20	\$1.50	\$3.30	\$1.50	\$0.90	\$0.30	\$8.70
<b>Lifetime Total:</b>									\$14.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Plantwide Chemical System Updates**

Project Location: WRRF – Campus-wide

**Description:** AlexRenew uses chemicals for process control and permit compliance. These chemicals must be safely stored and distributed to multiple unit processes on-site. Chemical storage and distribution systems are approaching the end of their useful life.

**Justification:** Improve reliability and safety of the WRRF's chemical systems.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Planning and design in FY2025, Construction in FY2026-2027

**Status:** A chemical system study will be performed in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	\$2.00	\$2.00	\$5.00	-	-	-	-	-	-	-	\$9.00
<b>Financing</b>												
AlexRenew	-	\$0.80	\$0.80	\$2.00	-	-	-	-	-	-	-	\$3.60
Fairfax	-	\$1.20	\$1.20	\$3.00	-	-	-	-	-	-	-	\$5.40
<b>Lifetime Total:</b>									\$9.00			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Description:** The garage of the Environmental Center was designed to connect to the future Carlye Plaza II development. Engineering and/or construction oversight services are necessary to ensure that considerations for the protection of the Environmental Center and AlexRenew's operations are considered and coordinated with the design and construction of the future development.

**Justification:** To protect the Environmental Center structure and maintain AlexRenew's operations during the Carlye Plaza II development's design and construction

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** Project will align with the Carlye Plaza II development's design and construction schedule, currently anticipated for FY2029-2032

**Status:** Project has not yet started

### Project Financials:

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	-	-	-	\$0.20	\$0.30	\$0.30	\$0.30	-	-	\$1.10
<b>Financing</b>												
AlexRenew	-	-	-	-	-	\$0.08	\$0.12	\$0.12	\$0.12	-	-	\$0.44
Fairfax	-	-	-	-	-	\$0.12	\$0.18	\$0.18	\$0.18	-	-	\$0.66
<b>Lifetime Total:</b>									\$1.10			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**North Bridge Structural Upgrades**

Project Location: WRRF – North Bridge

Description: AlexRenew's North Bridge, which was built in 1976 serves as a primary access point for all deliveries and hauling for WRRF operations. This project will assess, design, and implement any structural upgrades necessary.

Justification: Maintain the structural integrity of the North Bridge

Program: Capital Improvement Program

Cost Share Category: Joint (60% Fairfax County / 40% AlexRenew)

Schedule: Design in FY2030-2032, Construction in FY2032-2034

Status: Project has not yet started

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	-	-	-	-	-	-	\$0.50	\$1.00	\$1.00	\$3.00	\$5.00	\$10.50
<b>Financing</b>												
AlexRenew	-	-	-	-	-	-	\$0.20	\$0.40	\$0.40	\$1.20	\$2.00	\$4.20
Fairfax	-	-	-	-	-	-	\$0.30	\$0.60	\$0.60	\$1.80	\$3.00	\$6.30
<b>Lifetime Total:</b>									\$10.50			

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**Climate Change Resiliency Program**

Project Location: WRRF – Campus-wide

Description:	AlexRenew is susceptible to climate change impacts including extreme temperatures and more frequent/intense weather events. This program assesses facility vulnerabilities to climate change impacts and implements engineering solutions to protect AlexRenew assets and personnel.
Justification:	Program aligns with AlexRenew’s strategic goal of Environmental Sustainability.
Program:	Capital Improvement Program
Cost Share Category:	Joint (60% Fairfax County / 40% AlexRenew)
Schedule:	Study/short-term initiatives to be completed in FY2027, long-term initiatives to begin implementation in FY2033.
Status:	Study to identify short- and long-term initiatives to be completed in FY2025.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$0.25	\$0.50	\$0.50	\$0.25	-	-	-	-	-	\$5.00	\$7.00	\$13.25
<b>Financing</b>												
AlexRenew	\$0.10	\$0.20	\$0.20	\$0.10	-	-	-	-	-	\$2.00	\$2.80	\$5.30
Fairfax	\$0.15	\$0.30	\$0.30	\$0.15	-	-	-	-	-	\$3.00	\$4.20	\$7.95
<b>Lifetime Total:</b>										\$13.50		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**RiverRenew Tunnel Project – Alex-Only**

Project Location:

Various

**Description:** AlexRenew is constructing a tunnel, pump stations, and sewer infrastructure to address combined sewer overflows in Alexandria. Improvements will bring Alexandria's four existing combined sewer outfalls into compliance. Program includes wastewater projects completed at the WRRF in advance of tunnel project construction.

**Justification:** A 2017 Virginia law required Alexandria's four existing combined sewer to be brought into compliance.

**Program:** Capital Improvement Program

**Cost Share Category:** Alexandria Only (0% Fairfax County / 100% AlexRenew)

**Schedule:** RiverRenew wastewater projects completed in FY2021. RiverRenew tunnel project construction in FY2021-2026

**Status:** Construction is underway.

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$65.50	\$17.20	\$0.40	-	-	-	-	-	-	-	-	\$17.60
<b>Financing</b>												
AlexRenew	\$65.50	\$17.20	\$0.40	-	-	-	-	-	-	-	-	\$17.60
Fairfax	-	-	-	-	-	-	-	-	-	-	-	-
<b>Lifetime Total:</b>										\$83.10		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.

**RiverRenew Tunnel Project – Joint**

Project Location:

Various

**Description:** AlexRenew is constructing a tunnel, pump stations, and sewer infrastructure to address combined sewer overflows in Alexandria. Improvements will bring Alexandria's four existing combined sewer outfalls into compliance. Program includes wastewater projects at the completed at the WRRF in advance of tunnel project construction.

**Justification:** A 2017 Virginia law required Alexandria's four existing combined sewer to be brought into compliance.

**Program:** Capital Improvement Program

**Cost Share Category:** Joint (60% Fairfax County / 40% AlexRenew)

**Schedule:** RiverRenew wastewater projects completed in FY2021. RiverRenew tunnel project construction in FY2021-2026

**Status:** Construction is underway

**Project Financials:**

Expenditure	Fiscal Year (\$M)											
	Prior Years	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	Total
Total	\$439.90	\$90.50	\$1.50	-	-	-	-	-	-	-	-	\$92.00
<b>Financing</b>												
AlexRenew	\$175.96	\$36.20	\$0.60	-	-	-	-	-	-	-	-	\$36.80
Fairfax	\$263.94	\$54.30	\$0.90	-	-	-	-	-	-	-	-	\$55.20
<b>Lifetime Total:</b>										\$531.90		

Note: Prior Years amount represents actual spend through FY2023 and adopted FY2024 budget.



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## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: June 18, 2024

SUBJECT: Action Item, Alex-Only – Unfinished Business – Review and Approve Rates, Rules, and Regulations

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### Issue

AlexRenew is proposing modifications to its winter quarter average billing cap in the Rates, Rules, and Regulations, effective July 1, 2024. Revisions to the Rates, Rules, and Regulations require approval by the Board of Directors in accordance with AlexRenew's Financial Policy.

### Recommendation

Staff respectfully requests the Board approve the Rates, Rules, and Regulations to incorporate modifications to its winter quarter average billing cap.

### Discussion

In response to feedback from the public, the Board reviewed options to update the winter quarter average billing cap in February 2024. Review and discussion of the billing cap continued as part of the Fiscal Year 2025 Operating and Capital Budget process. The proposed modifications to the winter quarter average billing cap eliminate the current 4,000-gallon cap and set the cap based on the average usage between December to February (winter quarter).

The proposed modifications also outline eligibility requirements to account for customer vacancies during the winter quarter and new accounts. New accounts absent a winter quarter average will be billed based on their actual usage up to 12,000-gallons until a winter quarter average is established. Accounts using an average of less than 1,000-gallons over the winter quarter, or accounts with a zero read in any month over the winter quarter, are not eligible for the winter quarter billing cap. These accounts will be billed based on actual water usage with no cap.

**This action supports AlexRenew's strategic goal of Commitment to the Community.**

**ACTION TAKEN**

Approved:

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Disapproved:

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Approved with Modification:

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Modification(s):

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EFFECTIVE JULY 1, 2024

REVISED AND APPROVED:

JUN 18, 2013  
JUL 23, 2013  
AUG 19, 2014  
DEC 16, 2014  
APR 21, 2015  
SEP 20, 2016  
MAY 21, 2019  
JUL 01, 2019  
JUN 15, 2021  
JUN 20, 2023  
JUN 18, 2024



**AlexRenew**

# Rates, Rules, and Regulations

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The Rates, Rules, and Regulations as herein set forth, and as they may hereafter be amended, shall govern the rendering of wastewater service as defined herein. Every customer with premises connected to the City of Alexandria sewer collection system shall be bound by these Rates, Rules, and Regulations.

## I. Rates, Fees, and Charges

### SECTION 1 - RATES FOR SERVICE

#### SCHEDULE A – WASTEWATER

This schedule shall apply to all individually metered residential customers and commercial customers discharging sewage to and/or requiring wastewater treatment service by AlexRenew (wastewater customers). Commercial wastewater customers include all commercial, industrial, government and other public agencies, master-metered residential, and all other accounts or customers not classified as individually metered residential customers.

The wastewater customer's monthly bill for wastewater collection, treatment, and disposal services (sewer service) shall be based upon the sum of: i) the base charge and ii) the wastewater treatment charge calculated based on water meter readings at the customer premise. The base charge shall serve as the minimum monthly bill for sewer service for all customers receiving wastewater service from AlexRenew.

**Wastewater Treatment Charge** - A charge per 1,000 gallons of water consumption will be billed monthly for wastewater customers at the rates shown below.

Description	Meter Size	Current Effective July 1, 2023	Adopted Effective July 1, 2024
Individually Metered Residential Service – Wastewater Treatment Charge <sup>1</sup>	All Meters	\$9.76 <sup>2</sup>	\$10.26 <sup>2</sup>
Commercial Service – Wastewater Treatment Charge			

<sup>1</sup>The Individually-metered Residential Wastewater Treatment Charges are based upon the lesser of: a) a customer's actual monthly metered water use; or b) the customer's determined winter quarter average billing cap as further defined in subsequent sections of the Rates, Rules, and Regulations.

<sup>2</sup>Per 1,000 gallons

**Base Charge** - a charge per account predicated on the size of the meter size serving the customer premise, will be billed to all wastewater customers at the rates shown below.

Description	Meter Size	Current Effective July 1, 2023	Adopted Effective July 1, 2024
Residential Base Charge	All Meters	\$13.85	\$14.57
Commercial Base Charge	5/8"	\$41.55	\$43.68
	3/4"	\$41.55	\$43.68
	1"	\$103.87	\$109.19
	1-1/2"	\$207.74	\$218.38
	2"	\$332.39	\$349.41
	3"	\$623.23	\$655.14
	4"	\$1,038.72	\$1,091.90
	6"	\$2,077.43	\$2,183.80
	8"	\$3,323.89	\$3,494.08
Minimum Deposit Based on Meter Size	-	\$0.00	\$0.00
Residential Customer Activation Fee	-	\$15.00	\$15.00

#### Winter Quarter Average Billing Cap:

Individually metered residential single-family customers may use water for outdoor uses such as irrigation and other landscaping needs during non-winter months. This flow does not typically enter the wastewater collection system; as such, Wastewater Treatment Charges for residential customers are based on water used during the winter quarter to obtain a more representative measure of indoor water use that better approximates the true quantity of wastewater entering the wastewater collection system from the individually metered residential single-family customer's premise for treatment and disposal by AlexRenew.

The individually metered residential single-family customer's monthly Wastewater Treatment Charges shall be based on water meter readings at the customer's premise. Individually metered residential single-family customers shall be billed the Wastewater Treatment Charges utilizing a monthly wastewater treatment billing cap that shall be determined annually. The wastewater treatment billing cap per customer shall be established based on the customer's average monthly metered water consumption (gallons) recognized on bills rendered during the winter quarter which is defined as the months of December, January, and February. The monthly wastewater treatment billing cap is not effective for bills rendered during the winter quarter.

A customer using less than 1,000 gallons per month or recording zero (0) water usage during any single month within the winter quarter will not be eligible for the billing cap. These customers will be billed based on their monthly metered water consumption (gallons). If no bills are rendered to the customer for water service during the winter quarter, then the customer will be billed based on their monthly metered water consumption (gallons) up to a maximum of 12,000 gallons per month until a winter quarter average is established.

The Wastewater Treatment Charges billed to commercial customers will be determined based on the total metered water delivered to the premise and shall not be eligible for the monthly winter quarter average billing cap. To the extent a commercial customer has a water-only meter serving the property such metered water consumption would not be charged the Wastewater Treatment

Charge. An example of a water-only service would include a meter exclusively used by the customer to measure outdoor water irrigation.

Customers receiving wastewater service only and obtaining water from sources other than Virginia American Water shall install a water meter on their water supply which will be read as the basis for calculating wastewater treatment charges. A charge shall be added to each bill to offset the cost of reading the independent customer's water meter.

## **SCHEDULE B – REUSE (RECLAIMED) WATER**

Customers which receive reclaimed water service from AlexRenew will pay a charge of \$1.77 per 1,000 gallons of metered reclaimed water delivered to the customer premise. All reclaimed water to be delivered to a customer premise will be metered.

## **SECTION 2 – OTHER RATES, FEES AND CHARGES**

### **SCHEDULE A – PRETREATMENT PERMIT FEE**

In accordance with US EPA Regulations (40 CFR 403) and the Code of the City of Alexandria, Virginia, 1981, as amended, AlexRenew maintains and regulates an industrial pretreatment program.

Industrial users are those customers meeting the definition in Section 5-6-102(mm) of the Code of the City of Alexandria, Virginia, 1981, as amended.

Non-significant industrial users are those industrial users meeting the definition in Section 5-6-102(mm)(3) & (4) of the Code of the City of Alexandria, Virginia, 1981, as amended.

The annual Pretreatment Permit Fee for permitted industrial users shall be:

Significant Industrial User - \$1,500 per year.

Non-significant Industrial User - \$500 per year.

Additionally, the permit application fee is \$100 with an additional \$100 charged in the event of a permit revision. A permit includes pretreatment requirements, discharge limits, and special conditions for significant industrial user or categorical sites. The fee covers AlexRenew's costs in administering the permit and the permits are issued for up to five years. Lastly, Letters of Approval are issued for one time discharges of limited duration for a fee of \$100.

### **SCHEDULE B – DEDUCT METERS CHARGE**

AlexRenew commercial and industrial customers that have a portion of their wastewater flow that does not enter the wastewater collection system may apply for a deduct meter. The application for a deduct meter must be certified by an independently licensed plumber. Customers participating in the deduct meter program shall receive flow adjustments for the billing of the Wastewater Treatment Charges only through the proper operation of the approved deduct meter(s). Residential customers are not eligible for deduct meters.

When a deduct meter permit is issued by AlexRenew to allow for a new connection and/or meter to be installed, a deduct meter permit fee shall be paid by the applicant. The permit fee is designed to defray the cost of the required deduct meter inspection at the time of meter installation and to establish the customer billing and service requirements at the time of installation.

The Deduct Meter Permit fee for users shall be \$500, paid in full at the time of application. This is a one-time application fee.

The charge for reading the Deduct Meter is \$50 per reading per account if all of the deduct meters billed to the account have the same premise address. If an account has different premise addresses associated with its Deduct Meters, there is a \$50 charge per reading at each specific premise address. This charge will be in addition to the payment of Base Charges for those Commercial customers that have been approved for and have installed a deduct meter.

The charge for inspecting the Deduct Meter by AlexRenew shall be \$100 per inspection for each inspection performed after the installation of the Deduct Meter. An inspection of the Deduct Meter will be required every 2 years to verify the flow accuracy of the meter, condition, and other aspects associated with providing this service.

#### SCHEDULE C – NEW ACCOUNT ACTIVATION FEE

All Customers opening a new account to i) establish wastewater service or ii) re-establish wastewater treatment service will be charged a \$15.00 new account activation fee.

#### SCHEDULE D – SERVICE TERMINATION FEES

All customers whose water service has been disconnected for non-payment for wastewater service or for violation of these Rules and Regulations will be assessed a non-negotiable service fee of \$50.00 added to the account. Payment of this charge, together with any arrears that may be due AlexRenew, may be required before utility the service is restored.

Customers will be charged a \$35.00 returned check fee per occurrence.

## **II. Rules and Regulations**

### Rule No. 1 – Definitions

Unless the context specifically indicates otherwise, the meaning of terms used in this publication of Rates, Rules, and Regulations shall be as follows:

- a. "AlexRenew" shall mean the City of Alexandria, Virginia Sanitation Authority d/b/a AlexRenew.
- b. "City of Alexandria" shall mean the City of Alexandria, Virginia.
- c. "City Sanitary Sewer Maintenance Fee" shall mean City of Alexandria's sanitary sewer maintenance fee calculated by multiplying the number of thousands of gallons of water consumption (based on water meter readings) by the rate established by the City of Alexandria from time to time and which rate is applied to all customers on a "per 1,000 gallons of billed water consumption" which will also serve as the same basis for billing the Wastewater Treatment Charges by AlexRenew. Amounts collected from this fee will be remitted to the City of Alexandria to fund the operations and maintenance of the City's sanitary sewer system and are not for use or considered as revenue by AlexRenew.
- d. "Customer" shall mean every property owner or tenant whose Premises are connected to the City of Alexandria wastewater collection system and shall be

responsible for paying for the cost of receiving wastewater service. Normally, a customer is provided potable water by Virginia American Water. Each customer shall be served by a separate service connection.

- i. "Residential Customer" shall mean every Customer whose Premises is a single-family dwelling connected to a water meter that serves only that dwelling.
  - ii. "Commercial Customer" shall mean every other Customer whose Premises is not a single-family dwelling individually connected to a water meter that serves only that dwelling. Commercial Customers include, but are not limited to, multi-family dwellings, whether the dwellings are leased or in a condominium form of ownership, other uses such as retail, office, government and other public agencies, and industrial, and all other accounts or customers not classified as (individually metered) residential customers.
- e. "Person" shall mean any individual, firm, company, association, society, corporation, or group.
- f. "Interceptor" shall mean a sewer conveyance line which is owned and controlled by AlexRenew.
- g. "Public Sewer" shall mean a sewer conveyance line that is, owned and maintained by the City of Alexandria.
- h. "Sewer Service Connection" shall mean the fittings through which the building sewer is joined to the public sewer and constitutes the point of service for AlexRenew. A "Cross-Connection" is an actual or potential link between the potable water supply (water safe for human consumption) and a non-potable source (any other type of liquid, gas or substance not fit for consumption and that can affect water quality).
- i. A "Sewer Meter" is a device utilized to measure the quantity of sewer discharge into the Public Sewer from a premise.
- j. "Deduct Meter" shall mean the meter that is installed on the Commercial Customer property subsequent or downstream from the primary water meter that measures the amount of water that does not enter the wastewater collection system for such Customer. All water use by the Customer is assumed to be discharged to the wastewater collection system for treatment unless specifically identified through metering pursuant to a Deduct Meter. Water measured by the Deduct Meter is subtracted from the total water measured by the primary water meter to calculate the Wastewater Treatment Charges for the Customer.
- k. "Premises" shall mean:
- i. Each residential dwelling structure.
  - ii. Each residential dwelling unit in a duplex, triplex, apartment building, or in any other building that is used for residential purposes.
  - iii. Each unit contained in a structure serving more than one tenant, lessee, or

- owner; and used for any purpose other than residential.
- iv. Each structure or group of contiguous structures, that is owned, rented, or leased by one person and occupied by that person. The following shall also be considered one premise:
    - 1. Residence used as a rooming house
    - 2. Dwelling or building for transients
    - 3. Apartment building or residential condominium where the water utility bill is included in the rent or condominium fee.
  - l. An "Extended Absence" is any absence greater than 60 days.
  - m. "Water Company" shall mean Virginia American Water Company, its successors or assignees which provide potable water to customers within the City of Alexandria.

#### Rule No. 2 – General

- a. There shall be no free service rendered by AlexRenew, and, if any local, state, or federal government, or any department, agency or instrumentality thereof, or any other public body shall desire service to be rendered by AlexRenew, it shall apply for and receive such service pursuant to the rules and regulations herein contained and shall pay for the same at the established rates, fees, and other charges.
- b. The service pipes, building sewers, meters, piping and fixtures on the Customer's Premises shall be accessible to AlexRenew for observation or inspection at reasonable hours.
- c. Employees or agents of AlexRenew are expressly forbidden to demand or accept any compensation for any service rendered to its customers except as covered by its Rates, Rules, and Regulations.
- d. No employee or agent of AlexRenew shall have the right or authority to bind it by any promise, agreement, or representation contrary to the letter or intent of these Rules and Regulations.
- e. Any complaint against the service or employees of AlexRenew should be made in writing or electronically to AlexRenew.

#### Rule No. 3 – Special Contracts

AlexRenew may enter into contracts with any person, firm, or corporation, including municipalities, sanitary districts and other political subdivisions and public bodies, for the rendering of any wastewater service; provided, however, that the rates or charges to be paid thereunder shall not be less than an amount which is fair and equitable, taking into account the cost to AlexRenew for providing such service.

#### Rule No. 4 – Extension of Public Sewers

Applicants for service to a premises not already having direct access to an adequate existing public sewer must make application to the City of Alexandria to extend and/or upgrade the public sewer system. In addition to City ordinance requirements, applicants must provide, free of charge to AlexRenew, any easement necessary for installation, operation and maintenance of sanitary sewers or other facilities owned by AlexRenew.

Connections to the public sewers shall be regulated and authorized by the City of Alexandria. No private connection shall be permitted to any Interceptor or other facility owned or operated by AlexRenew unless expressly authorized in writing by AlexRenew.

It is the responsibility of Virginia American Water to establish and maintain cross-connection control programs to detect, prevent, and eliminate cross-connections that may create an imminent and substantial danger to the public health.

#### Rule No. 5 – Quantity and Quality Determinations for Continuing Service Charge

- a. The quantity of sewage discharged into the public wastewater system shall be assumed to be equal to the quantity of water registered by the water meter or meters measuring the entire flow to the premises; less those flows that are separately metered by AlexRenew through the installation of a Deduct Meter that serves only appliances and/or facilities that are not connected to the public sewer in any manner.
- b. Where discharge to the public sewer from a specific appliance or process is of significantly lesser volume than that registered by the meter, the quantity discharged may be measured as the basis for the quantity of sewer service. AlexRenew reserves the right, at its sole discretion, to estimate the quantity of sewer service required by such specialized appliance or process.
- c. AlexRenew reserves the right to determine the quantity and/or quality of sewage by any accurate method of measurement and/or analysis of discharge from the premises sewer. If the quantity is found to be in excess of the quantity measured by the customer's water meter or meters, the customer shall be back charged not less than six months on the basis of the greater flow and shall be required to install meter or meters in such a manner as may be specified by AlexRenew.
- d. If the quality of wastewater discharge does not comply with the requirements of AlexRenew, immediate steps shall be taken by the customer to comply, and costs of necessary analysis and compliance shall be paid by the customer.

#### Rule No. 6 – Meters and Meter Installation

- a. All water meters except Deduct Meters are installed, owned, maintained, and read by Virginia American Water. All customer meters are read monthly by the Water Company and the billed water use measured in thousand gallons and meter size used to service the Customer as provided by the Water Company is provided to and relied upon by AlexRenew for purposes of billing its Customers the monthly Wastewater base charges and wastewater treatment charges. AlexRenew reserves the right to estimate the amount of wastewater flow if the water meter readings are considered inaccurate; AlexRenew correct billings to its Customers upon the receipt of subsequent corrected information as an adjustment in the subsequent bill for wastewater service or on some other basis as may be determined by AlexRenew .
- b. Deduct Meters will be read monthly by AlexRenew or its designee.
- c. The customer shall promptly notify Water Company and AlexRenew of any calibration failure, defect in, or damage to the meter or its connection.

Rule No. 7 – Sewer Meters

- a. AlexRenew may, at its sole discretion, enter into agreements with Commercial Customers to measure its sewer service through the use of a sewer meter or meters.
- b. The sewer meter shall be installed by the applicant, in a place readily accessible to AlexRenew for reading. If access is deemed unsafe by AlexRenew or its designee, Customer will be responsible for moving the sewer meter to an accessible location. Upon installation of the meter by the applicant, the sewer meter shall be contributed to and become the property of AlexRenew .

Rule No. 8 – Deduct Meters

- a. Where AlexRenew is to issue a permit for the use of a Deduct Meter, an application for Deduct Meter service shall be made by the property owner or their designated agent at the offices of AlexRenew.
- b. All customers with Deduct Meters are responsible for maintaining the Deduct Meter and remote read device in a good working condition. Meter shall be calibrated annually by an appropriate licensed contractor and results submitted to AlexRenew; if a Customer does not provide AlexRenew a copy of the deduct meter calibration results, AlexRenew reserves the right to discontinue the recognition of the deduct meter water flows in the application of Wastewater Treatment Charges.
- c. AlexRenew staff shall review the application fee from time to time and make a recommendation for any changes. All customers with Deduct Meters are responsible for the sub-meter and remote meter device and for readings to be performed.
- d. Should any meter and/or its appurtenances become damaged, including any damage that may result from allowing the meter to become frozen, it shall be the responsibility of the property owner to get the meter repaired. No Deduct Meter credit adjustment will be made for or during the period when the Deduct Meter is out of service for repair.

Rule No. 9 – Customer's Liability for Charges

- a. A Customer who has made an application for or received service at a Premises shall be held liable for all service furnished to such premises until such time as the Customer has properly notified the Water Company to discontinue the service for the account.

Rule No. 10 – Bills for Service

- a. Customers are responsible for furnishing their correct addresses and corresponding service information to the Water Company.
- b. Failure to receive bills will not be considered an excuse for nonpayment nor permit an extension of the date when the account will be considered delinquent.
- c. If bills are to be sent to an address other than the Premises served, the Water Company shall be notified by the Customer of any change of address.

- d. If requested in writing by the owner-customer, AlexRenew will send bills to and receive payments from agents or tenant-customers. However, this accommodation will in no way relieve the owner-customers of the liability for all charges, in accordance with the Virginia Water and Waste Authorities Act (Chapter 51, Title 15.2, Section 5100 et seq., Code of Virginia, 1950 as amended.)
- e. Payments shall be made by mail to the lockbox provider selected by AlexRenew or such other places or methods as may be designated by AlexRenew .
- f. AlexRenew reserves the right to correct any bills rendered in error.
- g. Each Customer, as defined in Rule No. I, shall be billed separately for service.
- h. Bills will be rendered monthly.

**Rule No. 11 – Terms of Payment**

- a. Bills for sewer service shall be payable on or before stated due date.
- b. If a bill is not paid within twenty-one (21) days after the billing due date, and payable, and after notice has been properly provided by AlexRenew to the Customer of record, water and wastewater service may be discontinued, and the wastewater deposit, if any, may be applied against such bill and any other arrears due by the Customer.
- c. There may be a lien upon the real estate for the amount of any rates, fees, and other charges made by AlexRenew to the owner or lessee or tenant of such real estate for the services rendered by AlexRenew to such real estate from and after the time when such rates, fees, and other charges are due and payable and for the interest which may accrue thereon.
- d. There shall be a handling charge corresponding to bank fees for all returned checks which have been submitted to AlexRenew for payment of any applicable charges.
- e. A late payment charge of ten percent of the unpaid balance on accounts not paid within 21 days of their billing date may be charged and collected by AlexRenew.
- f. AlexRenew may report the failure of a Customer to make payments within 95 days to appropriate credit reporting agencies in accordance with federal and state law.

**Rule No. 12 – Abatement**

There shall be no abatement of the service charges in whole or in part by reason of an extended absence of the customer, unless service has been discontinued at his request.

**Rule No. 13 – Service Termination Fee**

If any premise violates these Rules and Regulations and it has become necessary to discontinue water service, a non-negotiable service termination fee will be assessed and added to the account. In cases where service disconnection has occurred, this charge, together with any arrears that may

be due AlexRenew, shall be paid before the water will be turned on.

Rule No. 14– Discontinuance of Service

- a. Water service may be discontinued by AlexRenew, through the Water Company after ten (10) days' notice for any of the following reasons:
  - i. Nonpayment of any account for wastewater service, or for any fee or charge accruing under these Rates, Rules, and Regulations.
  - ii. Violation of any rule or regulation of AlexRenew.
- b. Service may be discontinued by one of the following methods:
  - i. Where water is supplied by the Water Company, supply will be cut off and the meter removed.
  - ii. Where water is furnished by the owner, or by other than the Water Company, AlexRenew reserves the right to (a) remove the sewer meter used for measuring the flow to the wastewater facilities, (b) seal the building drain or sewer, or (c) remove the connection to the public sewer.
- c. Discontinuing wastewater service or the supply of water to a premises for any reason shall not prevent AlexRenew from pursuing any lawful remedy by action at law or otherwise, for the collection of monies from the Customer.
- d. When service to a customer has been terminated for any of the above stated reasons, other than temporary vacancy of the premises, it will be renewed only after the conditions, circumstances, or practices which caused the service to be discontinued are corrected to the satisfaction of AlexRenew and may require payment of all charges due and payable by the Customer in accordance with these Rates, Rules, and Regulations.

Rule No. 15 – Restoration of Service

- a. When it becomes necessary to discontinue service to any Customer because of a violation of these Rates, Rules, and Regulations or because of nonpayment of any bill, charges shall be made as follows:
  - i. If service was discontinued only by turn-off of water supplying the Premises, the Customer may pay a connection charge as presented in Section 2, Schedule D of these Rates, Rules, and Regulations for turning on the water plus any arrears that may be due to AlexRenew for charges related to turn-off/turn-on and associated administrative costs.
  - ii. If service was discontinued by removal of the meter, or by sealing the building drain, or by removal of the connection to the public sewer, Customer shall pay as a charge the actual cost of restoring the service, including all labor, materials, and overhead plus 100% of said actual costs including labor, materials and overhead. Said charge shall be estimated by AlexRenew upon application for restoration of service and the Customer shall pay the amount of the estimate prior to restoration of service. Any

adjustments in actual cost will be made upon completion of restoration of service.

- b. Restoration of service for nonpayment of wastewater service will only occur during regular business hours for AlexRenew. Same-day water service restoration will not be provided. It is the Customer's responsibility to ensure payment has been received by AlexRenew.
- c. If at the time of such discontinuance of service for nonpayment of bill the customer has not made a deposit, AlexRenew may require a deposit, whether Customer is property owner or not, as a guarantee of payment of future bills. Deposit shall equal the amount of the estimated bill for two regular billing periods and, in no case, be less than the minimum deposit established codified by these Rates, Rules, and Regulations, before the water and the corresponding wastewater service will be turned on. The deposit will be refunded when service has been discontinued, after deducting any charges due on final settlement of the Customer's account.
- d. When a Customer has requested discontinuance of water service because of temporary vacancy, wastewater service is being furnished by AlexRenew, and where all bills have been paid, AlexRenew may charge a turn-on fee as presented in Section 2, Schedule D for the restoration of both water and wastewater service.

#### Rule No. 16 – Water Leaks and Adjustments

- a. In the event of a water leak, the Customer shall immediately notify the Water Company.  
  
AlexRenew is not responsible for maintaining the public water main and water service connection or individual Customer notifications.
- b. AlexRenew may consider, on a case-by-case basis, whether to adjust wastewater bills based on documented water leaks. Among the factors to be considered will be whether the Water Company accepts responsibility for the leak or potential misread of the meter. If an adjustment is made, the maximum amount will be 50% of the bill and a one-time courtesy adjustment will be allowed per Customer account owner.
- c. If a leak is found not to be the responsibility of AlexRenew, the Customer will be notified and shall have the leak repaired by a registered plumber at his expense.

#### Rule No. 17 – Refund policy

Customers that overpay an account in error shall not receive a refund of the over-payment unless the over payment is greater than two (2) times the average billing amount. Over-payments shall be credited to a Customer account and used to offset/pay the next bill due. In a situation where a refund is appropriate, AlexRenew will apply credits to the same credit card accounts rendering the payment. Customers making payments by check may apply for a check refund that may be made after a 30 day clearing period (no exceptions).

#### Rule No. 18 – Adjustment of Fixed Charges Based on Oversized Meters

Upon request of a Customer, the Chief Executive Officer (CEO) may apply the fixed charge for a

smaller meter, if the CEO determines at his/her discretion that:

- a. The Customer's actual water usage over the multiple billing periods is significantly less than the typical consumption for the size of water meter installed; and
- b. The potential for significantly higher water usage in the future is unlikely based on one or more of the following factors:
  - i. Whether the meter combines fire flow and potable water uses;
  - ii. The size and use classification of the structure served limited water usage; and
  - iii. Other legally binding use restrictions limit water usage.

AlexRenew further reserves the right to apply the fixed charge for the actual meter size if any of these factors change in the future.

### **III. Amendment and Interpretation**

AlexRenew reserves the right to revise and/or amend these Rates, Rules, and Regulations to interpret the meaning of all statements made herein.

### **IV. Effective Date**

The Rates, Fees, and Other Charges; Rules and Regulations herein contained shall become effective as revised on July 1, 2024 and shall remain in effect thereafter until further revised.

# Alexandria Renew Enterprises Board Adopted Policy



## Title: Compensation Philosophy

Date of  
Adoption:  
December 2010

Date of  
Revision(s): April 19, 2022; June 18, 2024

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### Objectives

The compensation philosophy is intended to provide a framework to attract, engage, and retain a diverse workforce to support AlexRenew's mission and guide decisions that affect employee compensation. Compensation is defined as an employee's salary, premiums, paid leave, and benefits including health, retirement, life insurance, wellness initiatives, and reimbursement for ongoing education. AlexRenew is committed to providing employees with competitive and motivating compensation.

AlexRenew's compensation philosophy is designed to meet four key objectives:

- Transparency;
- Equity and fairness;
- External competitiveness; and
- Recognition.

Every two years, AlexRenew will conduct a market study of benchmark positions to determine the competitive posture of the organization, and propose a plan of action. The statement of compensation philosophy is intended as a guide to provide a broad framework for the Board, Alexandria Renew Enterprises (AlexRenew) employees, and the public we serve on decisions affecting pay and benefits. It is designed to reflect the important role public employees play in the delivery of services and programs to the community; that compensation is a clear measure of that importance; and that there is fair and equitable treatment of all employees, regardless of race, gender, or disability or any other protected classes, and in accordance with EEO/AA goals. In addition, the philosophy establishes the commitment and necessity to maintain comparability with jurisdictions that are most likely to affect recruitment and retention of employees.

### Transparency

AlexRenew believes that committing to transparency with employees builds an environment of trust. AlexRenew strives to provide employees with access to job descriptions, pay guidelines, and salary ranges. Additionally, we ensure that all employees understand the information.

- AlexRenew completes an employee compensation satisfaction survey every two years to understand employee compensation preferences, review innovative offerings, and receive feedback on current practices.
- AlexRenew leverages a compensation communications plan to Benchmark Against the Competition — review benefit survey data, externally against our competitors every two years, to keep pace with the competition and to know what they are doing.
- Overall Benefit Cost Strategy — maintain at or below 10% year over year; measure cost per annual salaries per employee; review employer contribution strategy annually.
- Benefits Satisfaction Survey — every two years — what do the employees want — poll employees on benefit preferences, new innovative product offerings; listen to what they want

# Alexandria Renew Enterprises Board Adopted Policy

## Title: Compensation Philosophy

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and analyze data.

—Data Analytics—how are employees using the benefits, benefit vendors to provide utilization analysis; increase participation in wellness program by 25% year over year.

- Communication Plan—builds awareness and overcomes the benefit knowledge gap any knowledge gaps related to compensation. —The plan will have has multiple touch-points to ensure all benefits compensation information is well understood and are easily accessible by employees.
- Self Service—includes AlexRenew offers self-service for its benefits, including paperless benefit enrollment, support digital communications, and total compensation benefit statements and. eEmployees can easily access benefit information benefits 24/7 from one internet site.

The compensation philosophy drives recruiting, retention and business results. Compensation is the total cash and non-cash payments given to an employee in exchange for the work they do for AlexRenew.

### **Employee Wages**

Employee wages is defined as total cash, i.e. base pay, overtime, premiums, merit lump sum awards, sign on awards and paid leave.

### **Key Strategies**

#### **Competitiveness and Comparability**

The intent of the compensation philosophy is to maintain a competitive compensation program in order to attract, retain, and motivate qualified employees. To that end, the following principles govern compensation programs:

#### **Equity and fairness**

AlexRenew is committed to fair and equitable compensation policies. Roles and competencies responsibilities are defined through consistent guidelines and well-defined job descriptions to ensure similar positions are paid equitably across the organization. Additionally, we provide flexibility to support a diverse organization to accommodate differences and changes in job requirements.

- AlexRenew develops and shares pay scales salary ranges and career paths for all positions that illustrate potential salary and career growth.
- Pay scales Salary ranges will be competitive at 100% of the average pay levels for the relevant labor market and will be adjusted to maintain market competitiveness.
- Annually, the Chief Human Resources Officer will recommend a budget for general salary adjustments that is based on cost-of-living indices (e.g., Consumer Price Index), external competitiveness, and financial affordability.
- Career paths?

## Alexandria Renew Enterprises Board Adopted Policy



### Title: Compensation Philosophy

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#### External competitiveness

AlexRenew is committed to reflecting pay rates for comparable jobs within the market by conducting a market study of benchmark positions every two years.

- Pay programs are intended to be competitive in the primary labor market, which includes - The primary labor market is currently defined as the cCounties of Arlington, Fairfax, Prince William, Loudoun, Montgomery, and Prince George's.
- AlexRenew specifically targets employee salaries at a compa-ratio between 90% and 110% of each respective salary range. Compa-ratio is the ratio of an employee's current base pay to the respective salary range midpoint.
- ~~Compa-ratio is a term used in the human resources specialty area of wage and compensation management. In its simplest form, it is the ratio of an employee's current wage to the organization's benchmark rate, in our case, the salary grade mid-point. Compa-ratios are normally expressed as a percentage of benchmark. For example, an employee earns \$45,000 per year in a job with a salary grade mid-point of \$50,000. The equation is  $\$45,000 / \$50,000 = 0.9\%$ . The employee is said to have a compa-ratio of 90%.~~
- From time to time, AlexRenew may recommend that other comparators should be used (e.g., Commonwealth of Virginia, agencies of the Federal government, or private sector employers or industry groups) where information from the primary labor market is considered insufficient to attract/retain specific positions ~~or classification groups.~~
- In all instances, for benchmark jobs, information for an assessment of pay competitiveness will be ascertained through reliably published compensation survey data.
- ~~Every two years, AlexRenew will conduct a market study of benchmark positions to determine the competitive posture of the organization, and propose a plan of action.~~ AlexRenew may determine if a classification salary ranges ~~needs~~ review in the interim.
- If an average salary falls below market ~~averages to the extent that attracting and retaining highly qualified employees may be jeopardized,~~ AlexRenew will propose actions necessary to align the position ~~or classification~~ with the competitive marketplace ~~market for implementation in the next fiscal year or sooner, if financially feasible.~~

#### Recognition

##### General Salary Adjustments

AlexRenew is committed to rewarding performance through merit increases, incentives, and career development increases. Extraordinary performance and contributions are further rewarded at a level that signifies the value of the employee to the organization.

##### Merit increases

Merit increases are a function of pay-for-performance and based on meeting established

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performance standards. Such increases are recognition of performance that meets and exceeds expectations and are not automatic. In all cases, employees will know performance expectations to advance in current salary grade and career development opportunities to advance to another salary grade.

Incentives

Financial incentives are meant to reward extraordinary and exemplary performance. Manager's may make recommendations to

It is also the intent of the compensation philosophy to provide financial incentives for extraordinary and exemplary performance. With a recommendation from the employee's Manager and approval of the Chief Executive Officer for an employee to receive a ,an employee may be given a taxable cash award ranging from \$1,000 to \$10,000. –Such awards are to be given only in those instances where performance or contributions are deemed unique, truly extraordinary, and significantly beneficial to AlexRenew. –A one-time cash award is not considered as an increase in base salary or benefits.

Annually, the Chief Executive Officer (CEO), Chief Human Resources Officer & Chief Financial Officer will recommend a budget for general salary adjustments that is based upon:

- Overall competitive posture of the organization.
- AlexRenew Compensation Model.
- Market rate adjustments.
- Comparator organizations in the primary labor market.
- Financial affordability.

## Alexandria Renew Enterprises Board Adopted Policy



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#### Pay Scales

AlexRenew will promulgate pay scales for all employees that will provide information on salary increases that an employee may expect from year to year if performing satisfactorily.

For AlexRenew employees, the annual increases in base salaries from year to year will be based on meeting established performance standards. In all cases, employees will know performance expectations to advance in current salary grade and career development opportunities to advance to another salary grade. for advancement.

The specific schedules will be competitive at 100% of the average pay levels for the relevant labor market and will be adjusted whenever necessary to maintain market competitiveness.

Salary increases from the pay scale are a function of pay for performance merit. Such increases are recognition of performance that meets and exceeds expectations. Merit increases are not automatic for advancement.

All employees should be made aware that such increases are recognition of performance that meets and exceeds expectations. Performance standards and supervisory evaluations should stress that merit increases are not automatic. If an employee changes positions to a lower pay scale and their wages are above the new pay scale, their current base wage will be frozen for a period of 6 months, upon conclusion the employee will be moved to the maximum of the new pay scale or comparable position.

#### Education and Tuition Assistance

An objective of compensation is to encourage and support advanced study, education and degree attainment for job related courses and programs. AlexRenew will prepare and disseminate procedures for applying for and receiving education and tuition assistance, including academic grades or measures necessary for an employee to be reimbursed and the type of course work that is authorized. The amount to be budgeted for this program will be the average of the budgets for the primary comparator jurisdictions.

#### Career Development Increases

AlexRenew will develop a structure to provides salary increases to recognize the attainment of career levels and development milestones. This that assure that AlexRenew's career paths are paid comparable with those in the primary labor market. Such a structure enables existing employees to in career paths within AlexRenew to receive pay increases in addition to merit and enables AlexRenew to target its pay to those employees who grow in skill and capability.

## Alexandria Renew Enterprises Board Adopted Policy

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#### Incentives

~~It is also the intent of the compensation philosophy to provide financial incentives for extraordinary and exemplary performance. With a recommendation from the employee's Manager and approval of the Chief Executive Officer, an employee may be given a taxable cash award ranging from \$1,000 to \$10,000. Such awards are to be given only in those instances where performance or contributions are deemed unique, truly extraordinary, and significantly beneficial to AlexRenew. A one-time cash award is not considered as an increase in base salary or benefits.~~

It is also the intent of the compensation philosophy to provide financial incentives for extraordinary and exemplary performance in two categories; first, with the recommendation of the AlexRenew CEO and the approval of AlexRenew Board, an employee may be given a taxable cash award ranging from \$1,000 to \$10,000. Such awards are to be given only in those instances where performance or contributions are deemed unique, truly extraordinary, and significantly beneficial to AlexRenew.

Second, there should be a program for rewarding employees at any time who demonstrate exemplary performance significantly beyond job expectations. Taxable cash awards in this category may be given to a maximum of \$500, with typical awards being between \$100 and \$250. The AlexRenew CEO should recommend a specific budget allocation to be made available for awards in this category, with procedures for determining selection of incentive awards.

In either category, these awards are one-time cash awards and should not be considered increases in base salary or benefits.

#### Employee Benefits

~~Employee Benefits is defined as retirement, both defined benefit and defined contribution, health (medical, dental, vision), tuition assistance, life and disability, voluntary coverages, work/life and wellness initiatives.~~

#### Key Strategies

- ~~● Benchmark Against the Competition — review benefit survey data, externally against our competitors every two years, to keep pace with the competition and to know what they are doing.~~
- ~~● Overall Benefit Cost Strategy — maintain at or below 10% year-over-year; measure cost per annual salaries per employee; review employer contribution strategy annually.~~
- ~~● Benefits Satisfaction Survey — every two years — what do the employees want — poll employees on benefit preferences, new innovative product offerings; listen to what they want and analyze data.~~
- ~~● Data Analytics — how are employees using the benefits, benefit vendors to provide utilization analysis; increase participation in wellness program by 25% year-over-year.~~
- ~~● Communication Plan — builds awareness and overcomes the benefit knowledge gap. The plan will have multiple touch points to ensure all benefits are easily accessible.~~
- ~~● Self-Service — includes paperless benefit enrollment, support digital communications, total compensation statement and employees can easily access benefits 24/7 from one internet site.~~

## Alexandria-Renew Enterprises Board Adopted Policy



### Title: Compensation Philosophy

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### Exceptions

Nothing in this compensation philosophy statement should be construed as a required benefit ~~in the event that~~ if AlexRenew experiences a decline in revenue or revenue growth lower than the projected increase in expenditures. "Revenue" is ~~currently~~ defined as ~~the two largest components of operating revenue: the sewage disposal wastewater~~ charges paid by customers, and ~~reimbursement contributions~~ by Fairfax County for a portion of ~~our~~ expenses based on total flow volume. As with all budget decisions, merit increases, market rate adjustments and funds for other employee benefits are subject to annual appropriation.

~~Nothing in this policy should be interpreted as a guarantee of any kind to any employee. This policy serves as a guide. Employee total compensation may be modified by AlexRenew at any time at AlexRenew's sole discretion. Employment at AlexRenew is at will, and nothing in this policy modifies the at-will nature of employment.~~

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



**Title: Compensation Philosophy**

Date of Adoption: December 2010

Date of Revision: April 19, 2022; June  
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The compensation philosophy is intended to provide a framework to attract, engage, and retain a diverse workforce to support AlexRenew's mission and guide decisions that affect employee compensation. Compensation is defined as an employee's salary, premiums, paid leave, and benefits including health, retirement, life insurance, wellness initiatives, and reimbursement for ongoing education. AlexRenew is committed to providing employees with competitive and motivating compensation.

AlexRenew's compensation philosophy is designed to meet four key objectives:

- Transparency;
- Equity and fairness;
- External competitiveness; and
- Recognition.

## **Transparency**

AlexRenew believes that committing to transparency with employees builds an environment of trust. AlexRenew strives to provide employees with access to job descriptions and salary ranges. Additionally, we ensure that all employees understand the information.

- AlexRenew completes an employee compensation satisfaction survey every two years to understand employee compensation preferences, review innovative offerings, and receive feedback on current practices.
- AlexRenew leverages a compensation communications plan to build awareness and overcome any knowledge gaps related to compensation. The plan has multiple touch-points to ensure compensation information is well understood and accessible by employees.
- AlexRenew offers self-service for its benefits, including paperless benefit enrollment, support digital communications, and benefit statements. Employees can easily access benefit information 24/7 from one website.

## **Equity and fairness**

AlexRenew is committed to fair and equitable compensation policies. Roles and responsibilities are defined through consistent guidelines and well-defined job descriptions to ensure similar positions are paid equitably across the organization. Additionally, we provide flexibility to support a diverse organization to accommodate differences and changes in job requirements.

- AlexRenew develops and shares salary ranges and career paths for all positions that illustrate potential salary and career growth.
- Salary ranges will be competitive at 100% of the average pay levels for the relevant labor market and will be adjusted to maintain market competitiveness.
- Annually, the Chief Human Resources Officer will recommend a budget for general salary adjustments that is based on cost-of-living indices (e.g., Consumer Price Index), external competitiveness, and financial affordability.

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



**Title: Compensation Philosophy**

Date of Adoption: December 2010

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## **External competitiveness**

AlexRenew is committed to reflecting pay rates for comparable jobs within the market by conducting a market study of benchmark positions every two years.

- Pay programs are intended to be competitive in the primary labor market, which includes the counties of Arlington, Fairfax, Prince William, Loudoun, Montgomery, and Prince George's.
- AlexRenew specifically targets employee salaries at a compa-ratio between 90% and 110% of each respective salary range. Compa-ratio is the ratio of an employee's current base pay to the respective salary range midpoint.
- AlexRenew may recommend that other comparators should be used (e.g., Commonwealth of Virginia, agencies of the Federal government, or private sector employers or industry groups) where information from the primary labor market is considered insufficient to attract/retain specific positions.
- In all instances, for benchmark jobs, information for an assessment of pay competitiveness will be ascertained through reliably published compensation survey data.
- AlexRenew may determine if a salary range needs review in the interim.
- If an average salary falls below market, AlexRenew will propose actions necessary to align the position with the market.

## **Recognition**

AlexRenew is committed to rewarding performance through merit increases, incentives, and career development increases. Extraordinary performance and contributions are further rewarded at a level that signifies the value of the employee to the organization.

### Merit increases

Merit increases are a function of pay-for-performance and based on meeting established performance standards. Such increases are recognition of performance that meets and exceeds expectations and are not automatic. In all cases, employees will know performance expectations to advance in current salary grade and career development opportunities to advance to another salary grade.

### Incentives

Financial incentives are meant to reward extraordinary and exemplary performance. Managers may make recommendations to the Chief Executive Officer for an employee to receive a taxable cash award ranging from \$1,000 to \$10,000. Such awards are to be given only in those instances where performance or contributions are deemed unique, truly extraordinary, and significantly beneficial to AlexRenew. A one-time cash award is not considered as an increase in base salary or benefits.

### Career development increases

AlexRenew provides salary increases to recognize the attainment of career levels and development

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



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milestones. This enables employees to receive pay increases in addition to merit and enables AlexRenew to target its pay to those employees who grow in skill and capability.

## **Exceptions**

Nothing in this compensation philosophy statement should be construed as a required benefit if AlexRenew experiences a decline in revenue or revenue growth lower than the projected increase in expenditures. "Revenue" is defined as wastewater charges paid by customers and contributions by Fairfax County for a portion of expenses based on total flow volume. As with all budget decisions, merit increases, market rate adjustments and funds for other employee benefits are subject to annual appropriation.

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



Title: Resolution Concerning Authority of Chief Executive Officer

Date of Adoption: January 15, 2019

Date of Revision: April 19, 2022; June  
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## ~~RESOLUTION CONCERNING AUTHORITY OF CHIEF EXECUTIVE OFFICER~~

**WHEREAS**, pursuant to VA Code Section 15.2-5114, of the Virginia Code, the City of Alexandria, Virginia Sanitation Authority d/b/a AlexRenew (the "Authority") ~~Alexandria Renew~~ is authorized to contract for procure goods, services, insurance, and construction; acquire, manage, and dispose of property; borrow money; issue obligations and revenue bonds; consistent with the requirements of Section 2.2-4300 et seq. of the Virginia Code (the "Virginia Public Procurement Act"); and

**WHEREAS**, pursuant to Section 2.2-4302 of the Virginia Code, ~~Alexandria Renew the Authority~~ is authorized to adopt procurement resolutions and regulations consistent with the Virginia Public Procurement Act; ~~;~~ and

**WHEREAS**, pursuant to Section 15.2-5113 of the Virginia Code, the Authority's Chief Executive Officer ~~of Alexandria Renew the Authority (CEO)~~ shall perform such duties as may be delegated ~~to her them~~ by the Board of Directors (Board); and

**WHEREAS**, pursuant to Article III, Section 5 of the Authority's By-Laws of the Authority, the Board may specifically authorize the CEO Chief Executive Officer to sign contracts and other instruments on behalf of the Authority.

**NOW, THEREFORE BE IT RESOLVED** that the Board ~~of Directors~~ does hereby authorize the CEO Chief Executive Officer to sign on behalf of the Authority the following categories of contracts and other instruments that are in accordance with the general policies and directives of the Authority:

### 1. Professional Services and Construction

- a. New contracts with a value less than \$250,000.
- b. Renewals for contracts previously approved by the Board and in accordance with contract term limitations.
- c. ~~Contracts for goods or services authorized in the Annual Budget adopted by the Board, including except construction or professional services contracts for under \$2100,000 or more~~ Task Orders or Annual Budgets for contracts previously approved by the Board where the total value is authorized in the adopted Operating and Capital Budget.
- d. Change Orders to a fixed-price contract where the total value is less than 25 percent of the amount of the contract or \$50,000, whichever is greater.

### 2. Goods and Services

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



Title: Resolution Concerning Authority of Chief Executive Officer

Date of Adoption: January 15, 2019

Date of Revision: April 19, 2022; June  
18, 2024

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a. Any contract, purchase order, or amendment where the total value is authorized in the adopted Operating and Capital Budget.

3. Sole Source Determination for specific vendor, item(s) and location(s) where the total value is authorized in the adopted Operating and Capital Budget.

4. Emergency Contracts

1. , and any amendment or change order to a construction or professional services contract where the total value is less than 25 percent of the amount of the contract or \$50,000, whichever is greater, that would cause the total value of the contract to exceed \$100,000, or any such construction or professional services contract that exceeds its estimated value by greater than 30% or any amendment to a construction or professional services contract that would cause a contract to exceed \$100,000.

2. Contracts for goods or services and construction or professional services necessary for the RiverRenew project in individual amounts not to exceed \$2,000,000 provided such expenditures are included in the capital improvement program for RiverRenew.

5. Non-monetary Interjurisdictional Agreements, Memoranda of Understanding/Agreement with other public entities.

6. Real Property

a. Deeds of Easements (temporary and permanent) and vacation of existing easements.

b. Right of Entry Agreements.

c. Leases.

d. Licenses.

7. Financial Documents/Instruments necessary or beneficial for the management of the Authority's funds. Any documents or instruments pursuant to his or her authority as custodian of the funds of the Authority including:

Demands Upon Bonds.

—Other documents or instruments expressly approved by the Board.

3. ; and

4. —Other documents or instruments expressly approved by the Board.

8.

# City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



**Title: Resolution Concerning Authority of Chief Executive Officer**

Date of Adoption: January 15, 2019

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**WHEREAS**, pursuant to VA Code Section 15.2-5114, the City of Alexandria, Virginia Sanitation Authority d/b/a AlexRenew (Authority) is authorized to contract for goods, services, insurance, and construction; acquire, manage, and dispose of property; borrow money; issue obligations and revenue bonds; and

**WHEREAS**, pursuant to Section 2.2-4302 of the Code, the Authority is authorized to adopt procurement resolutions and regulations consistent with the Virginia Public Procurement Act; and

**WHEREAS**, pursuant to Section 15.2-5113 of the Code, the Authority's Chief Executive Officer (CEO) shall perform such duties as may be delegated by the Board of Directors (Board); and

**WHEREAS**, pursuant to Article III, Section 5 of the Authority's Bylaws, the Board may specifically authorize the CEO to sign contracts and other instruments on behalf of the Authority.

**NOW, THEREFORE BE IT RESOLVED** that the Board does hereby authorize the CEO to sign on behalf of the Authority the following categories of contracts and other instruments that are in accordance with the general policies and directives of the Authority:

**1. Professional Services and Construction**

- a. New contracts with a value less than \$250,000.
- b. Renewals for contracts previously approved by the Board and in accordance with contract term limitations.
- c. Task Orders or Annual Budgets for contracts previously approved by the Board where the total value is authorized in the adopted Operating and Capital Budget.
- d. Change Orders to a fixed-price contract where the total value is less than 25 percent of the amount of the contract or \$50,000, whichever is greater.

**2. Goods and Services**

- a. Any contract, purchase order, or amendment where the total value is authorized in the adopted Operating and Capital Budget.

**3. Sole Source Determination** for specific vendor, items(s) and location(s) where the total value is authorized in the adopted Operating and Capital Budget.

**4. Emergency Contracts**

**5. Non-monetary Interjurisdictional Agreements, Memoranda of Understanding/Agreement** with other public entities.

**6. Real Property**

- a. Deeds of Easements (temporary and permanent) and vacation of existing easements
- b. Right of Entry Agreements
- c. Leases
- d. Licenses

**7. Financial Documents/Instruments** necessary or beneficial for managing the Authority's funds.

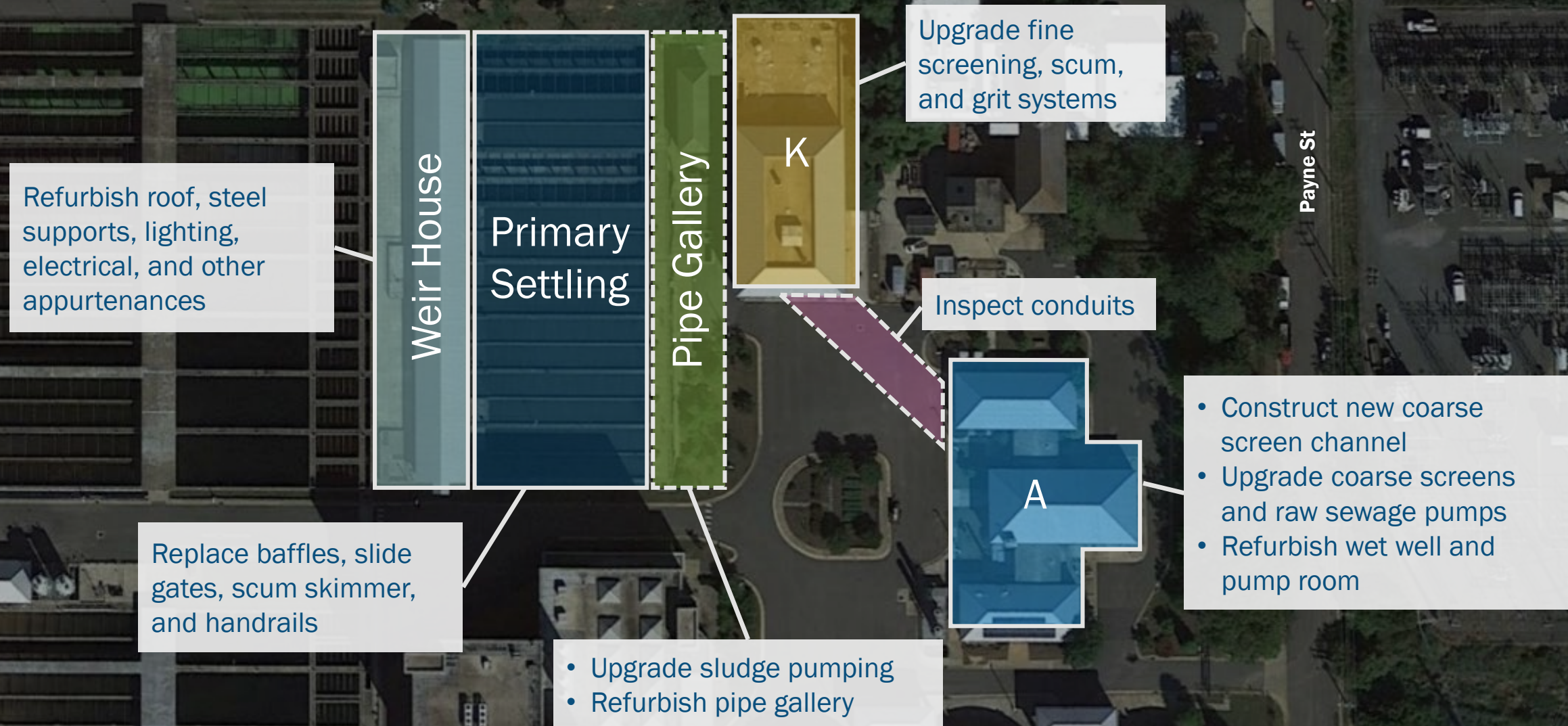
**8. Other documents or instruments** expressly approved by the Board.

# Overview of Preliminary and Primary Systems Upgrade Project

Briefing to AlexRenew Board of Directors

June 18, 2024

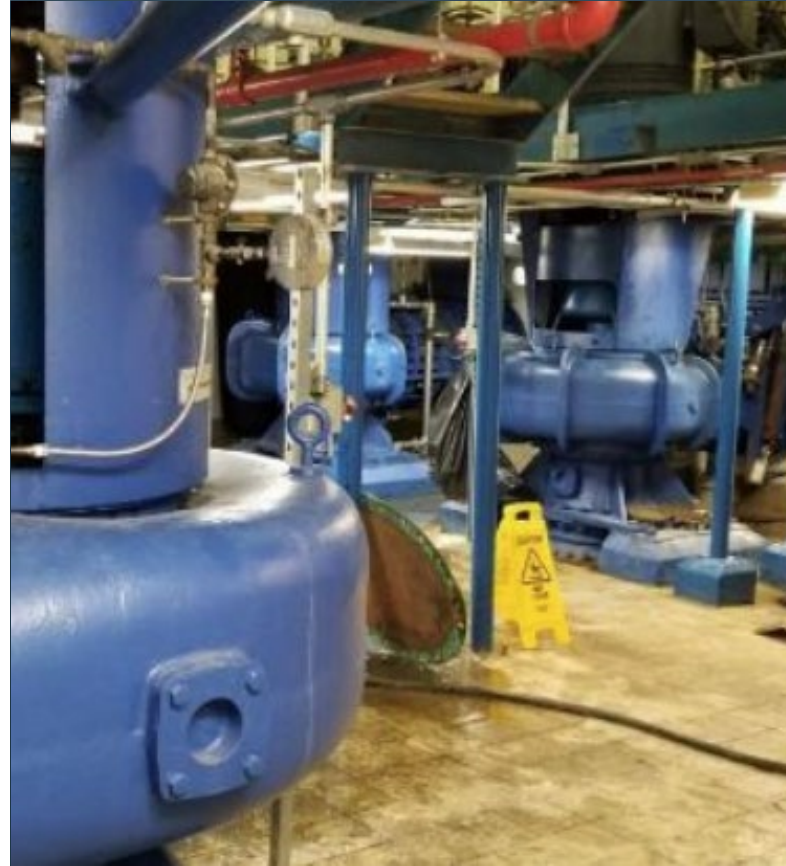
# The **Preliminary and Primary Systems Upgrade Project** is being implemented to improve equipment reliability and process performance



# Summary of major equipment to be upgraded as part of the Preliminary and Primary Systems Upgrade Project



Coarse screens



Raw sewage pumps



Grit Systems

# Major Preliminary and Primary Systems Upgrade Project considerations

- Alexandria Fire Department Burn Building construction, access, and coordination
- Maintenance of flow
- Coordination with RiverRenew and Solids Upgrade Program construction
- Maintenance of plant operations
- City Development Special Use Permitting



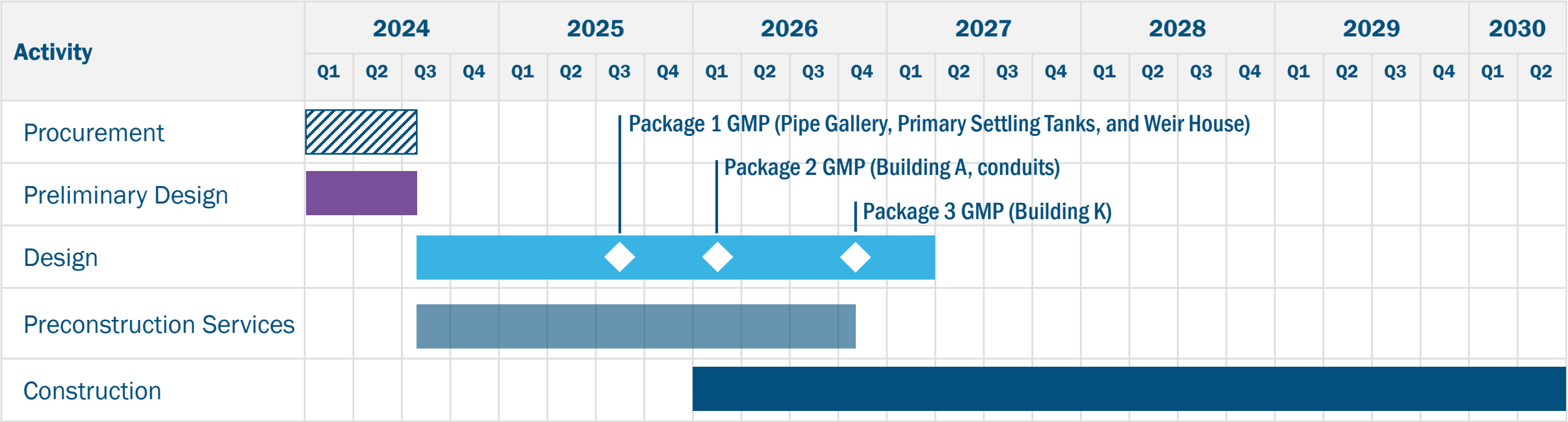
# The Preliminary and Primary Systems Upgrade Project is included in AlexRenew’s 10-year Capital Improvement Program and FY2025 Budget

FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	Total Project Budget (Class 5 estimate*)
\$1.25	\$2.32	\$12.4	\$20.20	\$20.60	\$18.80	\$5.95	\$2.00	\$1.00	\$84.52

*\*Note: A Class 5 estimate is based on a 0% to 2% project definition and has a cost variability of -50% to +100% per the Association for the Advancement of Cost Engineering (AACE).*

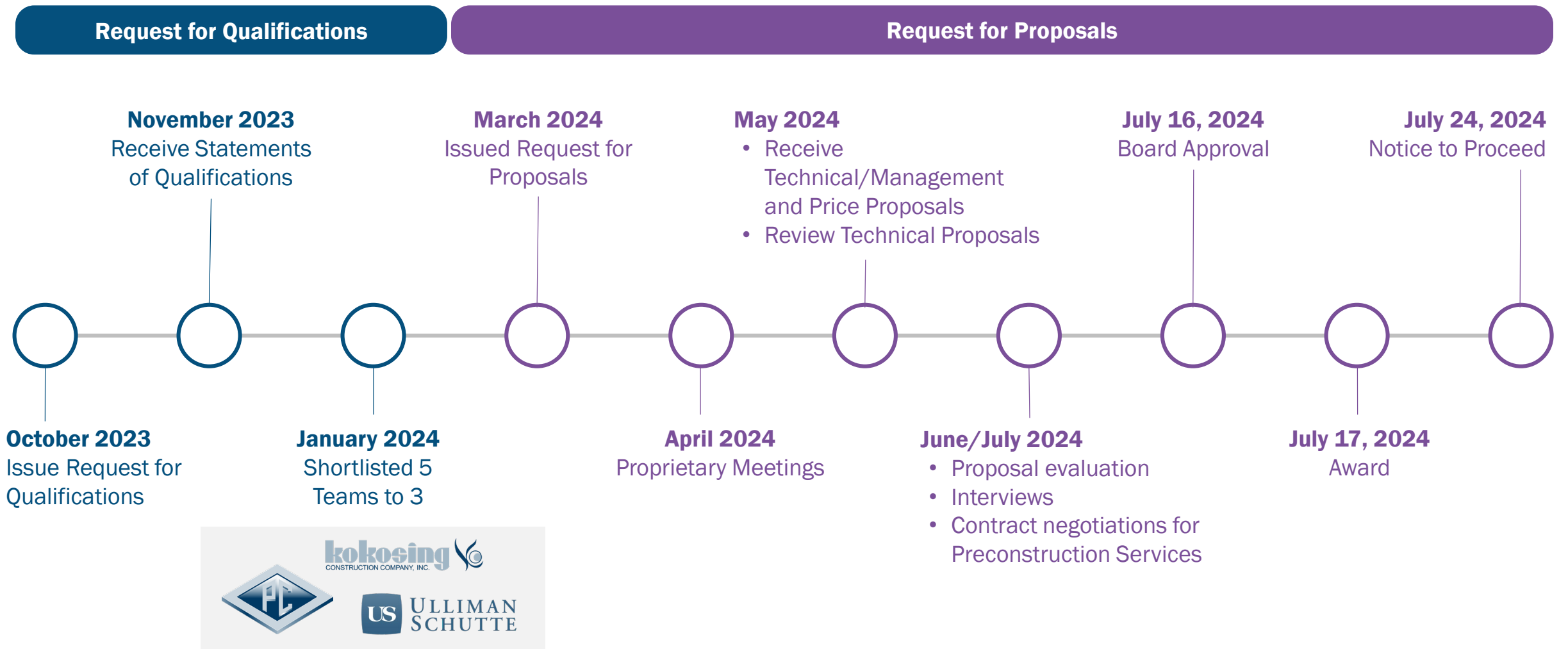


# Preliminary and Primary Systems Upgrade Project preliminary schedule



GMP: Guaranteed maximum price is the contractual value for construction of the work

# The Preliminary and Primary Systems Upgrade Project is being procured through a two-step Construction Management At-Risk process



# Key benefits of Construction Management At-Risk

- ☑ Accelerated schedule
- ☑ Non-price factors considered in selection
- ☑ Direct relationship with designer
- ☑ Contractor collaboration and input during design
- ☑ Open book cost estimating
- ☑ High degree of cost certainty prior to design completion
- ☑ Construction can be executed in discrete phases

# Preliminary and Primary Systems Upgrade Project evaluation criteria for Request for Qualifications and Request for Proposals

## Request for Qualifications

Evaluation Criteria	Weighting
Team Organization and Commitment	50
Related Project Experience	30
Project Risks and Mitigation	10
Safety Program and Record	10
Total	100

## Request for Proposals

Evaluation Criteria	Weighting
Project Team Qualifications	30
Project Approach and Execution	60
Contractor's Fee Percentage	10
Total	100

## Next steps

- **July 16:** Board approval of Preliminary and Primary Systems Upgrade Project (PPSU) Construction Manager At-Risk (CMAR)
- **July 17:** Award contract to PPSU CMAR
- **July 24:** Issue Notice to Proceed to PPSU CMAR for preconstruction services
- **July 29:** Issue 30 percent design



# AlexRenew

To learn more, visit [www.alexrenew.com](http://www.alexrenew.com)

## Monthly Report

Reporting Period: May 1-31, 2024

This report represents a summary of AlexRenew's progress toward its strategic goals – Operational Excellence, Thriving Workforce, Strategic Partnerships, Environmental Sustainability, and Commitment to the Community for May 2024.

### 1 Operational Excellence

Performance of AlexRenew's operations is reviewed and evaluated monthly to oversee operational excellence and the proactive steps to meet current and future challenges.

#### 1.1 Water Resource Recovery Facility (WRRF) Performance

Precipitation for the month was 4.30 inches of rain which is above the historical average precipitation of 3.94 inches for the month.

AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for May 2024 as outlined in Table 1.1.

**Table 1.1.** Summary of VPDES Permit VA0025160 Effluent Parameters

	Average Flow	Carbonaceous Biochemical Oxygen Demand	Total Suspended Solids	Ammonia (as N)	Total Phosphorus	Dissolved Oxygen	Total Nitrogen	Total Nitrogen Load	Total Phosphorus Load
	MGD	Monthly Average (mg/L)	Monthly Average (mg/L)	Monthly Average (mg/L)	Monthly Average (mg/L)	Minimum (mg/L)	Annual Average (mg/L)	Year-to-Date (lb)	Year-to-Date (lb)
<b>Permit</b>	54.0	5.0	6.0	Seasonal (1)	0.18	6.0	3.0	493,381	29,603
<b>Reported</b>	41.7	<QL	4.5	0.43	0.09	7.0	2.5	130,040	3,803

Notes: (1) Ammonia has seasonal limits April – October: 1.0 mg/L

#### 1.2 Capital Improvement Program

Specific projects within AlexRenew's Capital Improvement Program (CIP) are highlighted monthly to support operational excellence.

In July 2023, the Board approved three (3) Job Order Contracts (JOC) to support AlexRenew's ongoing construction and maintenance needs. To date, a total of \$1.6 million of work has been completed under the JOC contracts. Table 1.2 summarizes the status of JOC task orders.

**Table 1.2.** Summary of JOC Task Orders

Task Order	Estimate	Status
Four Mile Run Pumping Station Valve Modifications	\$480,000	Work ongoing
Tertiary Settling Tank Valve Replacement	\$425,000	Work ongoing
WRRF General Housekeeping	\$350,000	Work ongoing
BRB Mixing System Improvements	\$200,000	Work ongoing
Building A Flare System Repairs	TBD	Scoping
Environmental Center Improvements	TBD	Work ongoing
Primary Sludge Pump Upgrades	TBD	Scoping
Digester Gas Mixing Compressors	TBD	Scoping
Tertiary Filter Valve Replacement	\$50,000	Work Ongoing
Filter Backwash Tank Cleaning and Upgrades	\$275,000	Completed
Plant Air Compressor Upgrades	TBD	Scoping
Primary Sludge Loop Cleaning and Valve Replacements	\$300,000	Work ongoing
Secondary Settling Tank Raw Activated Sludge Pipe Cleaning	\$125,000	Work ongoing
Building A Coarse Screen Repairs	\$125,000	Work ongoing
Building L W1 Booster Pump Skid Replacement	TBD	Scoping
WRRF Tank Access Improvements	\$450,000	Work ongoing
Activated Sludge Pumps, W3, and Primary Settling Repairs	\$250,000	Completed

### 1.3 RiverRenew

Updates on RiverRenew are outlined in the RiverRenew Dashboard.

### 1.4 Additional Capital Projects

Technical/Management and Price Proposals from the three (3) shortlisted contractors for the Preliminary and Primary Systems Upgrade Project were submitted on May 14. It is anticipated that the contract will be presented to the Board for approval at the July monthly meeting.

Notice to Proceed for preconstruction services on the Solids Upgrade Program was issued to PC Construction on May 29.

## 2 Thriving Workforce

Efforts toward the thriving workforce strategic goal are highlighted monthly to report progress in investing in our staff and fostering a culture of belonging.

Monthly CEO roundtable sessions continued in May to receive constructive feedback on opportunities for improvement from staff. Two high school students from Arlington Tech completed their year-long internship with AlexRenew as part of a capstone program. This marks the 10th group of high school interns since AlexRenew started the program in 2014. Two college students began their summer

internship with AlexRenew.

Since August 3, 2023, AlexRenew has logged 173,130 hours without a lost time accident.

### 3 Strategic Partnerships

AlexRenew continues to foster strategic partnerships that promote watershed-level thinking through collaboration and advocacy.

Staff presented AlexRenew's community engagement initiatives to the WEF Water Leadership Institute on May 10. On May 11, AlexRenew supported the City of Alexandria's Eco-City Festival at NOVA Community College by tabling the event.

The lease agreement with the City of Alexandria for use of a portion of the Environmental Center 5th floor is being presented to City Council for approval at the June 25 City Council Legislative Meeting.

### 4 Environmental Sustainability

Each month, progress is reported on AlexRenew's work toward environmental sustainability, with the goal of being good stewards of our resources to minimize our impact on the environment.

Biosolids production was 1,828 wet tons. All the produced biosolids were beneficially reused on farms in the Virginia counties of King George, Caroline, Spotsylvania, and Frederick.

AlexRenew recycled 95 million gallons of water, including 299,870 gallons of reclaimed water distributed to the Environmental Center.

Plant processes used 5.7 million standard cubic feet of biogas that was produced on-site in the anaerobic digesters.

### 5 Commitment to the Community

Each month, progress is reported on AlexRenew's work toward strengthening connections with the public and providing affordable service.

#### 5.1 FY2024 Operating and Capital Budget – Revenues and Expenditures

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

Table 5.1 summarizes AlexRenew revenues and expenditures for this period. Major takeaways for this period include:

- Wastewater Treatment Charge revenues (\$53.4 million) are trending slightly higher than projections due to usage;
- Operating and maintenance expenses are trending slightly below projections; and
- Total expenses (\$162.8 million) are currently trending lower than the budgeted expenses due to the timing of capital expenditures. This timing also impacts debt proceed revenues (\$93.8 million), which are lower than budgeted as most current capital expenditures are funded through debt.

**Table 5.1.** Revenues and Expenditures for this Period

Revenues and Expenditures	Total FY2024 Budget	FY2024 To-Date	% of Budget To-Date	% of FY2024 Completed	Total FY2024 Projected
<b>Revenues</b>					
Wastewater Treatment Charge	53,672,299	53,441,868	99	92	57,500,000
Fairfax Operating Expense Charge	12,796,021	11,729,868	92	92	12,500,000
Fairfax IRR* and Capital Contributions	36,419,800	14,358,619	39	92	20,000,000
Debt Proceeds and Other Sources	159,923,187	93,802,908	59	92	111,200,000
<b>Total Revenues</b>	<b>262,811,307</b>	<b>162,776,263</b>	<b>62</b>	<b>92</b>	<b>201,200,000</b>
<b>Expenditures</b>					
Operating and Maintenance	33,023,593	29,505,353	89	92	33,000,000
Parity Debt Service	16,448,494	12,736,680	77	92	13,300,000
IRR*	10,818,748	10,095,062	93	92	11,700,000
Capital	202,520,472	110,439,168	55	92	143,200,000
<b>Total Expenditures</b>	<b>262,811,307</b>	<b>162,776,263</b>	<b>62</b>	<b>92</b>	<b>201,200,000</b>

\*IRR: Improvement, Renewal, and Replacement

## 5.2. Status of Customer Delinquencies

Figure 5.1 illustrates active AlexRenew accounts 60 or more days delinquent and total delinquent dollar amount owed over the last three (3) years. Major takeaways for this period include:

- The number of accounts delinquent by more than 60 days was 1,261, remaining flat month-over-month.
- The total dollar amount owed to AlexRenew from these accounts totaled \$1,593,961, an increase of \$218 month-over-month.
- Approximately 51 percent of the delinquency value is from residential accounts.
- Currently, 243 residential and 26 commercial accounts are on active payment plans.

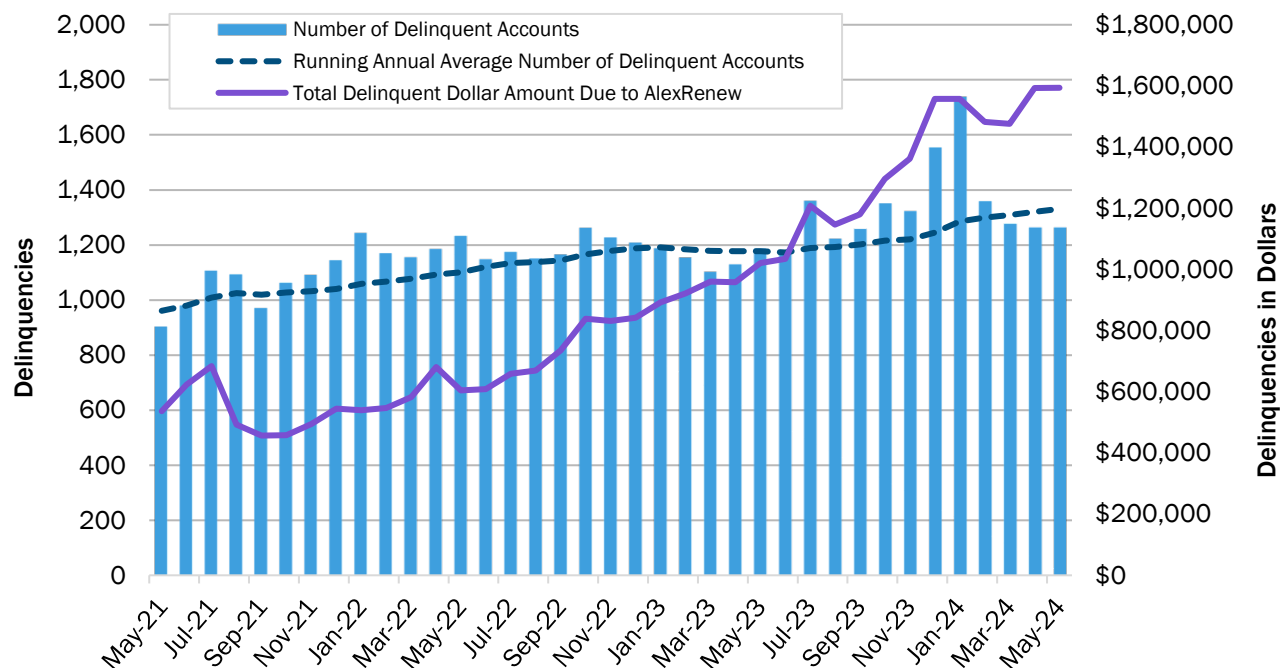


Figure 5.1. Active Accounts 60 or more days Delinquent

### 5.3 Customer Service and Community Engagement

AlexRenew also shares a monthly summary of its community engagement and customer service statistics to highlight its contributions toward its commitment to engagement and trust.

On May 3, AlexRenew participated in the City of Alexandria's Building Safety Month Kickoff event. On May 7, AlexRenew staff visited St. Stephen & St. Agnes Lower School to discuss how water works in Alexandria and share an overview of AlexRenew with third grade students. On May 17, AlexRenew participated in Bike to Work Day at the Carlyle Council's John Carlyle Square Pitstop.

On May 10, the Alexandria Chamber of Commerce announced that Caitlin Feehan was named to the 40 under 40 class of 2024.

In May, customer bill inserts and outbound emails were sent to notify account holders that AlexRenew will resume disconnections for nonpayment beginning in July. Information about payment plans and LEAP was also provided.

Additional May Outreach: AlexRenew hosted tours for Episcopal High School, Water Professionals International, and the Heights School. AlexRenew welcomed an estimated total of 440 visitors from the following organizations that hosted meetings on the 6th floor of the Environmental Center in May: Alexandria Soccer Association (65), Alexandria A Capella Collective (80), Alexandria City Public Schools (60), Water Environment Federation (60), At Home Alexandria (60), ALIVE! (30), ACT Youth Council (80), and ACT for Alexandria (65).

AlexRenew customer service received a total of 1,134 calls. Average wait time before calls were answered was 52 seconds. Call center staff answered 429 emails.

# RiverRenew Board of Directors Dashboard



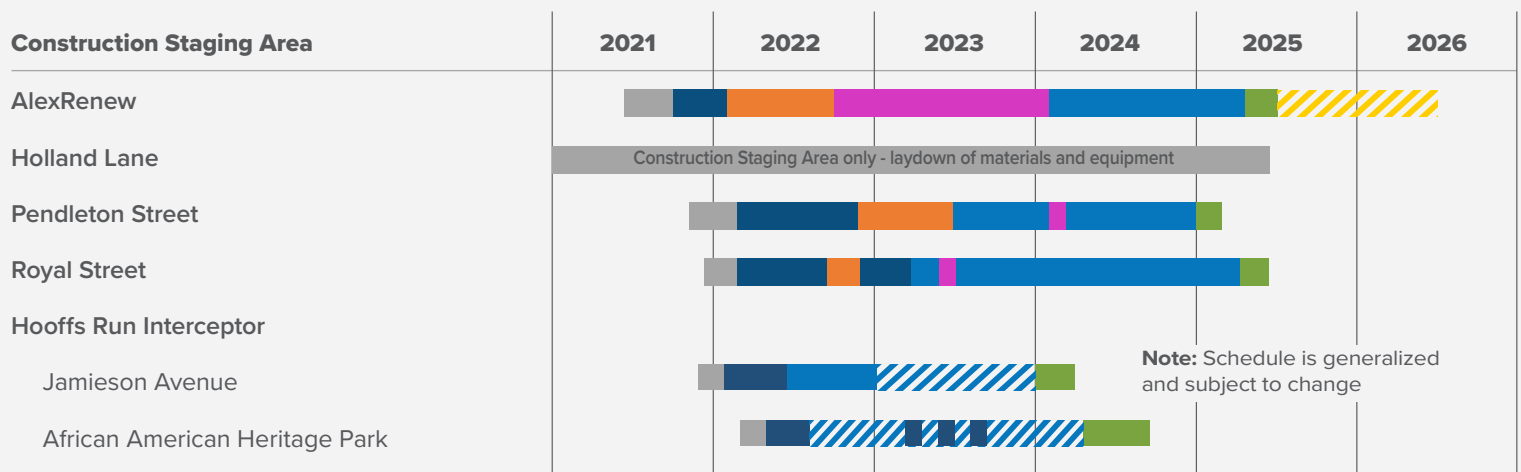
MONTH ENDING: MAY 31, 2024

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

## 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 of the four RiverRenew projects are complete. The remaining Tunnel Project includes the construction of a new tunnel to connect AlexRenew's wastewater treatment plant to the four existing combined sewer outfalls, as illustrated on Page 4 of this dashboard. The phases of construction for the five primary construction sites are illustrated in the schedule below.

## RiverRenew Tunnel Project Schedule



Site Preparation Support of Excavation Excavation Permanent Structures Restoration Tunneling Cut and Cover Project Extension

Note: Schedule is generalized and subject to change

## 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.
4/2023	Due to the events in January and February 2022 (noted above), the Tunnel Project is currently 60 days behind schedule. The delay will primarily impact scheduled work at the AlexRenew site.
9/2023	Due to the delays noted above, the Tunnel Project is currently 90 days behind schedule. The delay will primarily impact scheduled work at the AlexRenew site.
3/2024	Legislation to extend the project's statutory deadline by one year to July 1, 2026 signed into law on 3/8/24 (SB372) and 3/20/2024 (HB71).

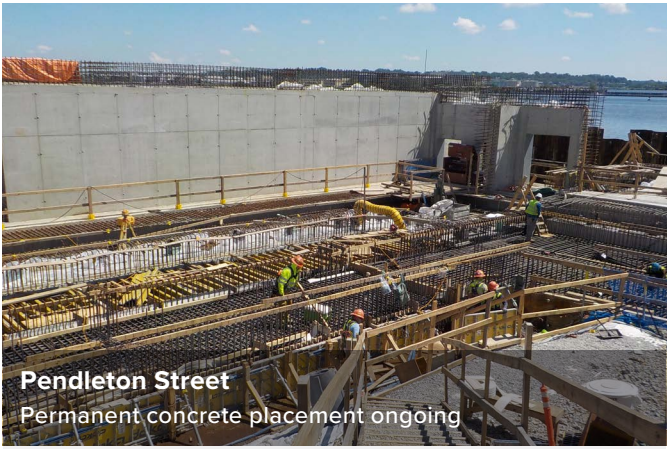
# RiverRenew Tunnel Project Design-Build Progress

## Overall Project Progress

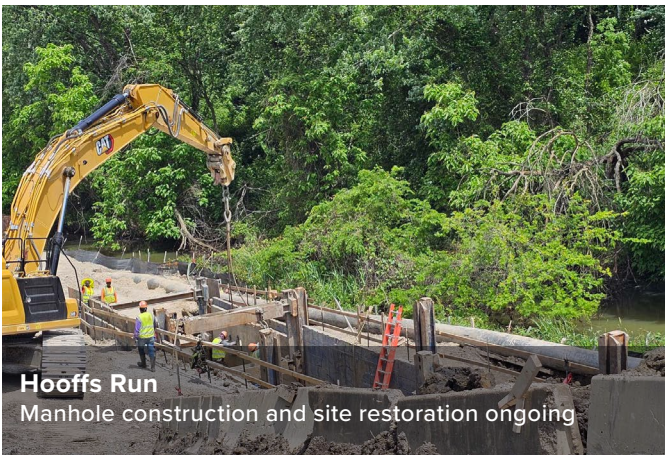
(Design and Construction)



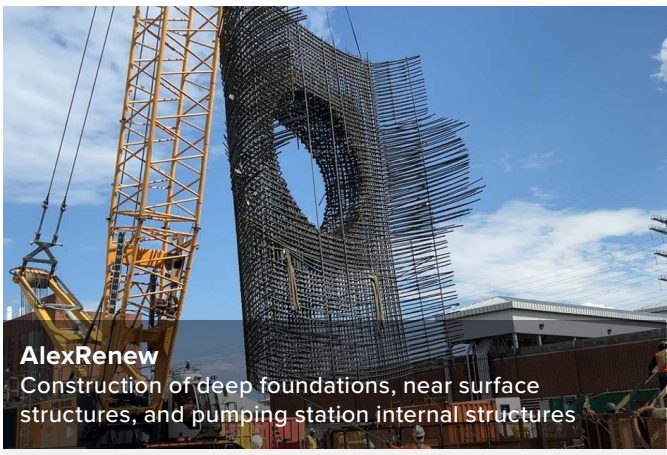
Construction Progress\*



Construction Progress\*



Construction Progress\*



Construction Progress\*



**LEGEND:** ■ Actual Progress ▨ Planned Progress

Actual Progress as of May 31, 2024. \*The planned progress for each construction staging area reflects the Design-Builder's schedule as of May 2024.

# RiverRenew Tunnel Project

## Six-Month Look-Ahead

### Work Hours

#### NORMAL WORK HOURS

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

### Community Outreach

Event	Date
Council-Board Workgroup	May 8, 2024
2024-2025 RiverRenew SAG Meeting No. 2	Jun 20, 2024

### Pendleton Street

#### MAJOR WORK ACTIVITIES

Activity	Date
Permanent concrete structures construction	Ongoing through Winter 2024

#### PERMITS

Permit	Date
Building Permit - Shaft Mechanical, Electrical, and Plumbing	June 2024

### Hooffs Run

#### MAJOR WORK ACTIVITIES

Activity	Date
North of Jamieson Ave	
Site restoration	Ongoing through Summer 2024
African American Heritage Park	
Site restoration	Ongoing through Fall 2024

### AlexRenew

#### MAJOR WORK ACTIVITIES

Activity	Date
Permanent concrete structures support of excavation	Ongoing through Summer 2024
Superstructure deep foundations	Ongoing through Summer 2024
Permanent concrete structures construction	Ongoing through 2024
Pumping shaft cast-in-place concrete internals	Ongoing through Fall 2024

#### PERMITS

Permit	Date
Building Permit - Superstructure Mechanical, Electrical, and Plumbing	July 2024

### Royal Street

#### MAJOR WORK ACTIVITIES

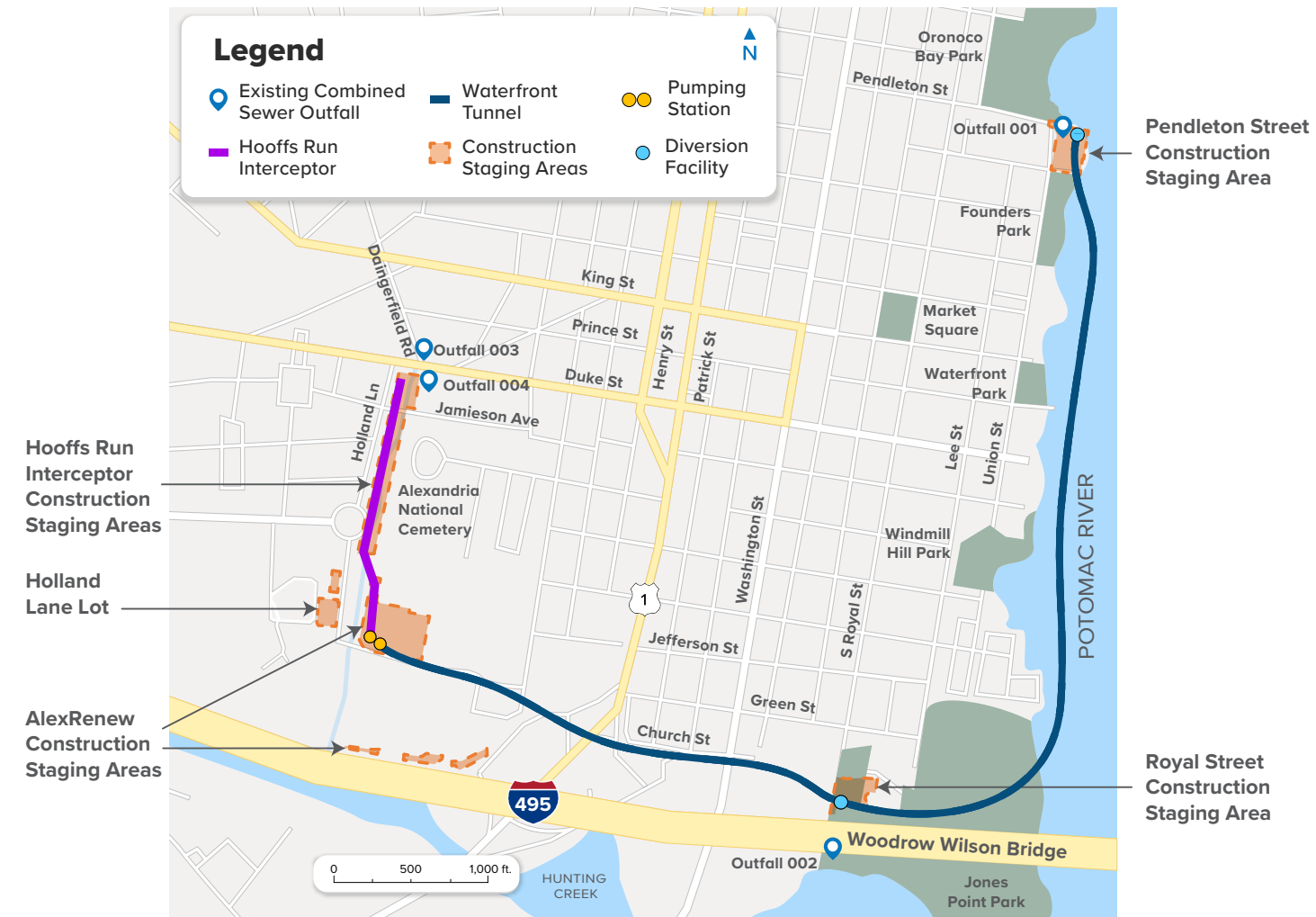
Activity	Date
Tunnel demobilization	Completed Apr 2024
Excavation for diversion facility	Ongoing through Spring 2024
Permanent concrete structures construction	Ongoing through Spring 2025
Permanent drop shaft concrete construction	Ongoing through Spring 2025

#### PERMITS

Permit	Date
Building Permit - Mechanical, Electrical, and Plumbing	June 2024

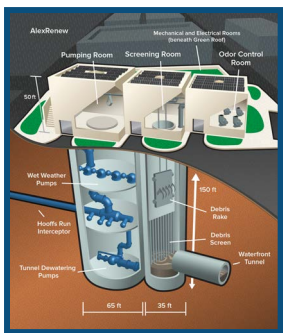
# RiverRenew Tunnel Project Snapshot

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.



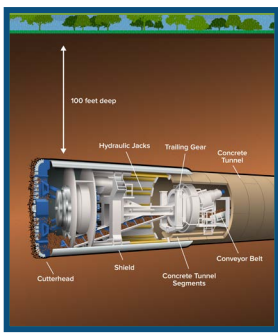
**Hooffs Run Interceptor**

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



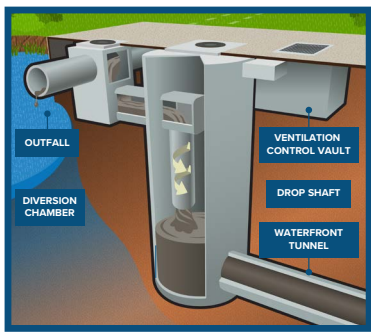
**Pumping Station**

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 was constructed.

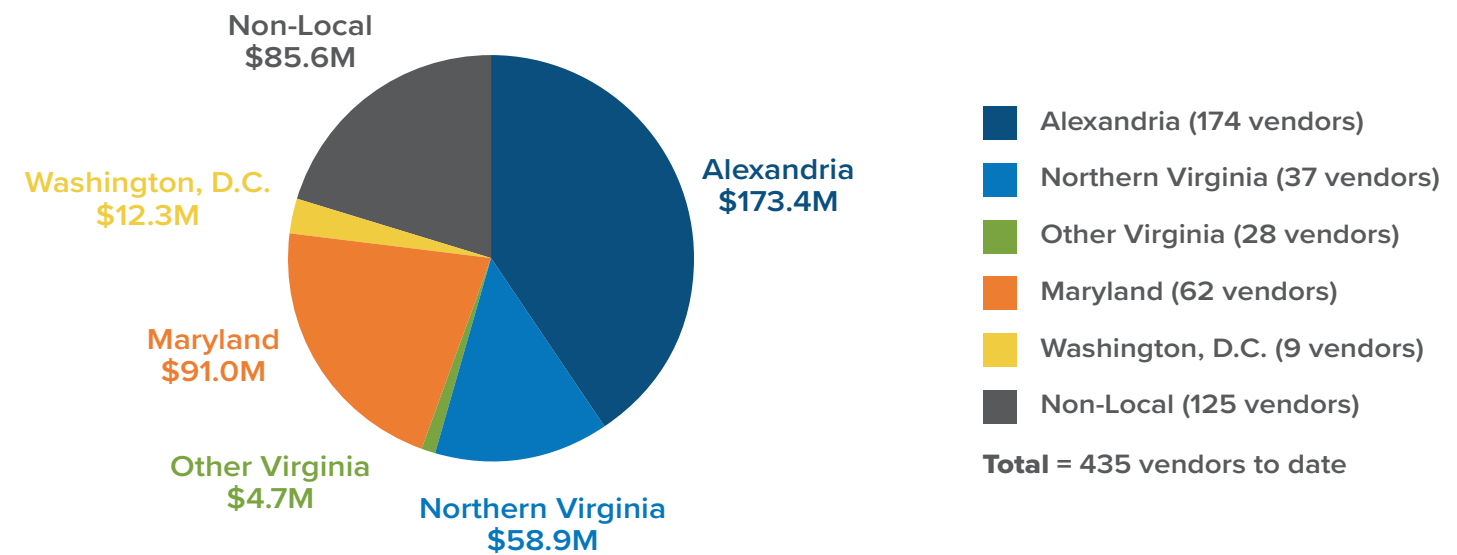


**Diversion Facility**

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

# RiverRenew Program Costs to Date

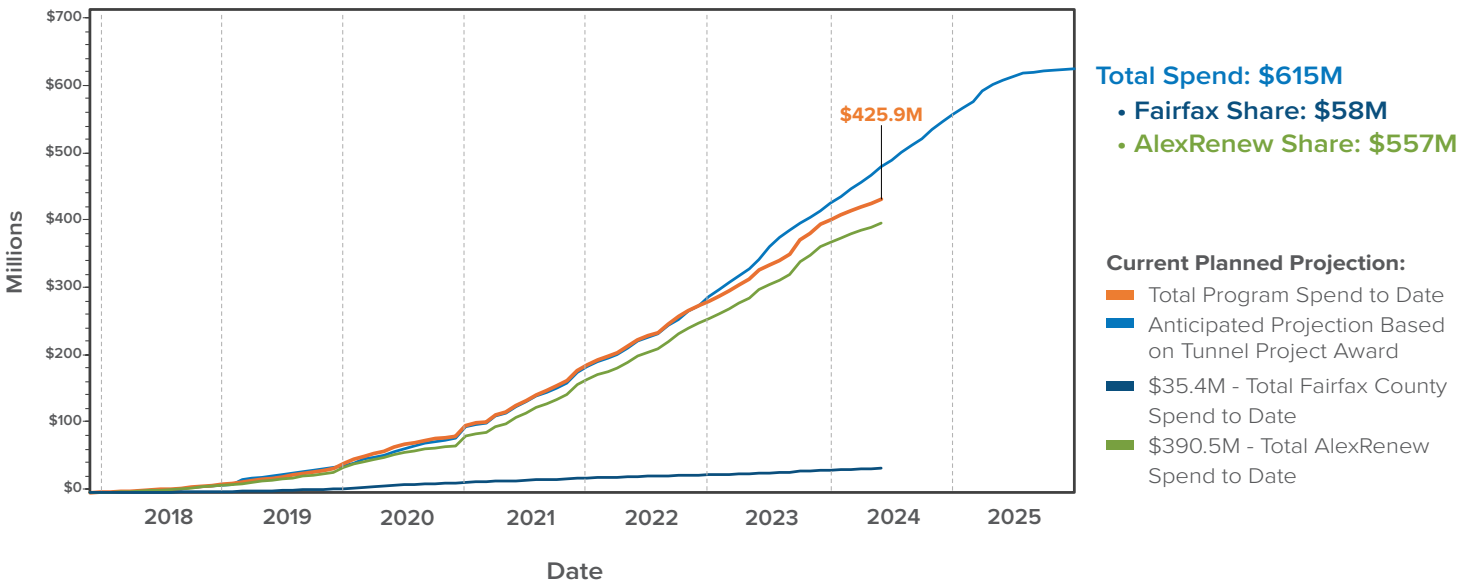
## RiverRenew Spend to Date by Locality



## 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	\$273.6
Brown and Caldwell	Owner's Advisor	Professional Services	17-022	Nov 2017	\$77.9
EPC	Resident Engineering & Inspection Tunnel System Project	Professional Services	20-013	Apr 2020	\$20.9
Completed RiverRenew Wastewater Projects to Pave the Way for the Tunnel Project					\$53.6

## RiverRenew Cash Flow Analysis



*Note: As of May 31, 2024.*

# RiverRenew Community Outreach



## Community Meetings

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

### Looking Ahead:

- 2024-2025 RiverRenew SAG Meeting No. 2: **June 20, 2024**



## 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.



## 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:

- Hooffs Run Planting Day: Fall 2024



## 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 600 contacts.

### Highlights:

- A **time-lapse video** chronicling RiverRenew construction activity at AlexRenew
- Behind-the-scenes **photos** of RiverRenew crews completing the Hooffs Run Interceptor pipe installation
- Photos from inside AlexRenew's new **Pumping** and **Screening shafts**



## 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. 22: **May 8, 2024**



## Education

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

### Highlights:

- An **animated video** illustrating the diversion facilities under construction at the Pendleton and Royal Street sites



# Monthly Construction Spotlight



## Large Concrete Pour Completed In Pump Station Shaft

On May 22, crews placed concrete for the first of four large, elevated floor slabs for the future pumping station. The 252-cubic-yard concrete placement required a pump truck to place the concrete over 100 feet below ground.

This floor slab also serves as the ceiling for the future Tunnel Dewatering Pumping Station, which will eventually hold the solids handling and tunnel dewatering pumps on the floor below. These pumps have the important job of connecting the Waterfront Tunnel to AlexRenew's wastewater treatment plant, pumping combined sewer flows from the tunnel up to the plant for treatment.

Stay tuned as work progresses on the internal structures of the Pumping Station!

**Building for the Future of Alexandria's Waterways**

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



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