

Today's Agenda

Presentation Outline

- AlexRenew Overview
- Current and Upcoming Initiatives
- Procurement Next Steps

Networking

Site Tour





ABOUT ALEXRENEW

Purifies 13 billion gallons of wastewater at its facility each year

Serves over 300,000 customers in Alexandria and Fairfax County

\$1 billion 10-year Capital Improvement Program

Independent authority

Governed by a 5-member citizen Board





ALEXRENEW STRATEGIC GOALS

Operational Excellence

Taking proactive steps to meet current and future challenges

Thriving Workforce

Investing in our staff and fostering a culture of belonging

Environmental Sustainability

Being good stewards of our resources to minimize our impact on the environment

Commitment to Community

Strengthening connections with the public and providing affordable service

Strategic Partnerships

Promoting watershed-level thinking through collaboration and advocacy

AlexRenew's Commitment to Environmental Justice

City of Alexandria, Virginia Sanitation **AlexRenew Authority Board Adopted Policy**

Title: Environmental Justice

Date of Adoption: December 19, 2023

Date of Revision:

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AlexRenew affirms and commits to pursuing the goals of environmental justice to prevent and mitigate disproportionate environmental impacts of its activities on the community it serves. AlexRenew firmly believes that everyone is entitled to safe sanitation and clean waterways at an affordable rate, that no group should bear a disproportionate share of environmental burdens, and that all groups should benefit equitably from environmental improvements resulting from AlexRenew's programs.

Environmental justice is the equitable treatment and meaningful engagement of our residents inclusive of all races, cultures, lifestyles, neighborhoods, and incomes-so we may advance our mission in managing the community's wastewater without placing disproportionate environmental burdens on those we serve. Our work for environmental justice should be intentional and impactful.

As a single-purpose utility established to manage the community's wastewater, AlexRenew operates and maintains infrastructure that is designed to protect public health and improve the environment. AlexRenew's environmental justice commitment will be guided by meaningful engagement and informed actions to best serve our community. As such, AlexRenew commits to the following actions to promote the goals of environmental justice:

- Assess AlexRenew's existing infrastructure, programs, and projects to identify any potential disproportionate environmental disparities and impacts on those we serve. Develop strategies to address those disparities and impacts through operations and capital investments, including timetables for implementation.
- Conduct environmental justice training on a routine basis to ensure staff are equipped with the appropriate resources to understand the importance, issues, and impacts of AlexRenew's
- Develop and implement guidance on the inclusion of environmental justice considerations, procedures, and outcomes in appropriate AlexRenew programs.
- Meaningfully engage stakeholders from a broad cross-section of the community, including socioeconomically vulnerable residents and groups that have been underrepresented in past decision-making processes, during all phases of major programs that have potential to impact
- Practice active listening to understand community impacts associated with AlexRenew's
- Develop diverse and culturally appropriate communication strategies to ensure that stakeholders can participate in decisions and actions that may impact our community.
- Create engaging and intentional educational programs to ensure that residents understand the value of their investment in clean water.
- Make decisions with an understanding of the community's residents, history, and economy.
- Develop funding strategies to support equitable and affordable sewer rates within our legal abilities, while implementing and advocating with the City and other utilities for initiatives that offer financial assistance to those in need.

- Assess AlexRenew's existing infrastructure and programs—develop strategies to address any disparities
- Develop guidance and conduct training
- Meaningfully engage stakeholders
- Develop diverse communication strategies
- Make decisions with an understanding of the community's history
- Develop strategies to support equitable rates
- Coordinate with the City to provide community benefit
- Continuously improve

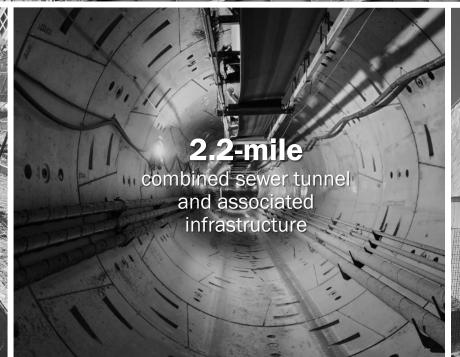
https://alexrenew.com/environmental-justice-policy



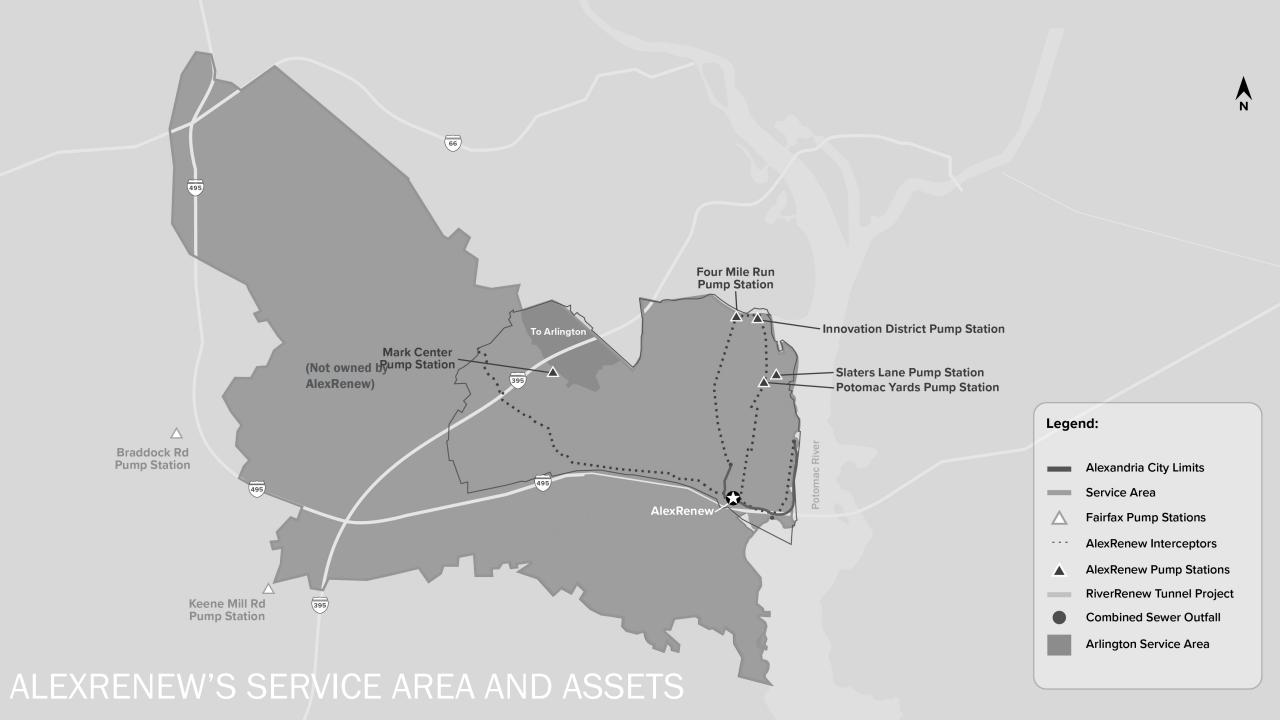
AlexRenew's \$1.2 billon of assets

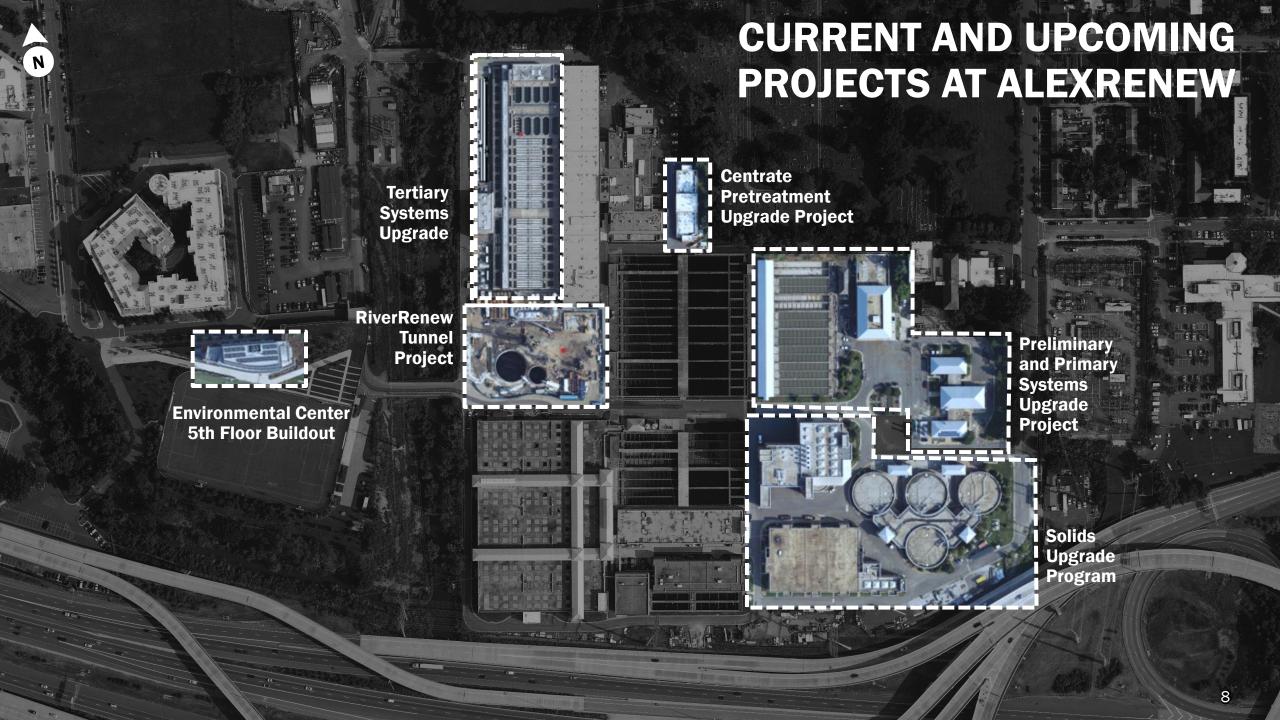












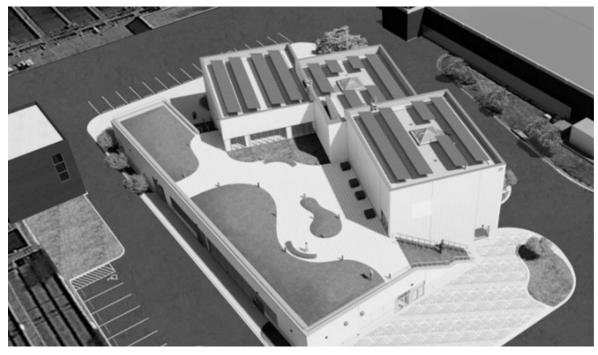
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OVERVIEW

- In December 2020, AlexRenew contracted with Traylor-Shea Joint Venture to construct a tunnel, pumping stations, and sewer infrastructure
- Project will be operational July 2026

REMAINING WORK

- Pumping station Mechanical, Electrical, Plumbing, Instrumentation, and Controls (MEPIC)
- Superstructure Architecture, MEPIC



Future Pumping Station Superstructure at AlexRenew

JOB ORDER CONTRACTS UPDATE

OVERVIEW

- In July 2023, AlexRenew awarded job order contracts (JOC) to F. H. Paschen (FHP), PC Construction, and American Contracting and Environmental Services (ACE)
- Task orders are ongoing and support AlexRenew's Improvement, Renewal, and Replacement program

EXAMPLE TASK ORDERS

- Four Mile Run Pumping Station Valve Modifications
- Tertiary Settling Tank Valve Replacement
- WRRF Safety Improvements
- Biological Reactor Basin Mixing Improvements



Pump Rehabilitation at AlexRenew

SOLIDS UPGRADE PROGRAM

SCOPE OF WORK

- Thickening and dewatering equipment replacement
- Gravity thickener system overhaul (includes electrical)
- Pasteurization decommissioning
- Digester heat exchanger and mixing replacement
- Solids dryer construction

DELIVERY METHOD

Construction Management At-Risk (PC Construction)

ESTIMATED CONSTRUCTION COST

• \$175 million (Class V estimate)

SCHEDULE

Notice to Proceed: May 2024

UPCOMING SOLICITATIONS

- Subcontract work (PC Construction)
- Construction Management Services (AlexRenew)



Gravity Thickeners at AlexRenew



The Solids Upgrade Program is being implemented to upgrade solids processes to improve reliability and plan AlexRenew's solids future

- New thickening and dewatering equipment
- Replacement of sludge mixers

- Gravity thickener system overhaul
- Installation of solids dryer and building



- Digester heat exchanger replacement
- Digester mixing replacement

decommissioning

SCOPE OF WORK

- Coarse and fine screening, scum, and grit systems upgrade
- Coarse screen building expansion
- Pump replacement and wet well refurbishment
- Primary weir observation house roof replacement

DELIVERY METHOD

Construction Management At-Risk

ESTIMATED CONSTRUCTION COST

• \$60 million (Class V estimate)

SCHEDULE

Notice to Proceed: July 2024

UPCOMING SOLICITATIONS

- Subcontract work (Construction Manager)
- Construction Management Services (AlexRenew)

PRELIMINARY AND PRIMARY SYSTEMS UPGRADE



Preliminary and Primary Processes at AlexRenew



Refurbish roof, steel supports, lighting, electrical, and other appurtenances

Primary Settling ipe Galler

Inspect conduits

- Construct new coarse screen channel
- Upgrade coarse screens and raw sewage pumps
- Refurbish wet well and pump room

Replace baffles, slide gates, scum skimmer, and handrails

- Upgrade sludge pumping
- Refurbish pipe gallery

TERTIARY SYSTEMS UPGRADE PROJECT

SCOPE OF WORK

- Filter media replacement
- Tertiary settling tank equipment upgrades
- Valve replacement
- Chemical dosing system upgrades

DELIVERY METHOD

Progressive design-build

ESTIMATED CONSTRUCTION COST

\$30 million (Class V estimate)

SCHEDULE

- Request for Qualifications: February 2025
- Notice to Proceed: November 2025

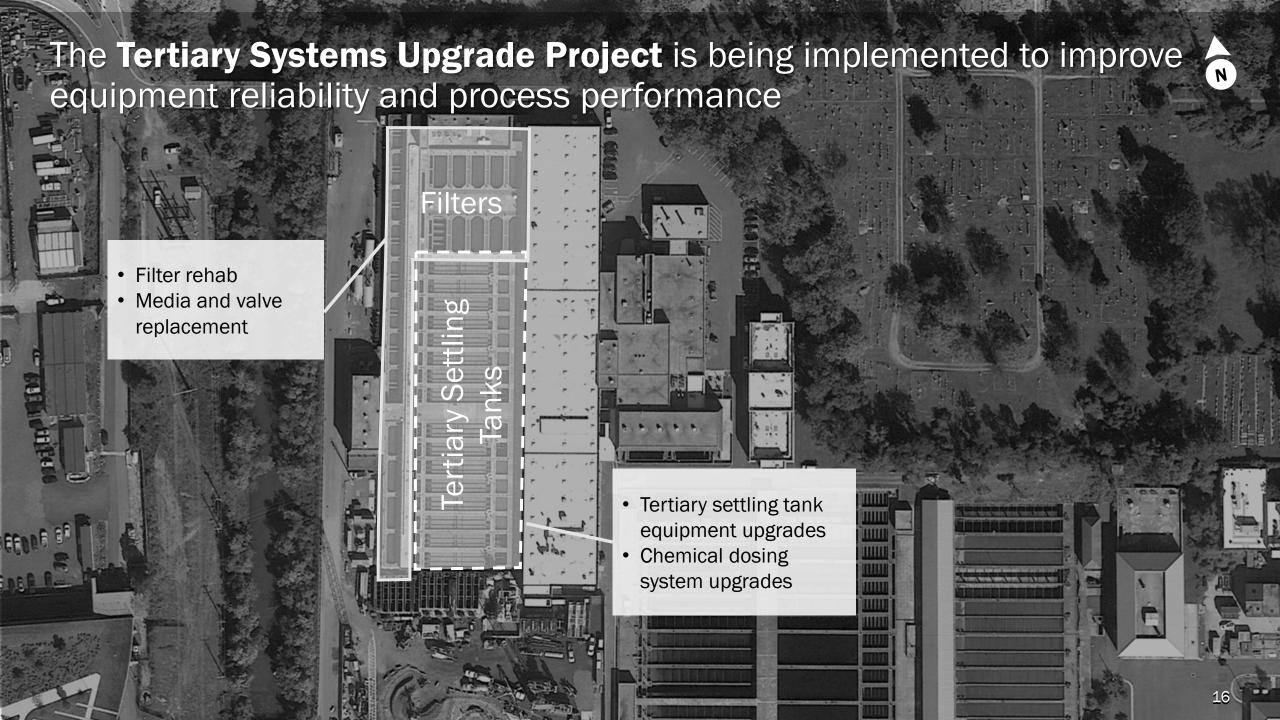
UPCOMING SOLICITATIONS

- Progressive Design-Build (AlexRenew)
- Construction Management Services (AlexRenew)



Tertiary Settling Tanks at AlexRenew





SCOPE OF WORK

- Decant system replacement
- Aeration system replacement
- Pump replacement
- Piping and control modifications (Building L)

DELIVERY METHOD

· Design-bid-build

ESTIMATED CONSTRUCTION COST

• \$10 million (rough order of magnitude)

SCHEDULE

- Invitation for Prequalification: Fall 2024
- Notice to Proceed: January/February 2025

UPCOMING SOLICITATIONS

- Construction (AlexRenew)
- Construction Management Services (AlexRenew)

CENTRATE PRETREAMENT (CPT) UPGRADE PROJECT



Building 69 - Centrate Pretreatment

ENVIRONMENTAL CENTER 5TH FLOOR BUILDOUT

SCOPE OF WORK

- Office buildout
- HVAC
- Electrical
- Furniture, fixtures, and accessories

DELIVERY METHOD

Design-bid-build

ESTIMATED CONSTRUCTION COST

\$3.0 million (rough order of magnitude)

SCHEDULE

- Invitation for Prequalification: July 2, 2024
- Notice to Proceed: October 2024

UPCOMING SOLICITATIONS

Construction (AlexRenew)



Environmental Center 5th Floor

CONSTRUCTION MANAGEMENT SERVICES

AlexRenew

Construction Management

Services Team

SCOPE OF WORK

- Management of the resident engineer for Solids and PPSU projects
- Job Order Contract support and oversight
- Resident Engineering and Inspection (RE&I) services for Tertiary Systems Upgrade (Tertiary) and Centrate Pretreatment (CPT) projects

CONTRACT TYPE

Professional engineering services

SCHEDULE

- Request for Proposals: July 23, 2024
- Notice to Proceed: November 2024



 Tertiary Systems Upgrade and CPT RE&I PPSU RE&I (GHD) Solids RE&I (Stantec)

CM Team

Other Consultants



CONSTRUCTION MANAGEMENT SERVICES SCOPE

Solids Upgrade Program and Preliminary and Primary System Upgrade Oversight	Tertiary and Centrate Pretreatment Resident Engineering and Inspection	Job Order Contract Support and Oversight
 Construction management Information System (CMIS) software implementation and management (including software selection) Change management Monthly reporting to Owner on cost and schedule Coordination across projects (i.e. traffic, safety, space, plant impacts, etc.) 	 Progress meetings Submittal review Contractor schedule review Contractor payment application reviews Risk monitoring Permit compliance and coordination Non-conformance notices, requests for information, etc. Owner training Commissioning and closeout 	 Scoping coordination Pricing review Independent cost estimates Inspection Payment application review



ENGINEERING BASIC ORDERING AGREEMENTS

ANTICIPATED TASK ORDERS

- Owner's Advisor (OA) for Tertiary Systems Upgrade Project
- Design to support Job Order Contracts' work
- Analyze options to expand WRRF capacity by 4MGD
- Support on implementing AlexRenew's environmental justice policy and sustainability goals

CONTRACT TYPE

Professional engineering services

CONTRACT LIMITS

- \$2.5 million for any single project
- \$10 million per year

SCHEDULE

- Request for Proposals: August 13, 2024
- Notice to Proceed: December 2024

- Planning and design for electrical and HVAC upgrades
- Enhance CIP planning and reporting
- Pilot artificial intelligence, robotic process automation, machine learning, and other smart utility technologies



ALEXRENEW'S SUSTAINABILITY INTIATIVES

Integrate sustainability into infrastructure, investments, and operations

- Develop Sustainability Plan
- Develop specifications for capital projects to audit and reduce resource consumption, where practical
- Update sustainable purchasing policies

Strive towards net zero carbon operations

- Conduct power monitoring study
- Investigate opportunities for onsite renewable energy generation

Recover and beneficially reuse resources from wastewater

- Maximize reclaimed water usage
- Optimize use of biogas



PROCUREMENT TIMING AND PRECLUSIONS FOR UPCOMING WORK

TERTIARY PROGRESSIVE DESIGN-BUILD

- October 2024. AlexRenew selects Construction Management (CM) Services Team. CM Services Team is precluded from pursuing Tertiary Systems Upgrade Project Progressive Design-Build (PDB).
- December 2024. AlexRenew selects the Engineering BOA's and names Tertiary Owner's Advisor (OA).
 OA is precluded from pursuing Tertiary PDB.
- February 2025. AlexRenew issues the Tertiary PDB Request for Qualifications.

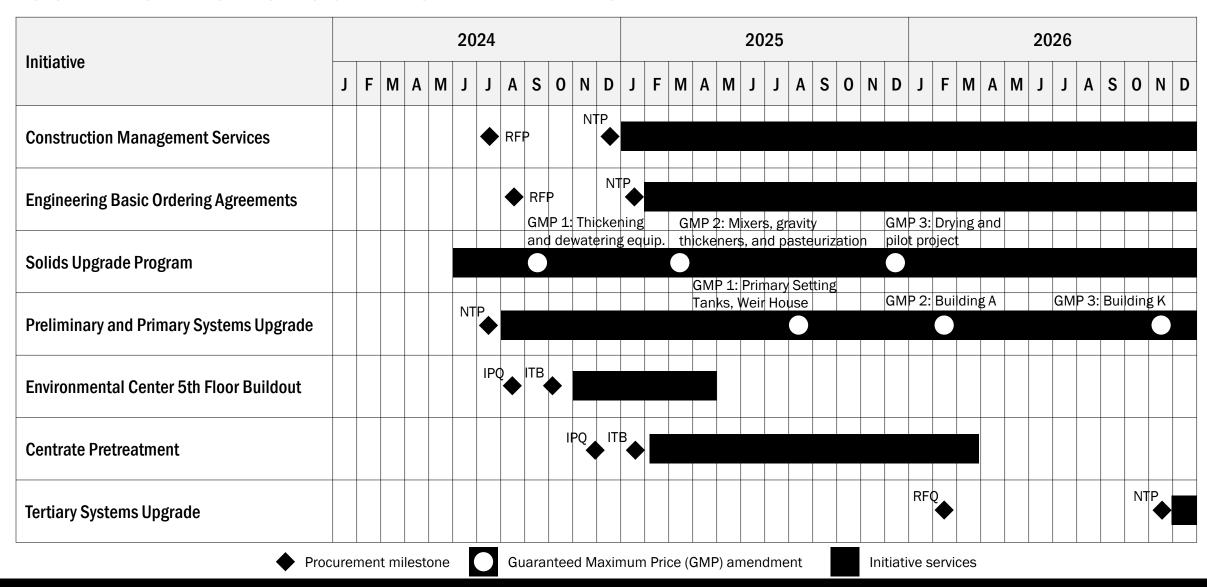
ENGINEERING BASIC ORDERING AGREEMENTS

No precluded entities.

CONSTRUCTION MANAGEMENT SERVICES

Tertiary Designer under the Tertiary Design-Builder is precluded from pursuing the CM Services.

SCHEDULE OF UPCOMING INITIATIVES





PROCUREMENT NEXT STEPS

ALEXRENEW WILL POST ALL UPCOMING SOLICITATIONS ON:

- AlexRenew's website: alexrenew.com/procurement
- eVA: eva.virginia.gov

QUESTIONS AND ANY FEEDBACK FROM TODAY:

Igor Scherbakov Procurement Manager

Purchasing@alexrenew.com





To learn more, visit www.alexrenew.com