

Tuesday, February 18, 2025 – 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 Lorna Huff, Board Executive Assistant, at (703) 721-3500 ext. 2260 or lorna.huff@alexrenew.com in advance. Submission of written statements is encouraged and may be emailed to the Board Executive Assistant. If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, contact the Board Executive Assistant at least three business days prior to the meeting.

A recording of the meeting will be posted on alexrenew.com after the meeting.

No.	Time	Item	Presenter	Action
1.	6:00 p.m.	Call to Order	Chair	
2.	6:02 p.m.	Approval of Agenda	Chair	Motion
3.	6:05 p.m.	Public Comment Period	Chair	
4.	6:10 p.m.	Consent Agenda	Chair	Motion
		a. Minutes from January 21, 2025 meeting (Tab 1)		
5.	6:15 p.m.	Board Administrative Items	Chair	Information
		a. Finance & Audit Committee – March 11, 2025	Mr. Jinks	
		b. Governance Committee – April 7, 2025	Mr. Beall	
		c. Board Calendar (Tab 2)	Mr. Carl	
6.	6:20 p.m.	Unfinished Business	Mr. Carl	Information
		a. Presentation on Updates on the Environmental Justice Assessment (Tab 3)		
7.	6:50 p.m.	New Business	Mr. Carl	Information
		a. Presentation on the Process Optimization Project (Tab 4)		
		b. Presentation on AlexRenew's 2025 Initiatives (Tab 5)		
		c. Review and Approve Update to Board Policy on Procedures for the Procurement of Construction Management At-Risk (CMAR) and Design-Build (Tab 6)		Motion
		d. Review and Approve a Resolution Authorizing an Increase to the Line of Credit Financing (Tab 7)		Motion
		e. Request for Board Member Participation on the 2025 Ellen Pickering Environmental Excellence Award Selection Committee (Tab 8)		Motion
8.	7:30 p.m.	AlexRenew Monthly Outcomes Update (Tab 9)	Mr. Carl	Information
9.	7:40 p.m.	Adjourn	Chair	

Times shown are approximate start times and serve as guidelines.

Minutes of the 925th Meeting
AlexRenew Board of Directors
6:00 p.m., Tuesday, January 21, 2025

On Tuesday, January 21, 2025, 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. Becky Hammer, Secretary-Treasurer
 Mr. Mark Jinks, Member
 Dr. Moussa Wone, Member

Staff: Mr. Justin Carl, General Manager/CEO
 Ms. Amanda Waters, General Counsel/Deputy GM
 Ms. Caitlin Feehan, Chief Administrative Officer
 Ms. Felicia Glapion, Chief Engineering Officer
 Mr. Lake Akinkugbe, Director of Finance
 Mr. Matt Robertson, Director of Communications
 Ms. Bethany Latham, Communications and Outreach Manager
 Ms. Lorna Huff, Executive Assistant to the Board & CEO

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

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

1. Call to Order

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

2. Approval of Agenda

Board members reviewed the agenda. There being no questions or changes, Mr. Jinks moved and Mr. Beall seconded. The Board unanimously approved.

3. Public Comment Period

There being no members of the public in attendance; the Chair closed the public comment period.

4. Consent Agenda

Members reviewed the Consent Agenda that contained the Minutes of the December 17, 2024, meeting. There being no questions or comments, the Chair requested a motion to approve the Consent Agenda. Ms. Hammer moved and Mr. Beall seconded. The Board unanimously approved.

5. Board Administrative Items

Mr. Carl reviewed green folder items including the FY2025-2026 Board Events Calendar, the new children's book from the Moxie series – *Moxie's Magical Tunnel Tour*, and talking points that provide

an overview of LEAP.

a. Finance and Audit Committee

The Finance and Audit Committee will meet to review the FY2026 Operating and Capital Budget and proposed rate adjustment on March 11, 2025.

b. Governance Committee

The Governance Committee will meet on Monday, April 7, to discuss action items from the prior meeting, going paperless, annual governance training, board recruitment and succession planning.

c. Board Activities

Board Retreat – February 7-8, 2025

Mr. Carl requested that members return their pre-work for the Retreat by next week. Members will discuss AlexRenew rates, affordability, and the rate setting process.

2025 UMC Conference – February 11-14, 2025

Mr. Jinks and Mr. Beall will be attending. Ms. Deines will present on AlexRenew's Environmental Justice program.

Staff Introductions

Ms. Bethany Latham, AlexRenew, Communications and Outreach Manager, Mr. Anthony Cummings, AlexRenew, Cybersecurity Manager.

6. New Business

a. Presentation on Community Outreach Program

Mr. Robertson and Ms. Latham provided an overview of AlexRenew's community outreach program, highlighting strategies to engage with internal and external stakeholders and partners and upcoming initiatives and events. The presentation provided recommendations for consideration of how the Board could support AlexRenew's communications goals, specifically presenting the Board's primary communications goals and channels and a proposed Board communications and listening matrix. Members discussed their role and indicated they would provide feedback.

7. AlexRenew Monthly Outcomes Update

a. Discussion

Mr. Akinkugbe briefed the Board on the FY2025 budget, noting that the fiscal year was halfway complete. Mr. Jinks asked why operating revenues were projected to be in line with the FY2025 budget when they currently were higher than anticipated. Mr. Akinkugbe explained that historically operating revenues are higher during the first half of the year due to water use during the summer months and lower through the second half of the year.

Legislative Update

Ms. Waters briefed the Board on Virginia General Assembly bills being tracked including legislation related to PFAS monitoring, penalties for violations of the Virginia Freedom of Information Act, and contractor apprenticeship requirements under the Virginia Public Procurement Act.

PhaseForward Dashboard

Mr. Carl noted the changes to the PhaseForward dashboard based on Board feedback. For each of the four projects, the names and descriptions were changed to better communicate to the public the purpose of each project. Each project's estimated capital costs were added to the PhaseForward spending. Mr. Carl requested any additional Board feedback on the dashboard.

RiverRenew Dashboard

Mr. Carl reviewed progress on the dashboard highlighting the significant ongoing construction work on the pumping station superstructure at AlexRenew.

LEAP

Mr. Robertson reviewed progress on the LEAP dashboard, referencing the talking points that were provided to the Board that discuss the increase in disbursement for LEAP participants.

There being no additional comment, the Chair moved to closed session.

Closed Session

The Chair, pursuant to Section 2.2-3711(A)(1) of the Code of Virginia, moved the Board to enter into a closed meeting to discuss the CEO's annual performance review. Ms. Hammer seconded. The Board unanimously approved.

At 8:55 p.m. the Board returned to open meeting, and the following certification was unanimously adopted by the members: "Pursuant to 2.2-3712(D) of the Code of Virginia, it is hereby certified that to the best of each Member's knowledge, (1) only public business matters lawfully exempted from the open meeting requirements of the Virginia Freedom of Information Act, and (2) only public business matters identified in the motion by which this closed meeting was convened were heard, discussed, or considered by the AlexRenew Board."

All Members present voted via roll call:

Mr. Hill	Aye
Mr. Beall	Aye
Ms. Hammer	Aye
Mr. Jinks	Aye
Dr. Wone	Aye

The Chair then moved that the Board recognize the performance of AlexRenew's CEO, as documented in his performance appraisal, and hereby approve the adjustment to the CEO's compensation package as agreed upon in the closed meeting. This adjustment reflects the Board's confidence in Mr. Carl's leadership and contributions to the continued success of AlexRenew. Mr. Beall seconded the motion. The Board unanimously approved.

There being no additional business, the Chair requested a motion to adjourn. Ms. Hammer moved and Mr. Beall seconded. The Board unanimously approved. The meeting was adjourned at 8:56 p.m.

APPROVED:

Secretary-Treasurer



	February
	7: Board Retreat - Day 1
	8: Board Retreat - Day 2
	18: Regular Board of Directors Meeting
	March
	11: Finance and Audit Committee
	18: Regular Board of Directors Meeting
	27: Waterway Clean-up at AlexRenew
	April
	2: Royal St Listening Session
	7: Governance Committee Meeting
	15: Regular Board of Directors Meeting
	27: Del Ray GardenFest
	May
	17: FY2026 Budget Public Hearing
	20: Regular Board of Directors Meeting
	26: Memorial Day Observed
	TBD: Eco-City Alexandria Event
	June
	17: Regular Board of Directors Meeting
	19: Juneteenth
	TBD: Hooffs Run Dedication Event
	July
	1: Beginning of FY2026 Fiscal Year
	4: Independence Day Observed
	15: Regular Meeting



Board Calendar of Events

August 2025							September 2025							October 2025							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	No Board Meeting						
					1	2		1	2	3	4	5	6				1	2	3	4	September						
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11	1: Labor Day						
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18	16: Regular Meeting						
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	20: AlexRenew Open House						
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		TBD: Pendleton St Dedication						
31																					October						
																					9: Waterway Clean-up at AlexRenew						
																					21: Regular Meeting						
																					TBD: Governance Committee						
																					November						
																					11: Veterans Day						
																					18: Regular Meeting						
																					27/28: Thanksgiving						
																					TBD: Finance and Audit Committee						
																					December						
																					16: Regular Meeting						
																					24/25: Christmas Holiday						
																					January						
																					19: Martin Luther King Jr. Day						
																					20: Regular Meeting						

Legend

	Board of Directors Meeting
	AlexRenew Observed Holidays
	Finance and Audit Committee
	Governance Committee
	Staff Activities



UPDATES ON ALEXRENEW'S ENVIRONMENTAL JUSTICE ASSESSMENT

BOARD OF DIRECTORS | FEBRUARY 18, 2025

Background

An aerial photograph of a suburban neighborhood in Alexandria, Virginia. The image shows a grid of streets with several houses, many of which are surrounded by large, mature trees. A prominent red car is visible on the left side of the image, and a white car is on the right. The overall scene is a typical suburban residential area.

ALEXANDRIA, VIRGINIA

ALEXRENEW AT-A-GLANCE

MISSION

Treat wastewater to protect public health and the waterways that connect us

VISION

Every drop of water contributes to a thriving community and healthy environment for all

FAST FACTS

- Independent, wastewater-only authority
- Treats 13 billion gallons of wastewater annually
- Serves Alexandria, VA and portions of Fairfax County
- Governed by 5-member citizen Board
- One of three water providers in Alexandria, VA

ALEXRENEW ENVIRONMENTAL JUSTICE POLICY

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.

AlexRenew’s Commitment to Environmental Justice

- / Assess AlexRenew’s existing infrastructure and programs—develop strategies to address any disparities
- / Develop guidance and conduct training
- / Meaningfully engage stakeholders and practice active listening
- / Develop diverse communication strategies and engaging educational programs
- / Make decisions with an understanding of the community’s history
- / Develop strategies to support equitable rates
- / Coordinate with the City to provide community benefit and maintain key partnerships
- / Continuously improve

ENVIRONMENTAL JUSTICE ASSESSMENT

1

INFRASTRUCTURE AND OPERATIONS ASSESSMENT

- Conducted historical review of infrastructure locations
- Assessed existing infrastructure for:
 - Environmental and health impacts
 - Availability of services and benefits
 - Economic and social burden
 - Community outreach
- Overlay and mapping analysis

2

LISTENING SESSIONS

- Interviewed staff as a pulse check on the organization regarding environmental justice

3

PROGRAMS AND POLICIES REVIEW

- Reviewed key policies, governance documents, and capital improvement program

Historical Review

CALL FOR ACTION (LATE 1940s)

POTOMAC RIVER SEWER POLLUTION

AUGUST 27, 1951

Potomac Water Held Too Thick To Drink and Too Thin to Plow

By Ben Franklin

committee members witnessed the flow of Four Mile Run into the Potomac. The area is a breeding ground for flies and mosquitoes.

The Balling Marina, a recreation area, and the City of Alexandria are also affected.

Park Service Charges Alexandria With Heavy Pollution of Potomac

Sewage Flow Into River Reduces Usefulness of Memorial Highway

By the Associated Press

RICHMOND, Va., Jan. 4—The National Park Service upbraided Alexandria today for heavily polluting the Potomac River.

Charles G. Robinson, representative of the Potomac River Commission, said today that the river is "too thick to drink and too thin to plow."

Joint Sewage Planning Gets Green Light

The Alexandria Sanitation Authority is planning a joint sewage treatment plant with the City of Alexandria.

The plan is to build a plant that will serve both the city and the surrounding area.

Council Asks State to Approve Alexandria Sanitation Authority

Creation of an Alexandria sanitation authority to construct and operate the city's first sewage disposal plant now is up to the Virginia State Corporation Commission.

The City Council has its final approval to the plan yesterday after a public hearing at which only one objector appeared.

A resolution was adopted by unanimous vote requesting the SCC to grant a certificate of incorporation or charter for the authority.

State Warns Against Delay in Building Sewage Treatment Plant for Joint Use

The State Water Control Board, now under study by attorneys, has warned Alexandria and Fairfax that the delay in building a joint sewage treatment plant could result in a costly legal battle.

The Alexandria Authority was created last year as the best means of solving the problem.

Potomac Pollution Began About 1863

Once Called 'Sweetest River'

By Aubrey Graves

This is the sweetest and cleanest of the Potomac River Basin, but it is also the most polluted. The river is now so dirty that it is unfit for drinking or bathing.

The Filthy Potomac

One cannot read the detailed pollution report of the Interstate Commission on the Potomac River Basin without experiencing a sense of revulsion over the conditions exposed.

Biologist Finds Pollution Too Thick for Life

Potomac River's Bottom Reported

Morse 'Sees And Smells' Potomac on 5-Hr. Tour

Where Are the Fish?

An answer to the question so often voiced by Potomac and Chesapeake Bay fishermen is "Nowhere."

Our Disgraceful Potomac

Health Director Seckinger's letter to President's Cup Regatta officials dramatizes the disgraceful condition of Washington's "beautiful Potomac."

Sewage-Filled Potomac's Carrier of Diseases

JOHN MCKELWAY

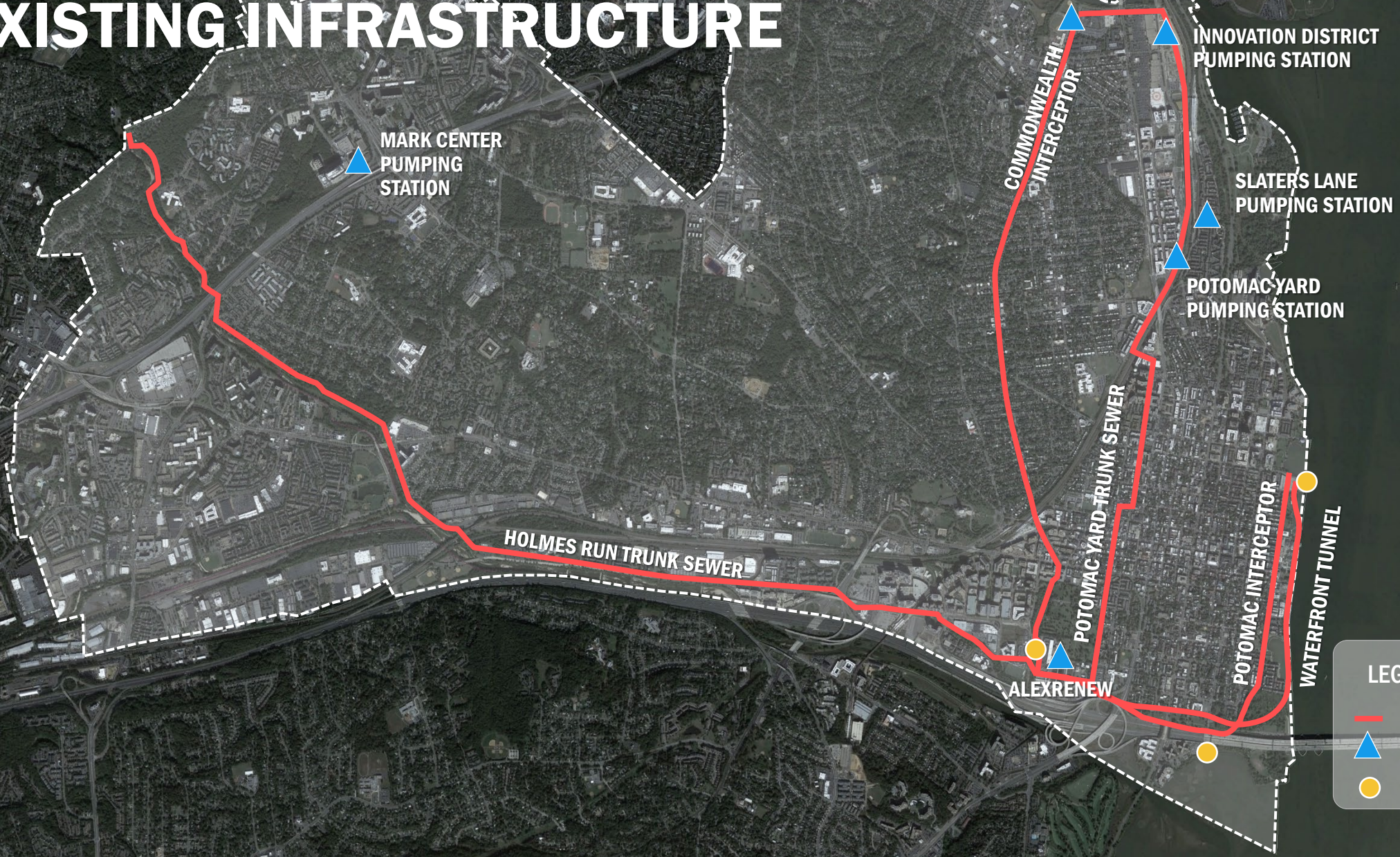
diseases lurk in the polluted Potomac, blocks of much harm they're destroy from the Potomac and as simple a good guess.

Yet the organisms, before they are destroyed, might travel from the Potomac and cause a case of typhoid.

Air Pollution Possible

A recent scientific study, explained by Mr. Levin, suggests that air pollution might follow the water pollution—a study which

ALEXRENEW EXISTING INFRASTRUCTURE



LEGEND

ALEXRENEW INTERCEPTOR

ALEXRENEW WRRF & PUMPING STATIONS

ALEXRENEW COMBINED SEWER OUTFALLS



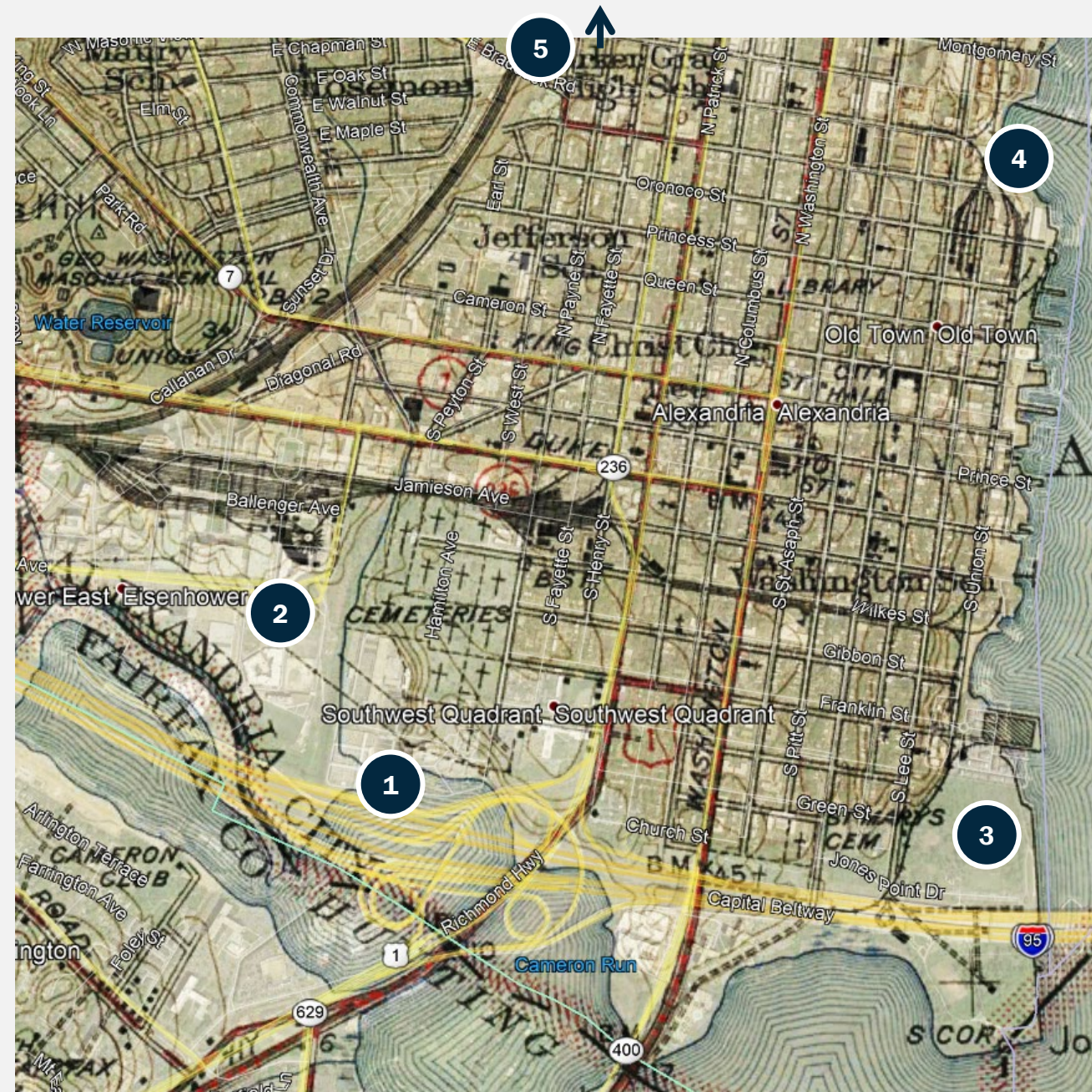
ALTERNATIVES EVALUATION (1952)

WASTEWATER PLANT

- 1 **City Dump Area** | immediately west of Payne Street
- 2 **West of Hooffs Run** | south of railroad yards and round house
- 3 **Signal Corps Site** | south of Ford Plant
- 4 **Oronoco Bay** | east of Wythe Street, north of Union Street
- 5 **North City Limits** | Four Mile Run valley

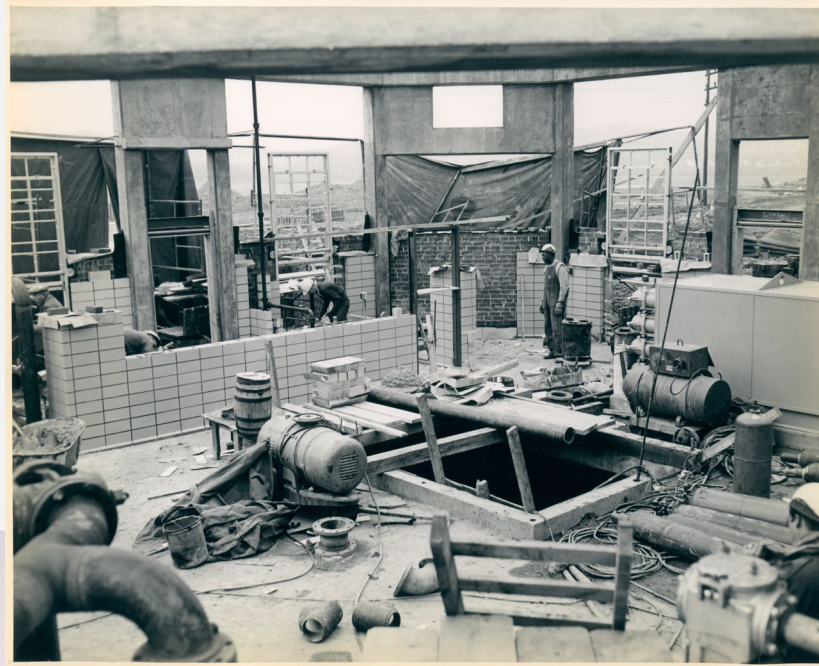
Takeaways:

- Option 3 interfered with Jones Point Park development, Options 3 and 5 required significant filling/expense
- Option 1 selected over Option 2:
 - Area available – owned by City
 - Limited fill and favorable ground conditions
 - Limited proximity to residential development
 - Outfall sewer routing
 - Readily accessible from local street network
 - Compact and convenient arrangement of structures



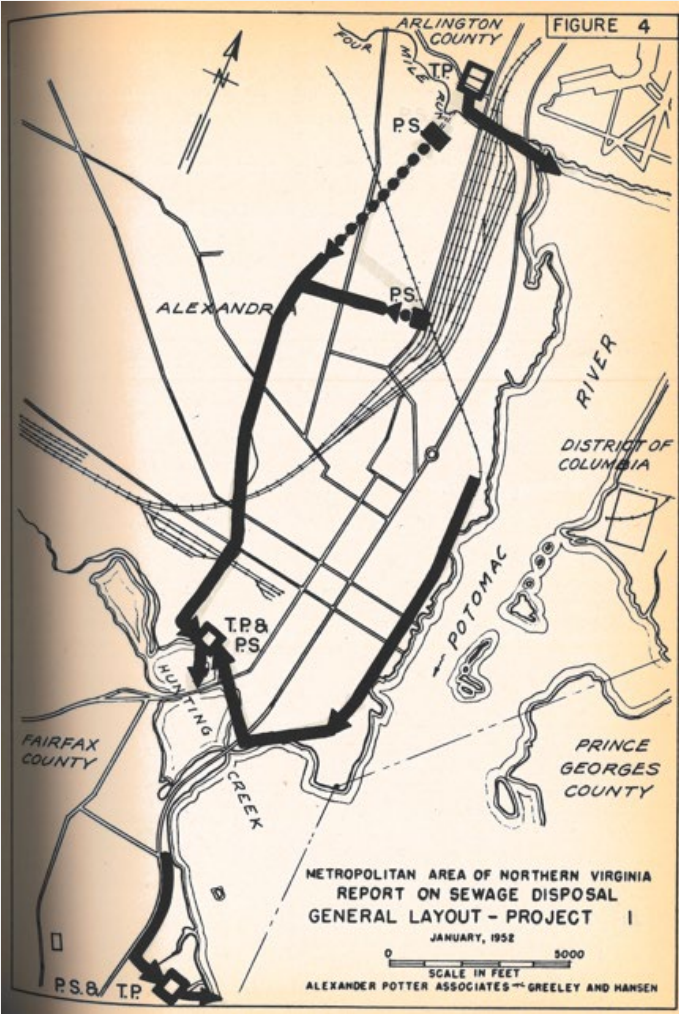
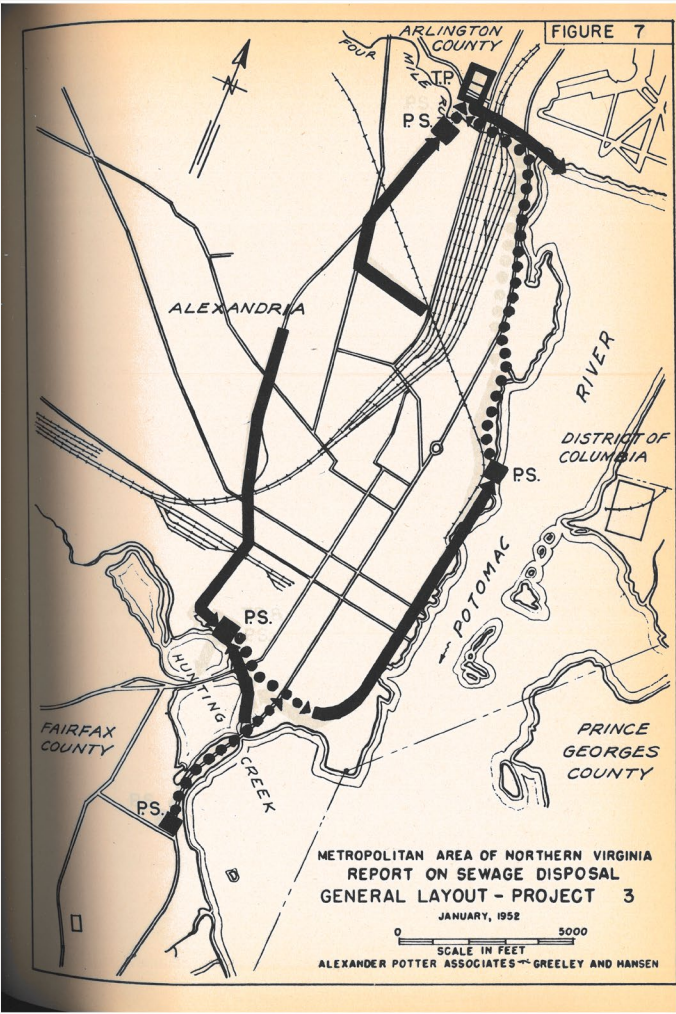
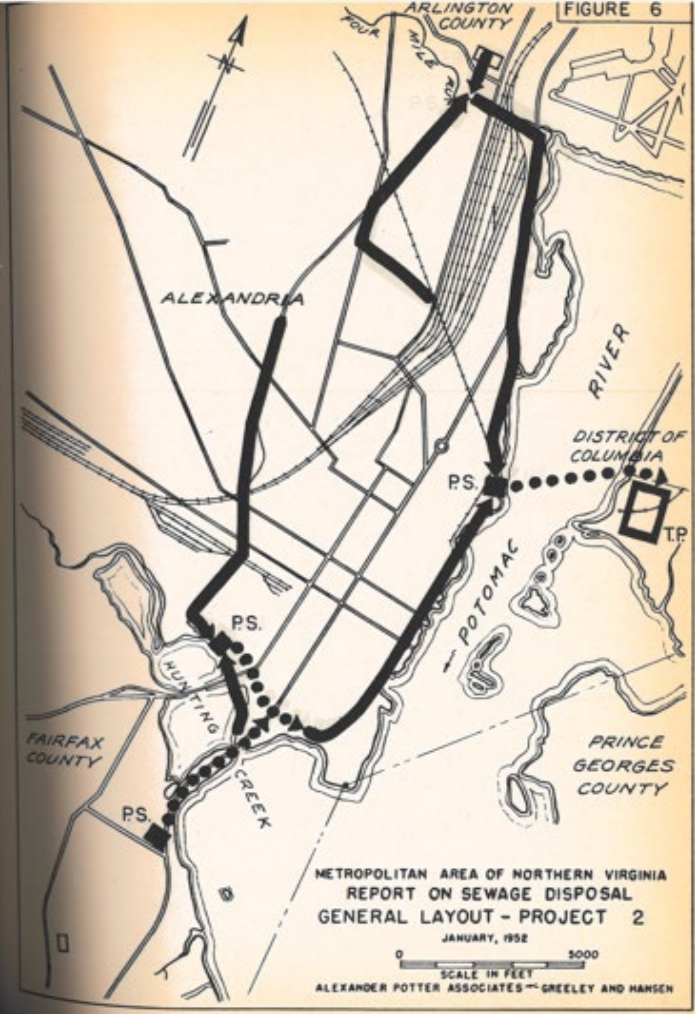
Alexandria, circa 1945
(yellow roads are modern overlay)

HISTORY OF ALEXRENEW'S WASTEWATER PLANT



ALTERNATIVES EVALUATION (1952)

INTERCEPTORS

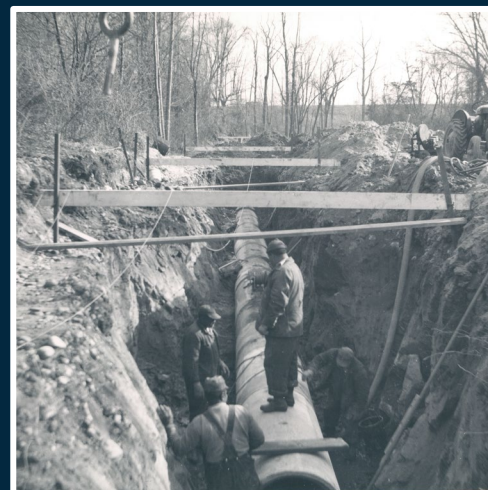


HISTORY OF ALEXRENEW'S INTERCEPTORS

Pipeline	Year Built	Rehabilitation Work	Basis for Location
Potomac Interceptor	1954	Portions relocated in 2008	Built on edge of historic Old Town to capture sanitary sewer overflows from polluting the Potomac River – portions built through former shipyard and along major interstate (now I-495)
Potomac Yard Trunk Sewer	2002, 2007, 2009	None to date	Constructed by a developer to support growth in Old Town – microtunneled within public right-of-way; turned over to AlexRenew for operation after completion
Commonwealth Interceptor	1954	Lined in 2009	Built at low point of the sewershed to prevent sanitary sewer overflows from polluting Hooffs Run – the majority was constructed within public right-of way; other portions were built through a former train yard and industrial areas
Holmes Run Trunk Sewer	1954	1975, 1989, 2003, 2008, portions lined in 2009	Built at a low point of sewershed along an existing stream bed – the major driver was to connect to Fairfax County sewer – built when surrounding area was largely undeveloped



Potomac Interceptor



Holmes Run Trunk Sewer



Commonwealth Interceptor

HISTORY OF ALEXRENEW'S PUMPING STATIONS

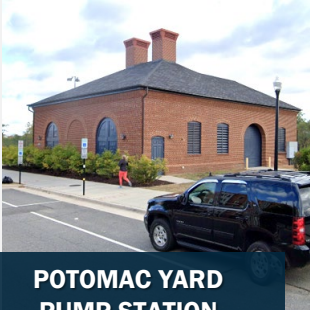
Pumping Station	Year Built	Capacity (MGD)	Basis for Location
Four Mile Run	1954	9.4	Constructed on marsh/filled land at lowest point of sewershed – no development in the surrounding area at the time of construction
Slaters Lane	1997	1.5	Constructed to support Slaters Lane development – sited by City of Alexandria and developers in Slaters Lane community; turned over to AlexRenew for operation after completion
Potomac Yard	2007	10.4	Constructed to support Potomac Yard area growth – integrated into development plan by City of Alexandria and developers; turned over to AlexRenew for operation after completion
Mark Center	2011	1.62	Constructed to support Department of Defense and Mark Center area development; pumps flows to Arlington County wastewater plant; not owned by AlexRenew
Innovation District	2024	5.6	Constructed to support Virginia Tech Innovation District and growth of the surrounding area – sited by City of Alexandria and developers; turned over to AlexRenew for operation after completion



FOUR MILE RUN
PUMP STATION



SLATERS LANE
PUMP STATION



POTOMAC YARD
PUMP STATION



MARK CENTER
PUMP STATION

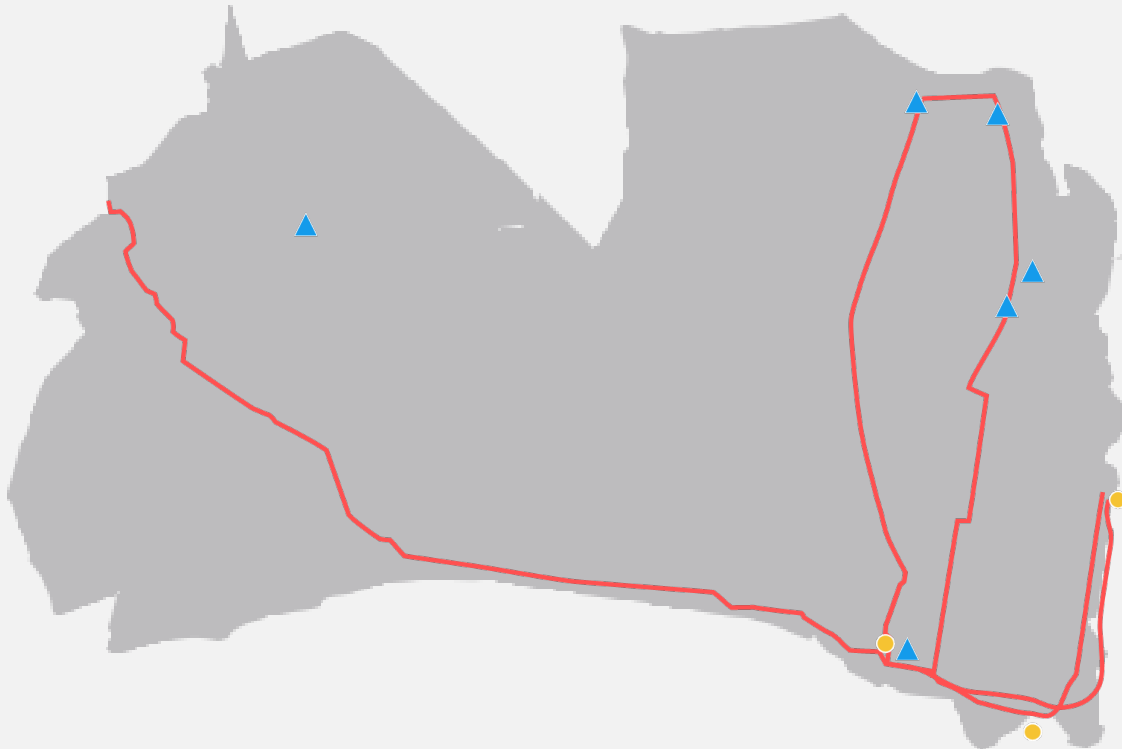


INNOVATION DISTRICT
PUMP STATION

Modern-day Assessment

EVALUATION CRITERIA

INFRASTRUCTURE AND OPERATIONS ASSESSMENT



Environmental and Health Impacts

- / Evaluate environmental impacts (e.g., odor, air pollution, noise, overflows) on EJ communities
- / Assess health risks associated with infrastructure and operations (e.g. respiratory issues, exposure to pollutants, water quality)

Access to Services and Benefits

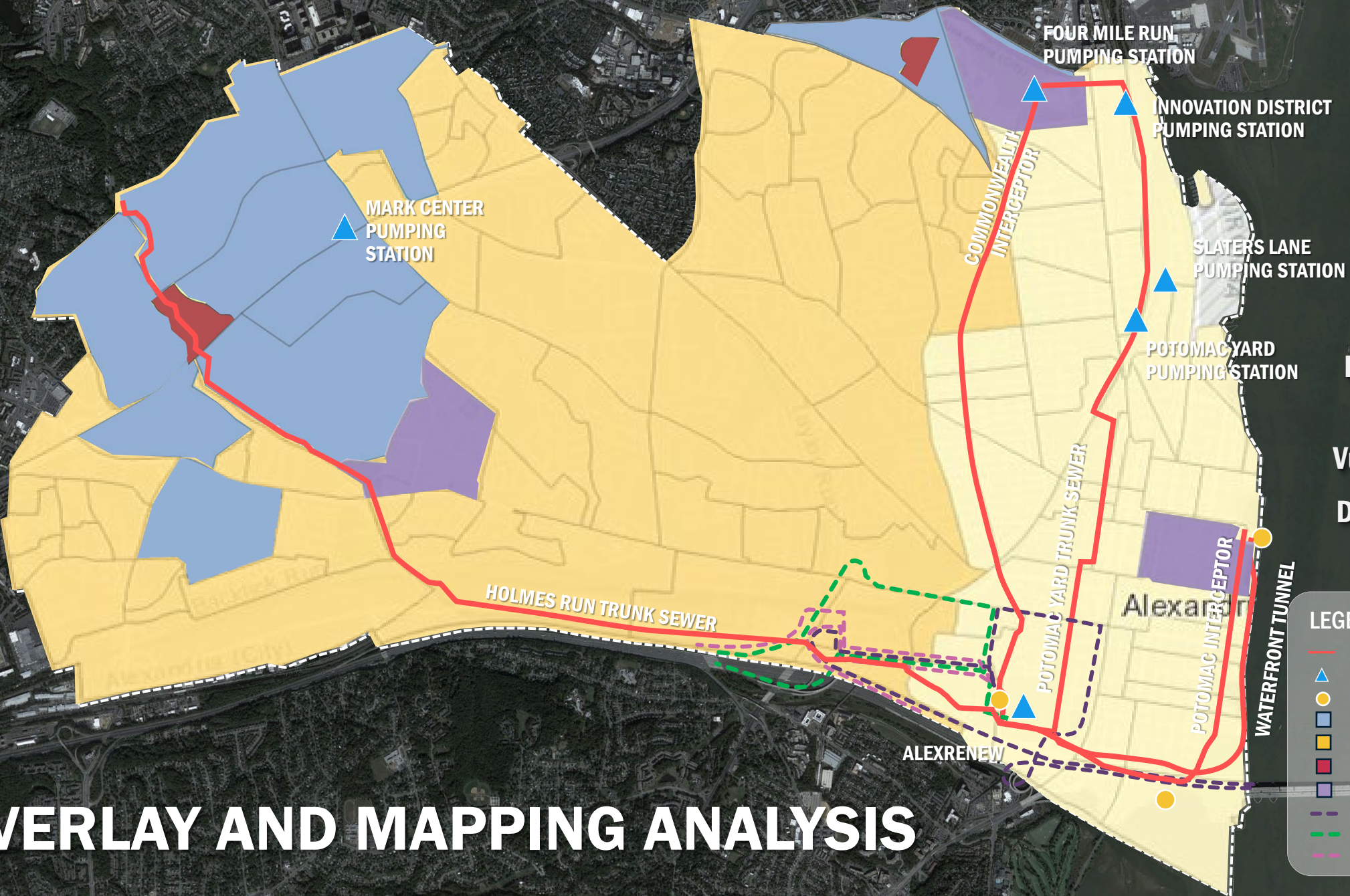
- / Identify disparities in infrastructure investment, maintenance, or upgrades across neighborhoods

Economic and Social Burden

- / Assess potential displacement, property devaluation, or reduced quality of life near wastewater facilities

Rates and Community Outreach

- / Analyze economic burdens, such as increased rates, fines, or costs passed on to low-income residents
- / Review outreach efforts to ensure communication is accessible (e.g., multiple languages, culturally appropriate methods)



SNAP
EPA Low Income
CDC Social Vulnerability Index
Diesel Particulate

LEGEND

- ALEXRENEW INTERCEPTOR
- ALEXRENEW WRRF & PUMPING STATIONS
- ALEXRENEW COMBINED SEWER OUTFALLS
- CDC SOCIAL VULNERABILITY INDEX
- EPA DIESEL PARTICULATE MATTER
- EPA LOW INCOME
- SNAP DATA
- FERRIC TRUCKING ROUTE
- METHANOL TRUCKING ROUTE
- BIOSOLIDS/SYNAGRO TRUCKING ROUTE

OVERLAY AND MAPPING ANALYSIS

LISTENING SESSIONS

- / Conducted to engage with staff about current and future environmental justice efforts
- / Interviewed 12 staff across all departments
- / Survey consisted of questions in the following categories:
 - Drivers and decision making
 - Tracking success and data
 - Culture
 - Customer service practices/trends
 - Staff training, hiring, recruitment and retention

Data from the listening sessions was used to identify existing strengths and identify opportunities to leverage environmental justice



PROGRAMS AND POLICY REVIEW



Document review:

- Board policies
- Operating and Capital Budget
- Human Resources policies
- Procurement documents
- Strategic Plan

Identified key outcomes for each document, assessed existing strengths, impacts, and identified future opportunities for environmental justice implementation

Outcomes

INFRASTRUCTURE AND OPERATIONS ASSESSMENT

ENVIRONMENT AND HEALTH

Criteria	Wastewater Plant	Interceptors	Pumping Stations	CSO Outfalls*
Assess disparate odor, noise, air pollution, overflow, and infrastructure failure impacts	<ul style="list-style-type: none"> Not located in EJ community Robust odor control No odor or noise complaints Minimal truck traffic (30 trucks/week) Haul routes do not pass through EJ communities No overflows/infrastructure failures Assessment: No disparities identified 	<ul style="list-style-type: none"> No odor or noise complaints No reported overflows in EJ communities; Commonwealth Interceptor backups in high-income, low-diversity areas due to excess infiltration and inflow (I/I) coming from City's collection system Provide adequate level of service per regulatory standard Assessment: No disparities identified 	<ul style="list-style-type: none"> 2019 Four Mile Run (FMR) odor complaint during odor upgrades No noise complaints at any pumping stations; FMR noise slightly above background levels during generator operation (30 mins/1x per week) – residential AC/heat pump level of 55 dBA 2024 FMR upgrades - increased capacity by >40% to handle excessive inflows caused by I/I from City's collection system Assessment: Past impacts addressed 	<ul style="list-style-type: none"> Dampers and odor control units at drop shaft sites – odors not anticipated Passive system – no moving parts/noise Designed for future climate conditions All outfalls controlled to meet water quality goals Assessment: No disparate impacts identified
Assess disparate health risks associated with infrastructure and operations	<ul style="list-style-type: none"> 100% permit compliance in past 5 years Strong safety and security plan Assessment: No exposure risks identified 	<ul style="list-style-type: none"> Designed, operated, and maintained to prevent human exposure Assessment: No exposure risks identified 	<ul style="list-style-type: none"> Designed, operated, and maintained to prevent human exposure Assessment: No exposure risks identified 	<ul style="list-style-type: none"> Overflows pose health risks in receiving waters Public notification system – signage and real-time website – designed/implemented to prevent exposure Assessment: Exposure risks mitigated through public notification system and reduction of overflows

*RiverRenew will decrease combined sewer overflows from 70 per year - 140 million gallons (MG) - to fewer than 4 per year (<17 MG); assessment assumes project is complete and system is operational

FOUR MILE RUN PUMPING STATION

Noise Monitoring Data

City of Alexandria Ordinance allows up to 55 decibels for AC/Heat Pump Noise in residential areas at the property line



INFRASTRUCTURE AND OPERATIONS ASSESSMENT

ACCESS TO SERVICES AND BENEFITS

Criteria	Wastewater Plant	Interceptors	Pumping Stations	CSO Outfalls*
Identify disparities in infrastructure investment or maintenance	<ul style="list-style-type: none"> All areas served equally Assessment: No disparities identified 	<ul style="list-style-type: none"> Provide equal level of service across all communities Past upgrades, investments, and maintenance based on managing the useful life of the asset Assessment: No disparities identified 	<ul style="list-style-type: none"> Provide level of service that benefits entire system Majority constructed to support new development Four Mile Run recent upgrades in 2016, 2019 and 2024 – educational signage, increased capacity Assessment: No disparities identified 	<ul style="list-style-type: none"> \$615M investment in Old Town, where CSOs are located Investment benefits entire region Community benefit restoration at all CSO sites Assessment: No disparities identified

*RiverRenew will decrease combined sewer overflows from 70 per year - 140 million gallons (MG) - to less than 4 per year (<17 MG); assessment assumes project is complete and system is operational

INFRASTRUCTURE AND OPERATIONS ASSESSMENT

ECONOMIC AND SOCIAL BURDEN

Criteria	Wastewater Plant	Interceptors	Pumping Stations	CSO Outfalls*
Assess displacement, property devaluation, reduced quality of life near facilities	<ul style="list-style-type: none"> No displacement; built on former City landfill site No property devaluation; located in high-income, low-diversity area Improves quality of life; facilities constructed with community-benefit mentality (soccer field, Environmental Center 6th floor and Education Lobby) Buildings match character of community – covered tanks, etc. <u>Assessment:</u> No disparate impacts identified 	<ul style="list-style-type: none"> No known displacements; built within public rights-of-way, industrial and/or undeveloped areas No indication of property devaluation or quality of life impacts; little to no footprint Serve all areas of City <u>Assessment:</u> No disparate impacts identified 	<ul style="list-style-type: none"> No displacements; Four Mile Run sited in reclaimed land/marsh area away from residential area; Mark Center located in military building; Innovation District built in undeveloped area Development spurred construction of modern pumping stations which are integrated into community <u>Assessment:</u> No disparate impacts identified 	<ul style="list-style-type: none"> Significant community involvement in siting CSO facilities Old Town (non-EJ community) burdened with construction Facilities located below ground and sites restored to benefit community – increased property values and quality of life <u>Assessment:</u> No disparate impacts identified

*RiverRenew will decrease combined sewer overflows from 70 per year - 140 million gallons (MG) - to less than 4 per year (<17 MG); assessment assumes project is complete and system is operational

INFRASTRUCTURE AND OPERATIONS ASSESSMENT

RATES AND OUTREACH

Criteria	System-wide
Analyze increased rates, fines, or costs passed on to low-income residents	<p>CSO project required significant rate increases on all Alexandria ratepayers and places a disproportionate burden on low-income customers. To mitigate burden, AlexRenew:</p> <ul style="list-style-type: none">• Reduced rate shock through innovative low-interest funding• Continues to lobby for additional state grant funding• Implemented robust Payment Assistance Program to support customers struggling to pay their sewer bills• <u>Assessment:</u> Ongoing mitigation efforts needed to lessen burden
Review outreach efforts to ensure communication is accessible (e.g., multiple languages, culturally appropriate methods)	<ul style="list-style-type: none">• Multiple outreach channels• Translates major communications into Spanish, Arabic, and Amharic• Individualized outreach efforts for all projects, especially those in vulnerable neighborhoods• Restoration with community benefit focus (promenade, park restoration, wayfinding signs)• <u>Assessment:</u> Increase targeted engagement in EJ communities to increase participation in payment assistance programs and solicit more input on rates and investments

LISTENING SESSIONS, PROGRAMS AND POLCIES

STRENGTHS AND OPPORTUNITIES

Strategic Goals					
STRENGTHS	Operational Excellence	Thriving Workforce	Strategic Partnerships	Environmental Sustainability	Commitment to the Community
	Utilizes compliance tracking and maintains longstanding permit compliance. Data and benchmarking drive decision making	Fosters an inclusive work environment and recruits talent from diverse backgrounds	Collaborates with environmental and community-focused groups; maintains strong partnerships with local and regional organizations	Prioritizes sustainability; integrated into all infrastructure projects throughout the organization	Conducts meaningful engagement with the community; committed to providing affordable and equitable rates
OPPORTUNITIES	Establish process to apply environmental justice principles to capital improvement program	Work to expand apprentice program in schools, EJ communities, and regionally; develop internal manager training program	Expand and leverage partnerships to reach EJ communities and influence change to positively impact customers	Strengthen policies and procedures to ensure capital investments, procurement, and workforce initiatives support sustainability, climate resilience, and waste reduction	Expand participation in customer assistance programs and increase participatory governance to empower EJ communities; target outreach in EJ communities

LESSONS LEARNED AND NEXT STEPS

LESSONS LEARNED

- / Leverage internal expertise
- / Engage department heads
- / Involve the Board early and often

NEXT STEPS

- / Prioritize actionable outcomes
- / Budget for implementation
- / Monitoring and accountability – develop mechanisms for tracking and reporting EJ outcomes
- / Communicate with stakeholders





PROCESS OPTIMIZATION PROJECT OVERVIEW

BOARD OF DIRECTORS MEETING | FEBRUARY 18, 2025

OUTLINE



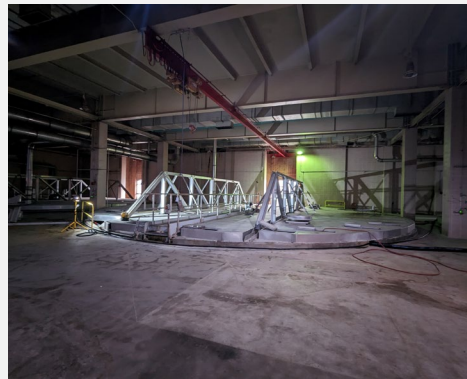
- 01 Process Optimization Overview**
Overview and background on AlexRenew's centrate pretreatment system
- 02 Project Approach**
Proposed upgrades to AlexRenew's centrate pretreatment to improve reliability
- 03 Project Scope**
Discussion of major scope elements associated with centrate pretreatment upgrades
- 04 Next Steps**
Review timeline

phaseforward

Building a Resilient Wastewater Future



**Headworks Renewal
Project**



**Biosolids Diversification
Project**



**Process Optimization
Project**



**Nutrient Reduction
Project**



ALEXRENEW

MAJOR CURRENT AND UPCOMING PROJECTS

Nutrient
Reduction
Project

Process
Optimization
Project

RiverRenew

Headworks
Renewal Project

Job Order
Contracts
(20 Active
Task Orders)

Biosolids
Diversification
Project

ANNAMOX

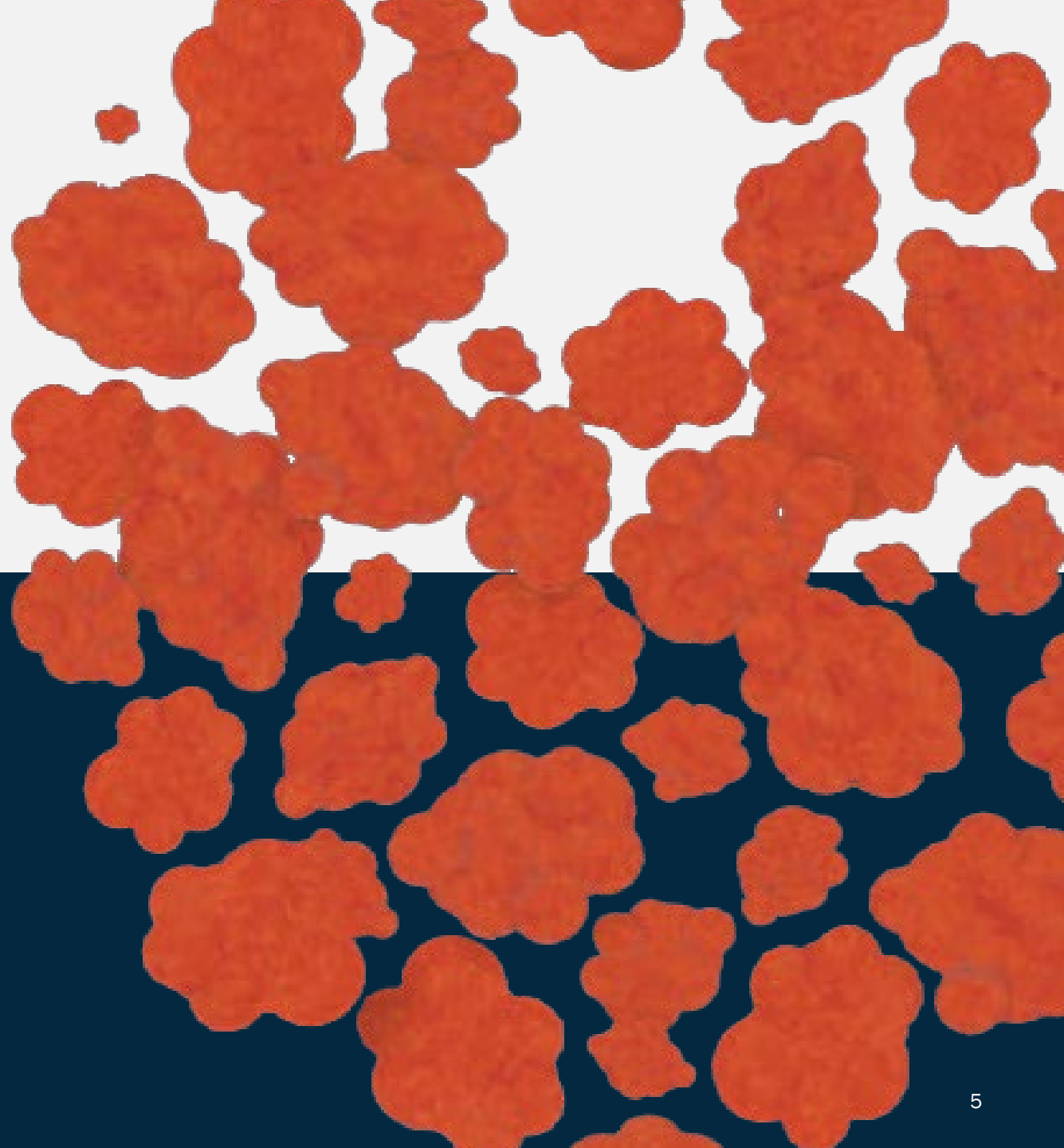
AlexRenew's denitrifying red bugs

Annamox – or “red bugs” – are tiny, naturally occurring bacteria that can shortcut the nitrogen removal process from wastewater

Converts ammonia into harmless nitrogen gas

How does annamox help?

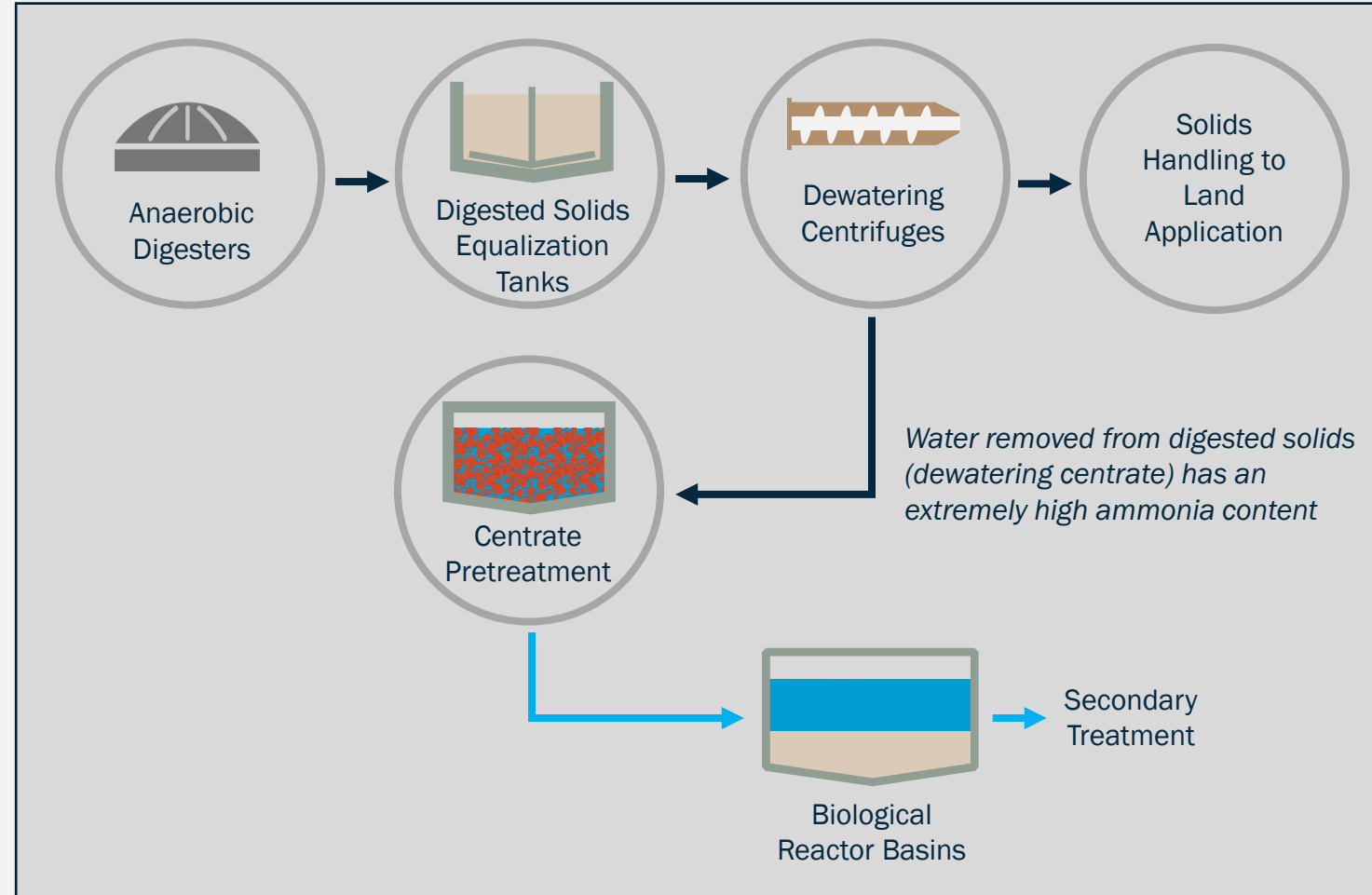
- Fewer chemicals and air/oxygen needed
- Increased energy efficiency
- Improved reliability and cost savings



CENTRATE PRETREATMENT

AlexRenew process that was commissioned in 2015 that leverages annamox bacteria to reduce the ammonia content of dewatered centrate to enhance operational efficiency.

- One of the first uses of this technology in North America
- Included additional systems for alternate nitrogen removal processes besides annamox; adding complexity to the system
- Deactivated in 2019 due to operational issues with clogging, deformed equipment, and labor-intensive system restarts.
- Plans to restart system were put on hold in 2020 due to COVID-19 pandemic and start of the RiverRenew Tunnel Project construction



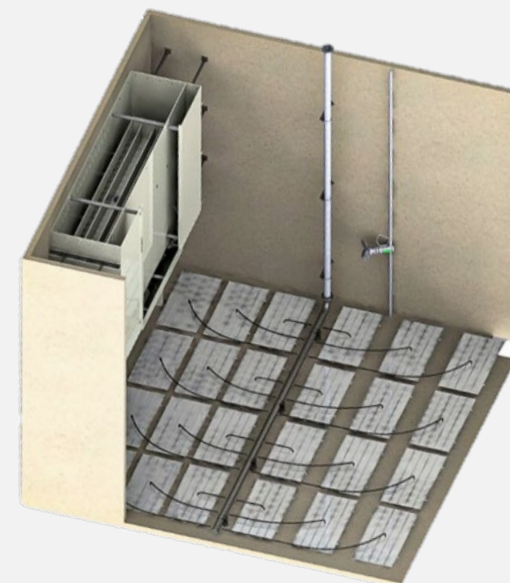
OPTIMIZING CENTRATE PRETREATMENT



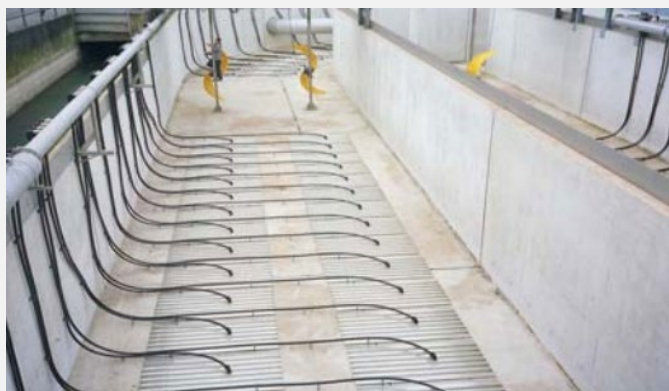
Annamox screens



Optimized blowers



New tank layout



Aeration panels



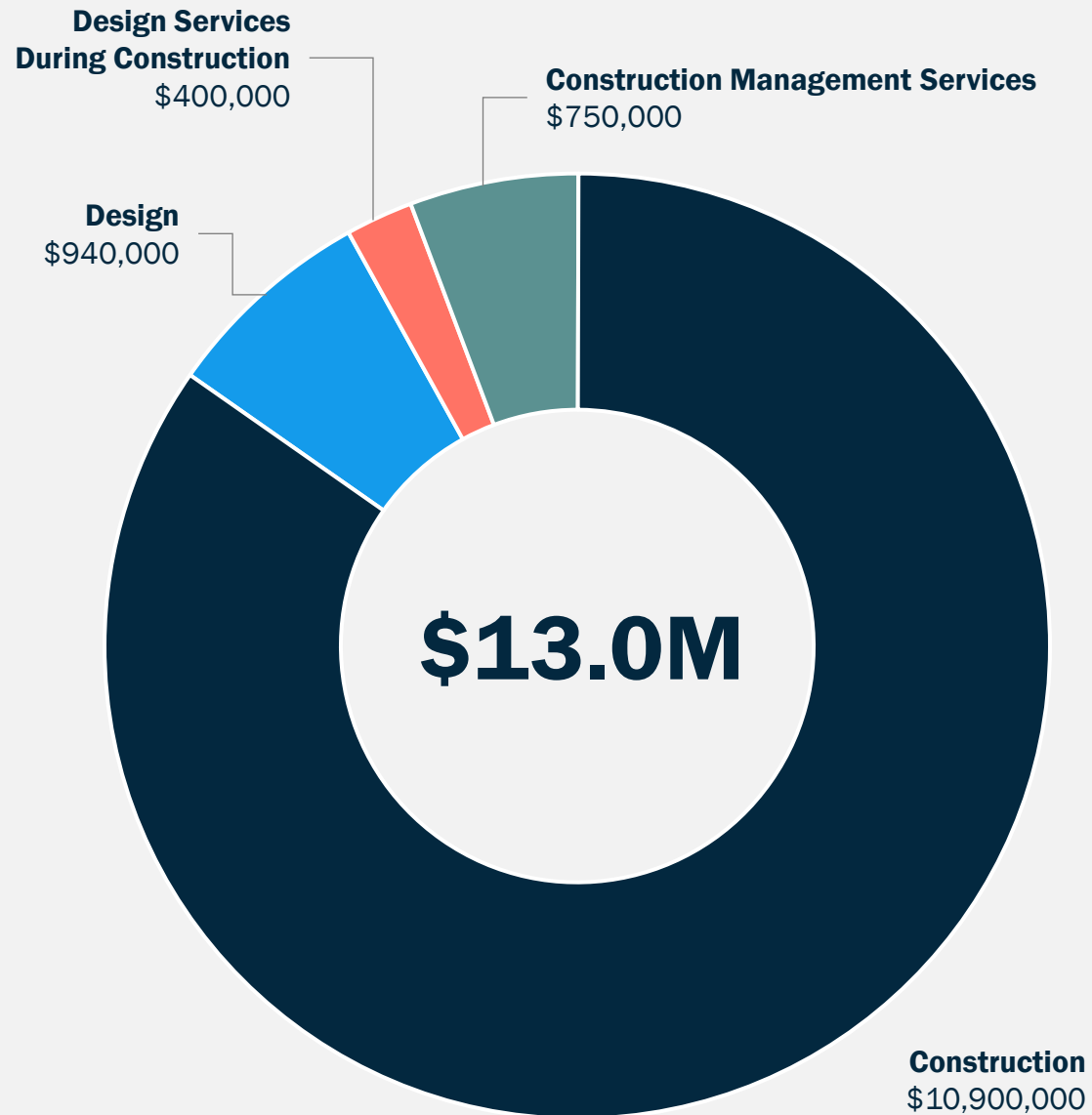
Improved flow-through equipment



Fine debris screens



Annamox "red bugs"



CENTRATE PRETREATMENT CAPITAL COSTS

Estimated capital cost as of February 10, 2025, based on the following costs and assumptions:

- Design Services: Actual costs incurred by AlexRenew
- Design Services During Construction: Rough Order of Magnitude Estimate
- Construction Management Services: Rough Order of Magnitude Estimate
- Construction: Class I Engineer's Estimate

TIMELINE







OVERVIEW OF 2025 GOALS

BOARD OF DIRECTORS | FEBRUARY 18, 2025



OPERATIONAL EXCELLENCE

Taking proactive steps to meet current and future challenges

Be a leader in the sector by innovating to meet stringent permit limits

Progress PhaseForward and RiverRenew

Adapt to address contaminants of concern and changes in flow trends

Address potential impacts of PFAS on biosolids and develop plan to for the City's 4 MGD capacity allocation

Proactively manage the impacts of climate change

Finalize climate change study

Maximize equipment availability while reducing the need to replace assets

Finalize asset management framework

Leverage technology to advance efficiency and modernize operations

Modernize plant controls and business operations

Safeguard against current and emerging security and cybersecurity risks

Strengthen cybersecurity posture and maintain a security-first culture



THRIVING WORKFORCE

Investing in our staff and fostering a culture of belonging

Foster a diverse and inclusive work environment

Continue to build an inclusive workplace that recognizes staff for exemplary performance and solicits employee feedback

Upskill staff to meet the demands of a dynamic industry

Continue to develop on-the-job training program and launch internal manager leadership program

Promote a culture of continuous improvement

Improve employee engagement and focus on transparent communication



STRATEGIC PARTNERSHIPS

Promoting watershed-level thinking through collaboration and advocacy

Modernize intergovernmental agreements to effectively manage water resources

Progress the Arlington Service Agreement and work with the City on the Commonwealth Interceptor Infiltration and Inflow Study

Partner with local stakeholders to advance a holistic and resilient one water approach

Support the City's transition to the 5th floor; collaborate with the City and Reworld on potential beneficial use of AlexRenew's biosolids; provide pathways for supporting the City's stormwater program through RiverRenew commissioning

Engage with advocacy associations and peer utilities to promote reasonable and effective policies and regulations that are supportive of local needs

Continue collaboration with Northern Virginia authorities' leadership group to advance strategies to support the sector at a regional level; advocate for environmentally responsible PFAS guidance in Virginia



ENVIRONMENTAL SUSTAINABILITY

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

Integrate sustainability into infrastructure investments and operations

Develop organizational-wide sustainability plan and procedures for incorporation into capital work

Strive toward net carbon zero operations

Pilot power monitoring of the Intermediate Pumping Station and develop standards for solar panel installation at AlexRenew

Recover and beneficially reuse resources from wastewater

Implement reclaimed water system repairs and optimize use of biogas



COMMITMENT TO THE COMMUNITY

Provide affordable and equitable rates

Advocate for additional grant funding for RiverRenew; review current and alternative rate structures for potential implementation

Develop innovative funding and financing strategies for capital investments

Continue to seek the most affordable funding options for capital work, make key updates to the finance policies, and enhance the capital planning process

Advance a sustainable customer payment assistance program

Develop funding mechanisms and collect data to inform the future direction of LEAP

Meaningfully engage the community and grow personal connections to water

Engage with community members through events and communications channels; Unveil wayfinding signage and Pendleton Street Promenade

Mitigate disproportionate environmental impacts on the community

Establish programs and policies that align with the Board's Environmental Justice Policy and assessment

Inspire younger audiences to develop the next generation of water professionals

Develop additional STEM activities and expand distribution of children's book series; Attend STEM events and provide tours and presentations for students and community groups



MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: February 18, 2025

SUBJECT: *New Business, Joint Use*
Approval of revisions to Board of Directors' Procedures for the Procurement of Construction Management At-Risk and Design-Build

Issue

The Board of Directors' Procedures for the Procurement of Construction Management At-Risk and Design-Build requires minor revisions to align with procedures adopted by the Virginia Secretary of Administration effective December 17, 2024.

Recommendation

Staff respectfully requests that the Board of Directors approve the recommended revisions to the attached Procedures for the Procurement of Construction Management At-Risk and Design-Build. Justification for this recommendation is provided in the "Discussion" section of this memorandum.

Budget and Funding

There is no budget or funding associated with this request.

Discussion

The Procedures for the Procurement of Construction Management At-Risk and Design-Build were adopted in June 2012 and most recently revised in July 2024. Virginia Code § 2.2-4382 serves as the basis for the Policy, which requires consistency with procedures adopted by the Virginia Secretary of Administration for utilizing construction management or design-build contracts. On December 17, 2024, the Secretary of Administration published revisions to its procedures. The Policy was updated to align with the updates to these procedures.

This action supports AlexRenew's strategic goal of Operational Excellence.

ACTION TAKEN

Approved:

Disapproved:

Approved with Modification:

Modification(s):

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



Title: Procedures for the Procurement of Construction Management At-Risk and Design-Build

Date of Adoption:
June 19, 2012

Date(s) of Revision: February 19, 2013; December 19, 2017;
June 20, 2023; January 16, 2024; July 1, 2024; February 18,
2025

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Construction Management At-Risk

In accordance with the provisions of § 2.2-4378 et seq. of the Code of Virginia (“VA Code”), AlexRenew (the “Authority”) hereby adopts the following procedures for the procurement of Construction Management At-Risk (“CMAR”) contracts, as defined in VA Code § 2.2-4379.

- I. **AUTHORITY:** Pursuant to VA Code § 2.2-4382, the Authority may enter a contract with a Construction Manager (“CM”) on a lump sum or cost plus with a guaranteed maximum price basis in accordance with these procedures. The Authority is authorized to use competitive negotiations to procure CMAR contracts when it:
 - A. Has in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall advise the Authority regarding the use of CMAR contracts for the project and who shall assist the Authority with the preparation of the Request for Proposals (“RFP”) and the evaluation of such proposals; and
 - B. Determines in advance and provides written justification (i) that the design-bid-build project delivery method, as defined in VA Code § 2.2-4379, is not practicable or fiscally advantageous; (ii) that the project is complex as defined in VA Code § 2.2-4379; and (iii) that there is a benefit to the Authority by using a CMAR contract; and
 - C. Receives approval from the Authority’s Board of Directors (“Board”) to use a CMAR contract by resolution or motion specific to the project and adopted in a public forum prior to the issuance of the Request for Qualifications.
- II. **PROCEDURE FOR APPROVAL TO USE CMAR CONTRACT:** Prior to taking any further action, the Board shall pass a resolution approving the use of a CMAR contract on a project-by-project basis. The documentation requesting Board approval shall include:
 - A. Written justification that a CMAR contract meets the criteria found in Paragraph 1 above.
 - B. A stipulation that the CMAR contract will be entered into no later than the completion of the schematic phase of design unless prohibited by authorization of funding restrictions.
- III. **CMAR SELECTION PROCEDURES:** The following procedures shall be used in selecting a CM and awarding a contract:
 - A. The Authority shall appoint an Evaluation Committee (“Committee”) consisting of at least three members from the Authority. The Committee shall include a licensed professional engineer or architect employed by or under contract with the Authority.
 - B. The Committee shall determine the criteria for the contract award in accordance with § 2.2-4378 et seq. Cost is a critical component of the selection process. The criteria shall be submitted to the Chief Executive Officer (“CEO”), in advance, for approval.

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



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2025

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IV. TWO-STEP CONTRACT PROCUREMENT PROCESS: Procurement of the contract requires a two-step process.

A. Request for Qualifications (STEP I): The Authority shall prepare a Request for Qualifications ("RFQ") inviting the submission of Statements of Qualifications ("SOQ") that enables the Authority to assess the qualifications and capabilities of the proposers.

i. The RFQ shall include the justifications set forth above in Paragraph 1; a description of the type, size, and scope of the project; a summary of the qualifications required of the CM; the criteria to be used to evaluate the SOQs; and other relevant information.

ii. The RFQ will require a summary of the proposer's experience for a period of 10 prior years to determine whether the proposer has constructed, by any method of project delivery, at least three projects similar in scope and size. Prior construction management or design-build experience or previous experience with the Division of Engineering and Buildings of the Virginia Department of General Services shall not be considered as a prerequisite or factor considered for shortlisting. All proposers shall have a licensed Class "A" contractor registered in the Commonwealth of Virginia as part of the Project team.

iii. The RFQ shall be posted in accordance with § 2.2-4378 et seq., including posting on eVa and/or the Authority's own website, and shall require SOQs to be submitted electronically.

iv. SOQs shall include responses to the information contained in the RFQ.

v. SOQs and any other relevant information shall be evaluated by the Committee to determine those deemed most qualified with respect to the criteria established in the RFQ.

vi. Evaluation of SOQs shall result in a shortlist of three to five proposers to receive the RFP. If qualified, the shortlist shall include a minimum of one Department of Small Business and Supplier Diversity (DSBSD)-Certified Small Business.

vii. At least 30 days prior to the date established for the submission of proposals, preferably within 14 days of selecting a shortlist, the Authority shall provide written notification of those selected for the shortlist to each proposer who submitted an SOQ. The Authority shall offer debriefs to proposers not shortlisted.

B. Request for Proposals (STEP II): The Authority shall issue an RFP to the shortlisted proposers.

i. The RFP shall include schematic design documents, proposed contract terms and conditions, and instructions to shortlisted proposers on RFP responses, including the criteria for award. The criteria will include the experience of each proposer on comparable construction management or design-build projects.

ii. Proposals shall include responses to the requirements contained in the RFP, including, but not limited to, a summary of the proposer's team qualifications, a summary of the proposer's anticipated plans for Project approach and execution, and a price proposal.

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- iii. Proposals shall be submitted electronically.
 - iv. Any pricing information contained in the proposals shall be sealed separately and submitted to the Authority's Price Designee who is not involved in the evaluation and selection process and shall be secured and kept sealed until evaluation of the technical proposals is complete.
 - v. Proposals shall be evaluated and ranked by the Committee.
 - vi. Following evaluation and ranking of the proposals, the Committee shall make a recommendation to and obtain approval from the CEO to conduct negotiations with the proposer submitting the highest ranked proposal. The contract shall be awarded to the proposer who is fully qualified and has been determined to provide the best value in response to the RFP.
 - vii. Within 14 days of notifying the CEO, the Authority shall provide written notification to all proposers of the Authority's intent to award the contract to a particular proposer. When the terms and conditions of multiple awards are so provided in the RFP, awards may be made to more than one proposer. Upon request, documentation of the process used for the final selection shall be made available to the unsuccessful proposers.
- V. REQUIRED CONSTRUCTION MANAGEMENT CONTRACT TERMS: Any CMAR contract entered into by the Authority will contain provisions requiring that (1) not more than 10% of the construction work (measured by cost of the work) will be performed by the CM with its own forces and (2) that the remaining 90% of the construction work will be performed by subcontractors of the CM which the CM must procure by publicly advertised, competitive sealed bidding to the maximum extent practicable. This limitation on self-performance shall not apply to CMAR contracts involving infrastructure projects.
- A. Documentation shall be placed in the file detailing the reasons any work is not procured by publicly advertised competitive sealed bidding. The CEO may modify these contractual requirements in whole or in part for projects where it would be fiscally advantageous to the public to increase the amount of construction work performed by the CM.
 - B. The Guaranteed Maximum Price shall be established at the completion of 90% design unless the CEO grants a waiver to this requirement.
 - C. The Authority may post on eVA and/or the Authority's own website when and where the CM plans to advertise bid packages for subcontracting opportunities when appropriate.

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Design-Build

In accordance with the provisions of § 2.2-4378 et seq. of the Code of Virginia ("VA Code"), AlexRenew (the "Authority") hereby adopts the following procedures for the procurement of Design-Build ("D-B") contracts, as defined in VA Code § 2.2-4379.

- I. **AUTHORITY:** Pursuant to VA Code § 2.2-4382, the Authority may enter into a contract with a Design-Builder on a fixed-price or not to exceed basis in accordance with these procedures. The Authority is authorized to use competitive negotiations to procure D-B contracts when it:
 - A. Has in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall advise the Authority regarding the use of D-B contracts for the project and who shall assist the Authority with the preparation of the Request for Proposals ("RFP") and the evaluation of such proposals; and
 - B. Determines in advance and provides written justification (i) that the design-bid-build project delivery method, as defined in VA Code § 2.2-4379, is not practicable or fiscally advantageous; (ii) that the project is complex as defined in VA Code § 2.2-4379; and (iii) that there is a benefit to the Authority by using a D-B contract; and
 - C. Receives approval from the Authority's Board to use a D-B contract by resolution or motion specific to the project and adopted in a public forum prior to the issuance of the Request for Qualifications ("RFQ").
- II. **PROCEDURE FOR APPROVAL TO USE D-B CONTRACT:** Prior to taking any further action, the Board shall pass a resolution approving the use of D-B contract on a project-by-project basis. The documentation requesting Board approval shall include written justification that a D-B contract meets the criteria found in Paragraph 1 above.
- III. **D-B SELECTION PROCEDURES:** The following procedures shall be used in selecting a D-B and awarding a contract:
 - A. The Authority shall appoint an Evaluation Committee ("Committee") consisting of at least three members from the Authority. The Committee shall include a licensed professional engineer or architect employed by or under contract with the Authority.
 - B. The Committee shall determine the criteria for the contract award in accordance with VA Code § 2.2-4378 et seq. Cost is a critical component of the selection process. The criteria for the award shall be submitted to the Chief Executive Officer ("CEO"), in advance, for approval.
- IV. **TWO-STEP CONTRACT PROCUREMENT PROCESS:** Procurement of the contract shall be a two-step process.
 - A. **Request for Qualifications (STEP I):** The Authority shall prepare a Request for Qualifications ("RFQ") inviting the submission of Statements of Qualifications ("SOQ") that enables the Authority to assess the qualifications and capabilities of the proposers.

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



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- i. The RFQ shall include the justifications set forth above in Paragraph 1 above; a description of the type, size, and scope of the project; a summary of the qualifications required of the Design-Builder; the criteria to be used to evaluate the SOQs; and other relevant information.
 - ii. The RFQ will require a summary of the proposer's experience for a period of 10 prior years to determine whether the proposer has constructed, by any method of project delivery, at least three projects similar in scope and size. Prior construction management or design-build experience or previous experience with the Division of Engineering and Buildings of the Virginia Department of General Services shall not be considered as a prerequisite or factor considered for shortlisting. All proposers shall have a licensed Class "A" contractor registered in the Commonwealth of Virginia and an Architect or Engineer registered in the Commonwealth of Virginia as part of the Project team.
 - iii. The RFQ shall be posted in accordance with VA Code § 2.2-4378 et seq., including posting on eVA and/or the Authority's own website and shall require SOQs to be submitted electronically.
 - iv. SOQs shall include responses to the information contained in the RFQ, ~~including, but not limited to,~~
 - v. SOQs and any other relevant information shall be evaluated by the Committee to determine those deemed most qualified with respect to the criteria established in the RFQ.
 - vi. Evaluation of SOQs shall result in a shortlist of three to five proposers to receive the RFP. If qualified, the shortlist shall include a minimum of one DSBSD-Certified Small Business.
 - vii. At least 30 days prior to the date established for the submission of proposals, preferably within 14 days of selecting a shortlist, the Authority shall provide written notification of those selected for the shortlist to each proposer who submitted an SOQ. The Authority shall offer debriefs to proposers not shortlisted.
- B. Request for Proposals (STEP II): The Authority shall issue an RFP to shortlisted proposers requesting Technical Proposals and sealed Price Proposals.
- i. The RFP shall include design documents at a level determined appropriate by the Authority ~~of no less than 30%~~, proposed contract terms and conditions, and instructions for the shortlisted proposers on RFP responses, including the criteria for award. The criteria will include the experience of each proposer on comparable construction management or design-build projects.
 - ii. Proposals shall include responses to the requirements contained in the RFP, including a Technical Proposal that describes a summary of the proposer's team qualifications, a summary of the proposer's anticipated plans for Project approach and execution, and addresses other requirements from the RFP, and a Price Proposal.

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- iii. The Technical Proposal and the Price Proposal shall be submitted separately as described.
 - iv. Proposals shall be submitted electronically.
 - v. Price Proposals shall be sealed and submitted separately to the Authority's Price Designee who is not involved in the evaluation and selection process and shall be secured and kept sealed until evaluation of the Technical Proposals is complete.
 - vi. Technical Proposals shall be evaluated by the Committee. Should the Authority determine in writing and in its sole discretion that only one proposer is, or that one proposer is clearly more highly qualified than the others under consideration, a contract may be negotiated and awarded to that offeror after approval of the CEO. Otherwise, the Authority shall open the Price Proposals and apply the criteria for award as specified in the RFP and approved by the CEO.
 - vii. The Committee shall make its recommendation on the selection of a Design-Builder to the CEO based on its evaluations of the Technical and Price Proposals. The contract shall be awarded to the proposer who has been determined to have provided the best value in response to the RFP.
 - viii. Within 14 days of notifying the CEO, the Authority shall provide written notification to all proposers of the Authority's intent to award the contract to a particular proposer. When the terms and conditions of multiple awards are so provided in the RFP, awards may be made to more than one proposer. Upon request, documentation of the process used for the final selection shall be made available to the unsuccessful proposers.
- V. **REQUIRED DESIGN-BUILD CONTRACT TERMS:** The Authority may post on eVA and/or the Authority's own website when and where the general contractor plans to advertise bid packages for subcontracting opportunities when appropriate.

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Construction Management At-Risk

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 - Has in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall advise the Authority regarding the use of CMAR contracts for the project and who shall assist the Authority with the preparation of the Request for Proposals ("RFP") and the evaluation of such proposals; and
 - Determines in advance and provides written justification (i) that the design-bid-build project delivery method, as defined in VA Code § 2.2-4379, is not practicable or fiscally advantageous; (ii) that the project is complex as defined in VA Code § 2.2-4379; and (iii) that there is a benefit to the Authority by using a CMAR contract; and
 - Receives approval from the Authority's Board of Directors ("Board") to use a CMAR contract by resolution or motion specific to the project and adopted in a public forum prior to the issuance of the Request for Qualifications ("RFQ").
- II. **PROCEDURE FOR APPROVAL TO USE CMAR CONTRACT:** Prior to taking any further action, the Board shall pass a resolution approving the use of a CMAR contract on a project-by-project basis. The documentation requesting Board approval shall include:
 - Written justification that a CMAR contract meets the criteria found in Paragraph I above.
 - A stipulation that the CMAR contract will be entered into no later than the completion of the schematic phase of design unless prohibited by authorization of funding restrictions.
- III. **CMAR SELECTION PROCEDURES:** The following procedures shall be used in selecting a CM and awarding a contract:
 - The Authority shall appoint an Evaluation Committee ("Committee") consisting of at least three (3) members from the Authority. The Committee shall include a licensed professional engineer or architect employed by or under contract with the Authority.
 - The Committee shall determine the criteria for the contract award in accordance with § 2.2-4378 et seq. Cost is a critical component of the selection process. The criteria shall be submitted to the Chief Executive Officer ("CEO"), in advance, for approval.

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IV. TWO-STEP CONTRACT PROCUREMENT PROCESS: Procurement of the contract requires a two-step process.

- Request for Qualifications (STEP I): The Authority shall prepare an RFQ inviting the submission of Statements of Qualifications ("SOQ") that enables the Authority to assess the qualifications and capabilities of the proposers.

i. The RFQ shall include the justifications set forth above in Paragraph I; a description of the type, size, and scope of the project; a summary of the qualifications required of the CM; the criteria to be used to evaluate the SOQs; and other relevant information.

ii. The RFQ shall include the following minimum pass/fail requirements:

1. Insufficient Financial Ability – The proposer lacks the financial capacity to perform the contract. If a surety bond is required, the proposer must provide evidence of its ability to obtain one from an approved surety corporation.
2. History of Breach of Contract – The proposer or any officer, director, or owner thereof have had court judgments against them in the past ten (10) years for breach of contract.
3. Noncompliance with Prior Contracts – The proposer has a record of significant noncompliance with past public contracts without valid justification within the past ten (10) years.
4. Criminal Convictions Related to Construction or Contracting – The proposer or any officer, director, owner, project manager, procurement manager, or chief financial official thereof have been convicted in the past ten (10) years of crimes related to construction or contracting, such as fraud or procurement violations.
5. Debarment Status – The proposer or any officer, director, or owner thereof are currently debarred from bidding or contracting by a public body, another state agency, or the federal government.
6. Failure to Provide Required Information – The proposer did not submit requested information relevant to any of the above criteria in a timely manner.

SOQs that fail one or more of these minimum requirements will be deemed nonresponsive, will not be reviewed, and therefore not considered for shortlisting. The Authority shall notify any proposer not meeting the minimum pass/fail requirements in writing within thirty (30) days of receipt of the SOQs. The written notification shall state the reasons for the nonresponsive SOQ.

iii. The RFQ will require a summary of the proposer's experience for a period of ten (10) prior years to determine whether the proposer has constructed, by any method of project delivery, at least three (3) projects similar in scope and size. Prior construction management

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or design-build experience or previous experience with the Division of Engineering and Buildings of the Virginia Department of General Services shall not be considered as a prerequisite or factor considered for shortlisting. All proposers shall have a licensed Class "A" contractor registered in the Commonwealth of Virginia as part of the Project team.

- iv. The RFQ shall be posted in accordance with § 2.2-4378 et seq., including posting on eVa and/or the Authority's own website, and shall require SOQs to be submitted electronically.
 - v. SOQs shall include responses to the information contained in the RFQ.
 - vi. SOQs and any other relevant information shall be evaluated by the Committee to determine those deemed most qualified with respect to the criteria established in the RFQ.
 - vii. Evaluation of SOQs shall result in a shortlist of three (3) to five (5) proposers to receive the RFP. If qualified, the shortlist shall include a minimum of one (1) Department of Small Business and Supplier Diversity (DSBSD)-Certified Small Business.
 - viii. At least thirty (30) days prior to the date established for the submission of proposals, preferably within fourteen (14) days of selecting a shortlist, the Authority shall provide written notification of those selected for the shortlist to each proposer who submitted an SOQ. The Authority shall offer debriefs to proposers not shortlisted.
- Request for Proposals (STEP II): The Authority shall issue an RFP to the shortlisted proposers.
 - i. The RFP shall include schematic design documents, proposed contract terms and conditions, and instructions to shortlisted proposers on RFP responses, including the criteria for award. The criteria will include the experience of each proposer on comparable construction management or design-build projects.
 - ii. Proposals shall include responses to the requirements contained in the RFP, including, but not limited to, a summary of the proposer's team qualifications, a summary of the proposer's anticipated plans for Project approach and execution, and a price proposal.
 - iii. Proposals shall be submitted electronically.
 - iv. Any pricing information contained in the proposals shall be sealed separately and submitted to the Authority's Price Designee who is not involved in the evaluation and selection process and shall be secured and kept sealed until evaluation of the technical proposals is complete.
 - v. Proposals shall be evaluated and ranked by the Committee.
 - vi. Following evaluation and ranking of the proposals, the Committee shall make a recommendation to and obtain approval from the CEO to conduct negotiations with the proposer submitting the highest ranked proposal. The contract shall be awarded to the proposer who is fully qualified and has been determined to provide the best value in response to the RFP.

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



Title: Procedures for the Procurement of Construction Management At-Risk and Design-Build

Date of Adoption:
June 19, 2012

Date(s) of Revision: February 19, 2013; December 19, 2017;
June 20, 2023; January 16, 2024; July 1, 2024; February 18,
2025

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vii. Within fourteen (14) days of notifying the CEO, the Authority shall provide written notification to all proposers of the Authority's intent to award the contract to a particular proposer. When the terms and conditions of multiple awards are so provided in the RFP, awards may be made to more than one proposer. Upon request, documentation of the process used for the final selection shall be made available to the unsuccessful proposers.

V. **REQUIRED CONSTRUCTION MANAGEMENT CONTRACT TERMS:** Any CMAR contract entered into by the Authority will contain provisions requiring that (1) not more than ten (10)% of the construction work (measured by cost of the work) will be performed by the CM with its own forces and (2) that the remaining ninety (90) % of the construction work will be performed by subcontractors of the CM which the CM must procure by publicly advertised, competitive sealed bidding to the maximum extent practicable. This limitation on self-performance shall not apply to CMAR contracts involving infrastructure projects.

- Documentation shall be placed in the file detailing the reasons any work is not procured by publicly advertised competitive sealed bidding. The CEO may modify these contractual requirements in whole or in part for projects where it would be fiscally advantageous to the public to increase the amount of construction work performed by the CM.
- The Guaranteed Maximum Price shall be established at the completion of ninety (90) % design unless the CEO grants a waiver to this requirement.
- The Authority may post on eVA and/or the Authority's own website when and where the CM plans to advertise bid packages for subcontracting opportunities when appropriate.

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



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2025

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Design-Build

In accordance with the provisions of § 2.2-4378 et seq. of the Code of Virginia ("VA Code"), AlexRenew (the "Authority") hereby adopts the following procedures for the procurement of Design-Build ("D-B") contracts, as defined in VA Code § 2.2-4379.

- I. **AUTHORITY:** Pursuant to VA Code § 2.2-4382, the Authority may enter into a contract with a Design-Builder on a fixed-price or not to exceed basis in accordance with these procedures. The Authority is authorized to use competitive negotiations to procure D-B contracts when it:
 - A. Has in its employ or under contract a licensed architect or engineer with professional competence appropriate to the project who shall advise the Authority regarding the use of D-B contracts for the project and who shall assist the Authority with the preparation of the Request for Proposals ("RFP") and the evaluation of such proposals; and
 - B. Determines in advance and provides written justification (i) that the design-bid-build project delivery method, as defined in VA Code § 2.2-4379, is not practicable or fiscally advantageous; (ii) that the project is complex as defined in VA Code § 2.2-4379; and (iii) that there is a benefit to the Authority by using a D-B contract; and
 - C. Receives approval from the Authority's Board to use a D-B contract by resolution or motion specific to the project and adopted in a public forum prior to the issuance of the Request for Qualifications ("RFQ").
- II. **PROCEDURE FOR APPROVAL TO USE D-B CONTRACT:** Prior to taking any further action, the Board shall pass a resolution approving the use of D-B contract on a project-by-project basis. The documentation requesting Board approval shall include written justification that a D-B contract meets the criteria found in Paragraph I above.
- III. **D-B SELECTION PROCEDURES:** The following procedures shall be used in selecting a D-B and awarding a contract:
 - A. The Authority shall appoint an Evaluation Committee ("Committee") consisting of at least three (3) members from the Authority. The Committee shall include a licensed professional engineer or architect employed by or under contract with the Authority.
 - B. The Committee shall determine the criteria for the contract award in accordance with VA Code § 2.2-4378 et seq. Cost is a critical component of the selection process. The criteria for the award shall be submitted to the Chief Executive Officer ("CEO"), in advance, for approval.
- IV. **TWO-STEP CONTRACT PROCUREMENT PROCESS:** Procurement of the contract shall be a two-step process.
 - A. **Request for Qualifications (STEP I):** The Authority shall prepare an RFQ inviting the submission of Statements of Qualifications ("SOQ") that enables the Authority to assess the qualifications and capabilities of the proposers.

City of Alexandria, Virginia Sanitation Authority Board Adopted Policy



Title: Procedures for the Procurement of Construction Management At-Risk and Design-Build

Date of Adoption:
June 19, 2012

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June 20, 2023; January 16, 2024; July 1, 2024; February 18,
2025

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- i. The RFQ shall include the justifications set forth above in Paragraph I above; a description of the type, size, and scope of the project; a summary of the qualifications required of the Design-Builder; the criteria to be used to evaluate the SOQs; and other relevant information.
- ii. The RFQ shall include the following minimum pass/fail requirements:
 1. Insufficient Financial Ability – The proposer lacks the financial capacity to perform the contract. If a surety bond is required, the proposer must provide evidence of its ability to obtain one from an approved surety corporation.
 2. History of Breach of Contract – The proposer or any officer, director, or owner thereof have had court judgments against them in the past ten (10) years for breach of contract.
 3. Noncompliance with Prior Contracts – The proposer has a record of significant noncompliance with past public contracts without valid justification within the past ten (10) years.
 4. Criminal Convictions Related to Construction or Contracting – The proposer or any officer, director, owner, project manager, procurement manager, or chief financial official thereof have been convicted in the past ten (10) years of crimes related to construction or contracting, such as fraud or procurement violations.
 5. Debarment Status – The proposer or any officer, director, or owner thereof are currently debarred from bidding or contracting by a public body, another state agency, or the federal government.
 6. Failure to Provide Required Information – The proposer did not submit requested information relevant to any of the above criteria in a timely manner.

SOQs that fail one or more of these minimum requirements will be deemed nonresponsive, will not be reviewed, and therefore not considered for shortlisting. The Authority shall notify any proposer not meeting the minimum pass/fail requirements in writing within thirty (30) days of receipt of the SOQs. The written notification shall state the reasons for the nonresponsive SOQ.

- iii. The RFQ will require a summary of the proposer's experience for a period of ten (10) prior years to determine whether the proposer has constructed, by any method of project delivery, at least three (3) projects similar in scope and size. Prior construction management or design-build experience or previous experience with the Division of Engineering and Buildings of the Virginia Department of General Services shall not be considered as a prerequisite or factor considered for shortlisting. All proposers shall have a licensed Class "A" contractor registered in the Commonwealth of Virginia and an Architect or Engineer registered in the Commonwealth of Virginia as part of the Project team.

MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: February 18, 2025

SUBJECT: *New Business, Alexandria only*
Approval of a Resolution to authorize the increase of line of credit financing from \$60 million to \$120 million

Issue

To address the uncertainty of RiverRenew funds available through the U.S. Environmental Protection Agency's Water Infrastructure Finance and Innovation Act (WIFIA) loan, staff recommend increasing the existing \$60 million line of credit financing with Bank of America, N.A. to \$120 million.

Recommendation

Staff respectfully requests that the Board of Directors approves Resolution 25-001 (attached) to authorize an increase in the line of credit agreement with Bank of America, N.A. from \$60 million to \$120 million. Staff does not currently recommend an extension to the existing line of credit maturity date of June 30, 2026. Justification for this recommendation is provided in the "Discussion" section of this memorandum.

Budget and Funding

The annual cost to increase the line of credit is estimated at \$240,000, an increase of \$150,000 over the current cost of the \$60 million line. There is capacity to absorb this cost in the Fiscal Year 2024 capital budget and the costs will be included in the Fiscal Year 2025 Operating and Capital Budget under "capital financing fees." Funding for the line of credit costs are Alexandria only.

Discussion

RiverRenew is funded through a \$185 million loan procured through the Virginia Clean Water Revolving Loan Fund, a \$321 million loan procured through the U.S. Environmental Protection Agency's WIFIA program, and \$140 million in grants received from the Commonwealth of Virginia. The \$185 million loan and \$140 million in state grants have been completely expended, leaving only proceeds from the Federally backed WIFIA loan to fund the remaining \$130 million of RiverRenew capital costs. This projection assumes that all project contingency and allowances associated with the Tunnel Project are completely expended.

The purpose of increasing the line of credit is to fund the remaining RiverRenew capital expenditures on an interim/emergency basis in the event that AlexRenew cannot draw on the WIFIA loan due to a Federal government shutdown, funding freeze, or other unforeseen event affecting the ability to draw Federally directed funds. Any balance on the line of credit would be repaid with WIFIA (or other) debt proceeds when available.

The line of credit is structured as subordinate debt under AlexRenew's Master Indenture of Trust and was procured by a process of competitive negotiation in January 2020. It was most recently amended in April 2024 to extend the maturity date through June 30, 2026. The line is also revolving, meaning that as the outstanding balance (or a portion thereof) is repaid, new funds can be drawn under the line, up to the proposed \$120 million maximum. The rate on the line is variable and is based upon market conditions and has averaged 1.99 percent since inception. As of February 3, 2025, the rate was 4.00 percent, compared to the 1.88 percent rate of the WIFIA loan.

The fees on the line of credit (estimated at \$240,000 annually) assume AlexRenew does not need to draw on the line. If AlexRenew does make draws, the unused fee would be reduced.

The proposed amendment would increase the maximum amount permitted under the line from \$60 million to \$120 million. It should be noted that the existing terms of the line allow the General Manager to discretionally reduce the maximum amount to \$60 million when the risk related to Federally backed funding subsidies or at a point when RiverRenew nears completion. The Board would be advised in advance of such a reduction to ensure the financial health of AlexRenew is maintained. With the increase to the maximum amount, the line of credit provider, Bank of America, N.A., requires an increase to the unused fee and a slight increase in the interest rate on any draws. The increased fee and rates are reflected in the estimated costs and fees described herein.

At a future date, it is anticipated that staff will request the Board of Directors' extension to the line of credit with a lower ceiling to serve as an interim funding mechanism for projects being completed as part of the PhaseForward program.

This action supports AlexRenew's strategic goals of Operational Excellence and Commitment to the Community.

ACTION TAKEN

Approved: _____

Disapproved: _____

Approved with Modification: _____

Modification(s): _____

CITY OF ALEXANDRIA, VIRGINIA, SANITATION AUTHORITY

**RESOLUTION APPROVING AN INCREASE OF THE LINE OF CREDIT
FINANCING TO UP TO \$120,000,000**

Resolution: 25-001

WHEREAS, the City of Alexandria, Virginia, Sanitation Authority d/b/a AlexRenew ("**AlexRenew**") is a public body politic and corporate of the Commonwealth of Virginia (the "**Commonwealth**") created pursuant to the Virginia Water and Waste Authorities Act, Chapter 51, Title 15.2 of the Code of Virginia of 1950, as amended (the "**Act**");

WHEREAS, the Board of Directors of AlexRenew (the "**Board**") previously authorized and AlexRenew previously entered into a \$60 million line of credit financing to finance the costs of capital projects on an interim basis, which expires on June 30, 2026;

WHEREAS, the Board desires to increase the amount available under the line of credit for advances and to maintain the current maturity date of borrowings under the line of credit (June 30, 2026), subject to the terms of this Resolution;

WHEREAS, AlexRenew's obligations under the line of credit are and will be evidenced by, among other things (i) Line of Credit Notes, Subordinate Series (or amendments to the existing notes, each a "**Note**") and (ii) a financing, credit or other such agreement (or an amendment to the existing financing agreement, each a "**Financing Agreement**") between AlexRenew and the line of credit lender; and

WHEREAS, each Note is and will be subordinate debt ("**Subordinate Debt**") under the Master Indenture of Trust dated as of March 15, 1999 (as supplemented and amended, the "**Master Indenture**"), between AlexRenew and U.S. Bank National Association, as successor trustee (the "**Trustee**"), and a supplemental indenture dated on or about the date of issuance of the Note between AlexRenew and the Trustee (or an amendment to an existing supplemental indenture, each a "**Supplemental Indenture**"), and each Note is and will be secured by a pledge of the net revenues (as more particularly defined in the Master Indenture, the "**Net Revenues**") derived by AlexRenew from the ownership and operation of its sewage disposal and sewer systems (as more particularly defined in the Financing Agreement, the "**System**"), subject to the terms of the Master Indenture regarding the status of Subordinate Debt.

NOW, THEREFORE, IN FURTHERANCE OF THE PUBLIC PURPOSE FOR WHICH THE CITY OF ALEXANDRIA, VIRGINIA, SANITATION AUTHORITY WAS CREATED, BE IT RESOLVED THAT:

1. Authorization of Note and Use of Proceeds. The Board hereby determines that it is in the best interest of AlexRenew to authorize an increase in the amount of its line of credit financing up to \$120,000,000, which is and will be evidenced by one or more Notes and Financing Agreements. The Board hereby finds that the line of credit financing will promote the health, safety, welfare, morals and propriety of the citizens served by AlexRenew and will promote the governmental purposes of the Act. Accordingly, the Board hereby authorizes the extension of the line of credit financing in accordance with the terms of this Resolution. Each Note shall be known

as the "City of Alexandria, Virginia, Sanitation Authority, Line of Credit Note, Subordinate Series" or such other designation as the Chief Executive Officer may approve. The Board hereby covenants that the proceeds from each Note shall be used, together with other available funds, if any, to pay or refinance the costs of capital projects of AlexRenew and the costs of issuing each Note. The Board hereby authorizes AlexRenew to borrow, repay and reborrow amounts under each Financing Agreement and each Note on a revolving credit basis subject to the terms thereof and this Resolution. The Board authorizes the Chief Executive Officer to enter into future extensions of and amendments to the line of credit financing and new line of credit financings with other financial institutions from time to time, so long as such extensions and amendments and new lines of credit are not inconsistent with the intent of this Resolution and comply with the parameters in paragraph 2, including extensions and amendments that decrease the amount available under the line of credit financing.

2. Details of Note. (a) Each Note shall be issued (or reissued as the case may be) to or at the direction of the lender on terms that the Chief Executive Officer shall determine; provided, however, that the maximum principal amount of all outstanding Notes shall not exceed \$120,000,000 and the maturity date of any Note (including any renewal options) shall not be later than June 30, 2026.

(b) Subject to the parameters in subsection (a), the Board hereby authorizes the Chief Executive Officer to approve the final terms of each Note, such as the maturity date and amounts, redemption provisions, make-whole provisions, prices, interest rates and interest provisions, and any elections under the Internal Revenue Code of 1986, as amended (the "**Code**").

3. Authorization of Financing Agreement. The Board hereby authorizes the Chief Executive Officer to determine the final form of each Financing Agreement; provided that the form is not inconsistent with this Resolution, subject to the parameters in paragraph 2. The Board hereby authorizes the Chief Executive Officer to execute each Financing Agreement.

4. Pledge of Net Revenues and Subordinate Debt. (a) Each Note shall be a limited obligation of AlexRenew and, except to the extent payable from the proceeds of the issuance of a Note or the income, if any, derived from the investment thereof, is payable exclusively from the Net Revenues of the System. AlexRenew hereby renews its pledge of the Net Revenues to pay the principal of and premium, if any, and interest on each Note pursuant to the terms of the Master Indenture and each Financing Agreement. The Board hereby determines that each Note shall be issued as Subordinate Debt under the Master Indenture. The Board hereby acknowledges that as Subordinate Debt each Note will be secured equally and ratably with any outstanding Subordinate Debt and will be secured on a subordinate basis to AlexRenew's Bonds (as defined in the Master Indenture) and Parity Indebtedness (as defined in the Master Indenture) and any Bonds or Parity Indebtedness issued in the future, subject to Section 2.1(b) of the Master Indenture.

(b) Neither the Commonwealth of Virginia nor any of its political subdivisions, including AlexRenew, shall be obligated to pay the principal of or interest on any Note or other costs incident to it except from the revenues and any other money or property pledged for such purpose, and neither the faith and credit nor the taxing power of the Commonwealth of Virginia or any of its political subdivisions, including AlexRenew, is pledged to the payment of the principal of or interest on each Note or other costs incident to it. The issuance of each Note does

not directly, indirectly or contingently obligate the Commonwealth of Virginia or any of its political subdivisions, including AlexRenew, to levy any taxes for the payment of any Note.

5. **Form of Note.** The Board hereby authorizes and directs the Chief Executive Officer to determine the final form of each Note; provided that the form is not inconsistent with this Resolution, subject to the parameters in paragraph 2. The Board hereby authorizes the Chair or the Chief Executive Officer to execute each Note. The Board hereby authorizes and directs the Secretary-Treasurer to affix the seal of AlexRenew to the executed Note and to attest the seal and then to deliver each Note to or at the direction of the Lender upon payment of the first principal advance thereunder.

6. **Supplemental Indenture.** The Board hereby authorizes and directs the Chief Executive Officer to determine the final form of each Supplemental Indenture; provided that the form is not inconsistent with this Resolution, subject to the parameters in paragraph 2. The Board hereby authorizes the Chief Executive Officer to execute each Supplemental Indenture.

7. **Tax Compliance Agreement.** Such officers of AlexRenew as may be requested are authorized and directed to execute and deliver a non-arbitrage certificate and tax compliance agreement (the "**Tax Compliance Agreement**") in a form to be approved by the officers of AlexRenew executing such document, whose approval shall be evidenced conclusively by the execution and delivery thereof.

8. **Arbitrage Covenants.** AlexRenew covenants that it shall neither take nor omit to take any action the taking or omission of which will cause each Note to be "arbitrage bonds" within the meaning of Section 148 of the Code, or otherwise cause interest on a Note to be includable in the gross income of the registered owner thereof under existing law, to the extent any advance under the line of credit is intended to be tax-exempt. Without limiting the generality of the foregoing, AlexRenew shall comply with any provision of the Tax Certificate that may require AlexRenew at any time to rebate to the United States any part of the earnings derived from the investment of the gross proceeds of each Note, unless AlexRenew receives an opinion of nationally-recognized bond counsel that such compliance is not required to prevent interest on a Note from being includable in the gross income for federal income tax purposes of the registered owners thereof under existing law. AlexRenew shall pay any such required rebate from legally available funds.

9. **Evidence of Approval.** The approval or determination of all of the details and provisions of each Note, each Financing Agreement and all other documents executed under the authority of this Resolution shall be evidenced conclusively by the execution and delivery of each Note, each Financing Agreement and such other document by the officer or officers authorized hereby.

10. **Further Actions; Authorized Representative.** The Board hereby authorizes and directs the Chair and the Chief Executive Officer and such officers and agents of AlexRenew as may be designated by either of them to take such further actions as they deem necessary regarding, the line of credit financing and the execution, delivery and performance of the documents related thereto. All such actions previously taken by such officers and agents are ratified and confirmed. The Board hereby designates the Chair and the Chief Executive Officer as AlexRenew's authorized

representatives for purposes of each Financing Agreement. The authorization granted in this Resolution to the Chair, Chief Executive Officer, Secretary-Treasurer may be carried out by the Vice Chair (in the case of the Chair), the Chief Financial Officer (in the case of the Chief Executive Officer), and the Assistant or Acting Secretary (in the case of the Secretary-Treasurer), or such other officer as any of the named officers may designate in writing. When this Resolution authorizes the Chair or the Chief Executive Officer to act, it shall be sufficient for either the act.

11. **Filing of Resolution.** The Board hereby directs counsel to AlexRenew to file a certified copy of this Resolution with the Circuit Court of the City of Alexandria, Virginia, pursuant to Section 15.2-5126 of the Code of Virginia of 1950, as amended.

12. **Effective Date.** This Resolution shall take effect upon adoption.

Adopted February 18, 2025


Secretary-Treasurer

MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: February 11, 2025

SUBJECT: *New Business, Alexandria only*
Request for Board member participation in the 2025 Ellen Pickering Environmental Excellence Award Selection Committee

Issue

Each year, a member of the AlexRenew Board participates on the annual selection committee for the Ellen Pickering Environmental Excellence Award.

Recommendation

Staff respectfully requests that the Board of Directors selects a member to serve on the 2025 Ellen Pickering Environmental Excellence Award Selection Committee. Additional detail for this request is provided in the "Discussion" section of this memorandum.

Budget and Funding

There is no budget or funding associated with this request.

Discussion

Since 2009, AlexRenew, the City of Alexandria, and the Pickering family have presented the Ellen Pickering Environmental Excellence Award to recognize outstanding citizens or groups committed to promoting environmental sustainability within Alexandria.

The Ellen Pickering Environmental Excellence Award is named to honor Ellen Pickering's dedication to preservation and conservation efforts in Alexandria. Ms. Pickering, a long-time environmental advocate and public servant in Alexandria, first gained recognition over 40 years ago for her lobbying efforts that helped to create the Mount Vernon Trail that connects Alexandria and the District of Columbia. Ms. Pickering was elected to City Council as an independent, serving for one term between 1976 and 1979. She also served on the AlexRenew Board of Directors from 1992 through 2007 as well as numerous other City boards and commissions.

Timing

Public nominations for the Ellen Pickering Environmental Excellence Award will be accepted from Tuesday, February 18 through Monday, March 17, 2025. The award is anticipated to be announced and presented at Del Ray Garden Fest, part of Alexandria's Earth Month events, on Sunday, April 27, 2025 at 1:00 pm.

Nomination Criteria

Citizens nominated for the award must be residents of Alexandria and the actions of the nominees must have a direct impact on the environment within the city. Alexandria-based groups, clubs, organizations, and corporations are also eligible.

Contributions

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

Level of Committee Commitment:

Selection Committee members will be required to review and select an award recipient. The committee will score the nominations individually and meet (virtually or in person) in March to select a recipient. The Selection Committee will attend the event where the award will be presented. The estimated time commitment is approximately four (4) hours.

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

ACTION TAKEN

Approved: _____

Disapproved: _____

Approved with Modification: _____

Modification(s): _____

Monthly Report

Reporting Period: January 1-31, 2025

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 January 2025.

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 January was 0.06 inches of rain which is below the historical average precipitation of 2.86 inches for the month.

AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for January 2025 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)
Permit	54.0	5.0	6.0	Seasonal (1)	0.18	6.0	3.0	493,381	29,603
Reported	30.5	<2	3.8	0.47	0.14	9.1	2.5	19,807	1,082

Notes: (1) Ammonia seasonal limit for November - January: 8.4 mg/L

1.2 U.S EPA Draft Biosolids Risk Assessment

On January 14, 2025, the U.S. Environmental Protection Agency (EPA) released a draft risk assessment for two per- and polyfluoroalkyl substances (PFAS) - Perfluorooctanoic Acid (PFOA) and Perfluorooctane Sulfonic Acid (PFOS). EPA uses risk assessments to determine if regulations are necessary to protect public health or the environment. This draft is an important first step in understanding the potential human health risks associated with land application of biosolids. Once finalized, the risk assessment will serve as the basis for further evaluation and possible future rulemaking but will not impose any new compliance requirements or regulatory mandates.

The draft assessment found that human health risks may exceed EPA’s acceptable thresholds under three (3) modeled exposure scenarios (pasture-farm, food crop farm, and reclamation site) where biosolids with 1 part per billion (ppb) of PFOA or PFOS are land-applied. The risks were focused on a family living at or near a site with land application of PFOA- or PFOS-containing biosolids under the modeled exposure scenarios. EPA noted that the concentrations of PFOA or PFOS are on the low end of those measured in biosolids in the U.S.

Table 1.2 illustrates the results from AlexRenew’s first three (3) rounds of biosolids sampling, Draft EPA Risk Assessment concentrations, and PFOA and PFOS limits established in Michigan and Maryland biosolids regulations. As illustrated in the table, AlexRenew PFOA and PFOS concentrations exceed the Draft EPA Risk Assessment concentrations, while being equal to or below the limits established in Michigan and Maryland.

Table 1.2. AlexRenew biosolids concentrations compared to Draft EPA Risk Assessment Thresholds, Michigan Regulations, and Maryland Regulations

PFAS Compound	Michigan Regulations	Maryland Regulations	Draft EPA Risk Assessment	AlexRenew Biosolids Annual Rolling Average (Jun-Dec 2024)
PFOA (1)	< 20.0	< 20.0	1.0	1.4
PFOS (1)	< 20.0	< 20.0	1.0	15.7

Note: (1) Concentrations are reported in parts per billion

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 \$3.7 million of work has been completed under the JOC contracts. Table 1.3 summarizes the status of JOC task orders.

Table 1.3. Summary of JOC Task Orders

Task Order	Estimate	Status
Tertiary Settling Tank Valve Replacement	\$425,000	Work ongoing
Building A Flare System Repairs	\$765,000	Work ongoing
Environmental Center Improvements	\$200,000	Work ongoing
Plant Air Compressor Upgrades	\$645,000	Work ongoing
Building L W1 Booster Pump Skid Replacement	\$265,000	Work ongoing
WRRF Tank Access Improvements	\$450,000	Work ongoing
Sodium Hypochlorite System Repairs	\$950,000	Work ongoing
Building M Fire Suppression System Upgrades	TBD	Scoping
Potomac Yard Pumping Station Repairs	\$225,000	Work ongoing
Ferric Chloride Pump Replacement	\$100,000	Work ongoing

Task Order	Estimate	Status
Valve Train Chamber Emergency Repairs	\$590,000 (2)	Work ongoing (3)
High-Capacity Drain Pump Repair	\$115,000	Work ongoing
Tertiary Settling Tank Flocculator Repairs	TBD	Scoping
Building L Sodium Hypochlorite Tank Repair	\$135,000 (2)	Work ongoing (3)
Methanol System Improvements (1)	\$510,000 (2)	Work ongoing (3)
Pre-Pasteurization Heat Exchanger Cleaning (1)	\$45,000 (2)	Work ongoing (3)
NMF Valves Wiring Repairs (1)	\$45,000 (2)	Work ongoing (3)
Miscellaneous Improvements (1)	\$75,000 (2)	Work ongoing (3)

Notes: (1) New task order; (2) Estimate updated; (3) Status updated

1.3 RiverRenew

Updates on RiverRenew are outlined in the RiverRenew Dashboard.

1.4 PhaseForward

Updates on PhaseForward are outlined in the PhaseForward Dashboard.

1.5 Additional Capital Projects

In November 2024, AlexRenew issued an invitation to apply for prequalification (IPQ) for contractors to upgrade AlexRenew's centrate pretreatment system through the Process Optimization Project. Five (5) prequalification applications were received on December 17 in response to the IPQ and four (4) contractors were prequalified. The invitation to bid (ITB) was released on January 21 with bids from the prequalified contractors due on March 4. A contract is anticipated for Board review in March 2025.

In January 2025, AlexRenew issued a request for proposals (RFP) for professional engineering services to conduct a feasibility study for a regional biosolids facility. The RFP is a result of a memorandum of understanding signed in November 2024 between AlexRenew and other water and wastewater authorities in northern Virginia including Fauquier County Water and Sanitation Authority, Loudoun Water, Prince William Water, and Upper Occoquan Service Authority. The successful respondent from the RFP will conduct a feasibility study for long-term regional alternatives to land application of biosolids. Proposals are due February 18. A contract is anticipated for Board review in May 2025.

1.4 Basic Ordering Agreement Task Orders

In December 2024, the Board approved five (5) basic ordering agreements (BOA) to support AlexRenew's planning, design, and implementation of projects as part of AlexRenew's CIP and IRR program. Table 1.4 summarizes the status of BOA task orders issued as part of this procurement.

Table 1.4. Summary of BOA Task Orders

Task Order	Estimate	Status
Tertiary Systems Upgrade Project Owner's Advisor Services	\$750,000	Work ongoing

Task Order	Estimate	Status
General Engineering Services	\$50,000	Work ongoing
PFAS Sampling Support	\$80,000	Work ongoing
Elevator Project – Engineering Services During Construction	\$200,000	Work ongoing

1.5 Sole Source and Emergency Contracts

There were no sole source or emergency contracts executed in January.

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.

In January, staff began training and team building exercises focused on communication skills and enhancing relationships. Staff also participated in interdepartmental team building events at Building Momentum.

Since August 3, 2023, AlexRenew has logged 319,950 hours without a lost time accident.

3 Strategic Partnerships

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

The Virginia General Assembly's 2025 session commenced on Wednesday, January 8, 2025 and will adjourn on February 22, 2025. The session will reconvene on April 2, 2025, for the purpose of considering bills and items of appropriation bills that may have been returned by the Governor with recommendations for their amendment.

On January 27, staff visited Richmond to discuss AlexRenew's budget amendment request with key members of the General Assembly. Despite our best efforts, House and Senate proposals released on February 2 did not include amendments to support additional RiverRenew funding.

Staff continue to track other relevant legislation and coordinate with partners through the Virginia Water and Waste Authorities Association, Virginia Association of Municipal Wastewater Agencies, and the City of Alexandria. Legislation of note includes:

- Senate Bill 1319: Will require certain industrial wastewater sources that discharge pollutants into publicly owned treatment works (POTW) to self-report the use of per- and polyfluoroalkyl substances (PFAS) to the receiving POTW. Passed Senate (40-Y 0-N).
- Senate Bill 962: Calls for all competitively bid construction projects to require 8 percent of total labor hours be performed by apprentices. The bill passed in the Senate (21-Y 19-N) and is in House committee.
- House Bill 2275: This bill that would have increased civil penalties that may be imposed for violations of certain provisions of the Virginia Freedom of Information Act (VFOIA) failed.

On January 29, AlexRenew received two National Environmental Achievement Awards from the National Association of Clean Water Agencies (NACWA) at their Winter Conference in Rancho Mirage,

CA – one in the category of Public Information and Education for a brochure developed to explain our tunnel boring machine and one in the category of Workforce Development for our apprenticeship program.



Figure 3.1. AlexRenew’s Marisa Martineau, Learning and Talent Development Specialist, accepts the Workforce Development achievement award from NACWA

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 and minimizing our impact on the environment.

AlexRenew produced 1,979 wet tons of biosolids that were beneficially reused on farms in the Virginia counties of Hanover, King George, and King William.

AlexRenew recycled 89 million gallons of water to support its operations. Plant processes used approximately 974,000 standard cubic feet of biogas that was produced onsite 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 FY2025 Operating and Capital Budget – Revenues and Expenses

The 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, including the following major takeaways:

- Wastewater Treatment Charge revenues (\$37.0 million) are trending higher than budget due to higher customer usage;
- Operating and maintenance expenses (\$20.3 million) are trending right at budget; and
- Total expenses (\$95.1 million) are currently trending lower than the budgeted expenses primarily due to the timing of spending associated with RiverRenew. This timing also impacts debt proceeds revenues (\$39.0 million), which are lower than budgeted since the majority of capital expenses are funded through debt.

Table 5.1. Revenues and Expenses through January 2025

Revenues and Expenses	Total FY2025 Budget	FY2025 To-Date	% of Budget To-Date	% of FY2025 Completed	Total FY2025 Projected
Revenues					
Wastewater Treatment Charge	60,420,321	36,996,653	61	58	60,500,000
Fairfax Operating Expense Charge	12,838,293	7,489,004	58	58	12,800,000
Fairfax IRR* and Capital Contributions	40,753,072	11,679,457	29	58	22,000,000
Debt Proceeds and Other Sources	118,784,403	38,977,565	33	58	88,700,000
Total Revenues	232,796,090	95,142,679	41	58	184,000,000
Expenses					
Operating and Maintenance	35,295,594	20,325,794	58	58	35,200,000
Parity Debt Service	22,290,196	10,158,954	46	58	20,300,000
IRR*	11,755,900	7,253,803	62	58	12,500,000
Capital	163,454,400	57,404,128	35	58	116,000,000
Total Expenses	232,796,090	95,142,679	41	58	184,000,000

*IRR: Improvement, Renewal, and Replacement

The Master Indenture of Trust (Indenture) and Board Financial Policy require AlexRenew to maintain at least 120 days cash on hand. Additionally, the Indenture requires AlexRenew to maintain minimum debt service coverage of 1.1 times the parity debt service due in any fiscal year. The Board Financial Policy requires AlexRenew to maintain a higher minimum debt service coverage of at least 1.5 times. In both cases, AlexRenew currently exceeds its compliance standards as indicated in Tables 5.2a and 5.2b.

Table 5.2a. Cash Reserves

Item	FY2025 Budget	FY2025 Annualized	Percentage of Goal
Total Operating Cash	\$5,802,015	\$8,291,290	143%
Total General Reserve Sub-Fund Cash	\$5,802,015	\$5,802,015	100%
Total	\$11,604,030	\$14,093,306	121% (146 days)

Table 5.2b. Debt Service Coverage

Item	FY2025 Budget	FY2025 Annualized
Total Revenues	\$74,158,614	\$75,240,613
Less Operating Expenses	(\$35,295,594)	(\$35,200,000)
Net Revenue	\$38,863,020	\$40,040,613
Annual Debt Service	\$22,290,196	\$20,300,000
Calculated Coverage	1.75 times	1.97 times

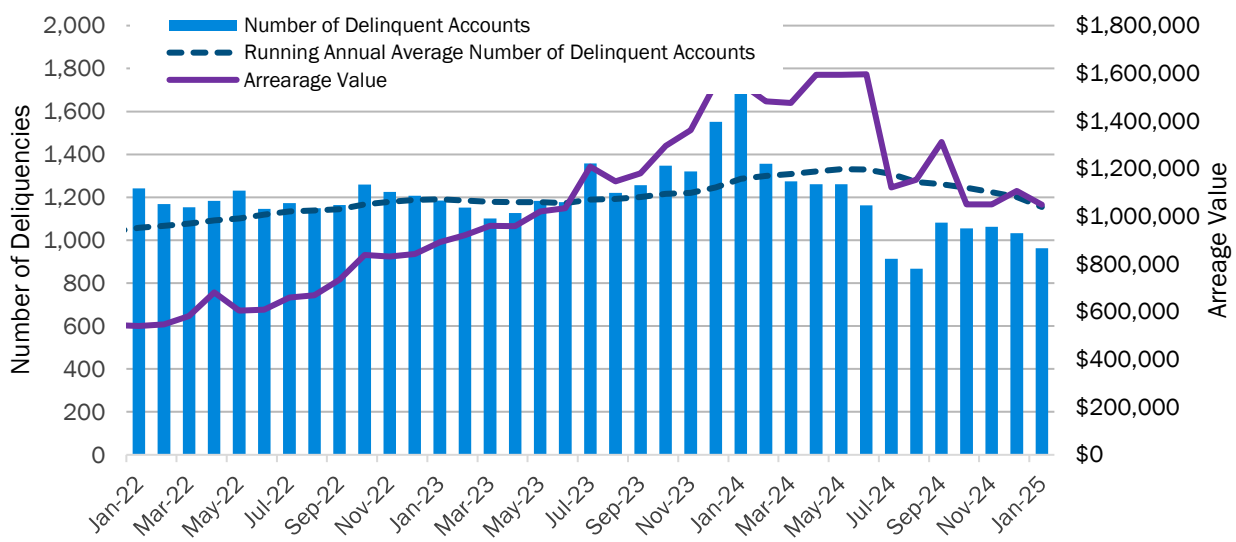
5.2 Status of Customer Delinquencies

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 962, a decrease of 70 accounts month-over-month;
- The total dollar amount owed to AlexRenew from these accounts totaled \$1,048,318, a decrease of \$58,668 month-over-month; and
- Approximately 58 percent of the delinquency value is from residential accounts.

Throughout January, AlexRenew continued its communications campaign around LEAP and payment plans. As of January 31, AlexRenew had 430 accounts enrolled in payment plans, representing \$550,986 in scheduled payments. This value represents approximately 53 percent of the current (January) arrearage.

On behalf of AlexRenew, Virginia American Water disconnected three (3) customers for nonpayment of their sewer bill in January. Of the customers who were disconnected, zero (0) paid their balance in full, zero (0) received LEAP funds, three (3) enrolled in payment plans, and zero (0) accounts were closed. Since July 2024, there have been 160 disconnections, of these, 14 accounts received a total of \$11,968 in LEAP disbursements.

**Figure 5.1.** Active Accounts 60 or more days Delinquent

5.4 Customer Service and Community Engagement

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

AlexRenew welcomed an estimated total of 435 visitors from the following organizations that hosted meetings on the 6th floor of the Environmental Center in January: Alexandria Chamber of Commerce (35), Alexandria Soccer Association (190), Alexandria A Capella Collective (85), Alexandria Symphony Orchestra (40), Alexandria City Public Schools (60), and Alexandria Democratic Committee (25).

AlexRenew customer service received a total of 1,149 calls. The average wait time before calls were answered was 2 minutes and 31 seconds. Call center staff answered 484 emails.

5.5 Lifeline Emergency Assistance Program (LEAP)

An additional \$15,773 in LEAP funds were distributed to 31 LEAP participants who previously enrolled in LEAP (under the \$350 disbursement limit). Recipients received a credit of up to \$650 on their remaining past-due balances and were informed of the disbursement by our Customer Service Team.

Additional updates on LEAP are outlined in the LEAP Dashboard.

phaseforward

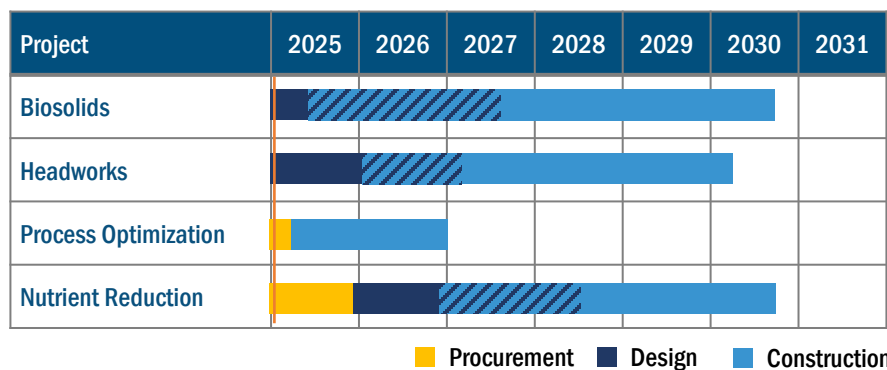
To support our evolving community, AlexRenew is making a significant investments to improve the resiliency of its infrastructure

DASHBOARD | JANUARY 2025

The PhaseForward program includes a series of significant upgrades to critical wastewater processes that will allow us to meet evolving regulatory requirements and continue to improve the resilience of our infrastructure. PhaseForward includes four (4) major projects:

- **Biosolids Diversification:** Upgrades to meet emerging regulations, increase bioenergy production, and realize alternative beneficial end uses for biosolids
- **Headworks Renewal:** Improvements to ageing equipment that provides initial screening of debris larger than a pea and settling for solids as small as a grain of sand. New pumping systems to ensure wastewater flows from the community through our wastewater treatment processes
- **Process Optimization:** Installation of new equipment to enhance our nutrient removal processes and continue to improve water quality in the Chesapeake Bay and its tributaries
- **Nutrient Reduction:** Rehabilitation of processes providing the final settling and filtration of wastewater to further reduce nutrient loads and allow for continued growth in our community

PhaseForward schedule



PhaseForward spending (to date)

Project	Estimate (1)	Design	Construction	Total	% Local (2)
Biosolids	\$315M	\$5.1M	\$0	\$5.0M	96%
Headworks	\$120M	\$3.8M	\$0	\$3.6M	96%
Process Optimization	\$13M	\$0.6M	\$0	\$0.6M	100%
Nutrient Reduction	\$120M	\$0.8M	\$0	\$0.8M	100%
Total	\$568M	\$10.0	\$0	\$10.0M	97%

Note: (1) Current capital cost estimates; (2) % Local spending from Alexandria, Northern Virginia, Maryland, and Washington, DC



BIOSOLIDS



HEADWORKS



PROCESS OPTIMIZATION



NUTRIENT REDUCTION



PROCESS OPTIMIZATION

In January, AlexRenew issued the invitation to bid to prequalified contractors. Staff hosted a pre-bid meeting and site tour to review the existing processes to be upgraded as part of the project



Biosolids Diversification

Completed the design to expedite procurement of centrifuges and electrical equipment



Headworks Renewal

Continued to advance the design toward the 60-percent design milestone



**WORK
WITH
ALEXRENEW**

**Tertiary Systems Upgrade Project
Industry Outreach Event**

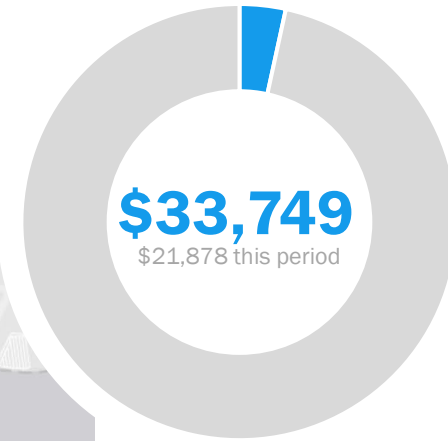
February 19, 2025
11 a.m. – 12 p.m.

1800 Limerick Street,
Alexandria, Virginia 22314

To register visit
alexrenew.com/tertiaryoutreach

Nutrient Reduction

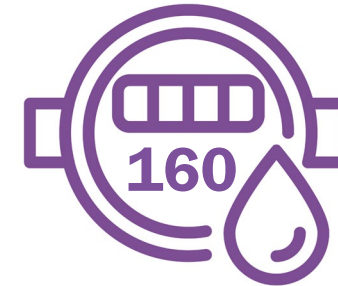
Promoted and continued preparations for an Industry Outreach Event to update prospective design and construction partners on February 19



Expended
To-Date



Customers Assisted
10 customers assisted this period



**Service Disconnections
for Nonpayment**
3 customers disconnected this period

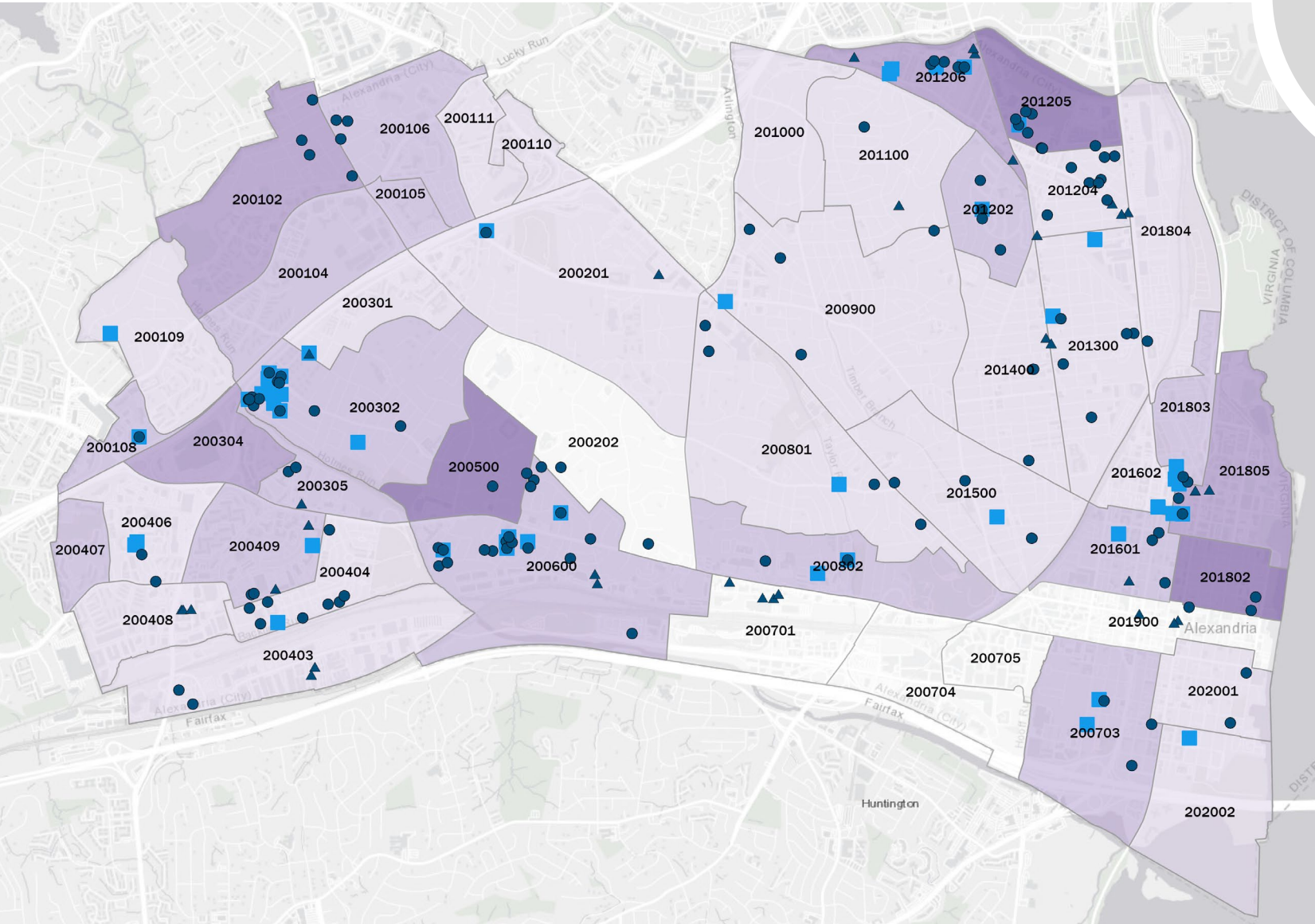
Legend

Percentage of Households Receiving SNAP

- 0
- 0 - 2.0%
- 2.0 - 4.0%
- 4.0 - 6.0%
- 6.0 - 8.0%

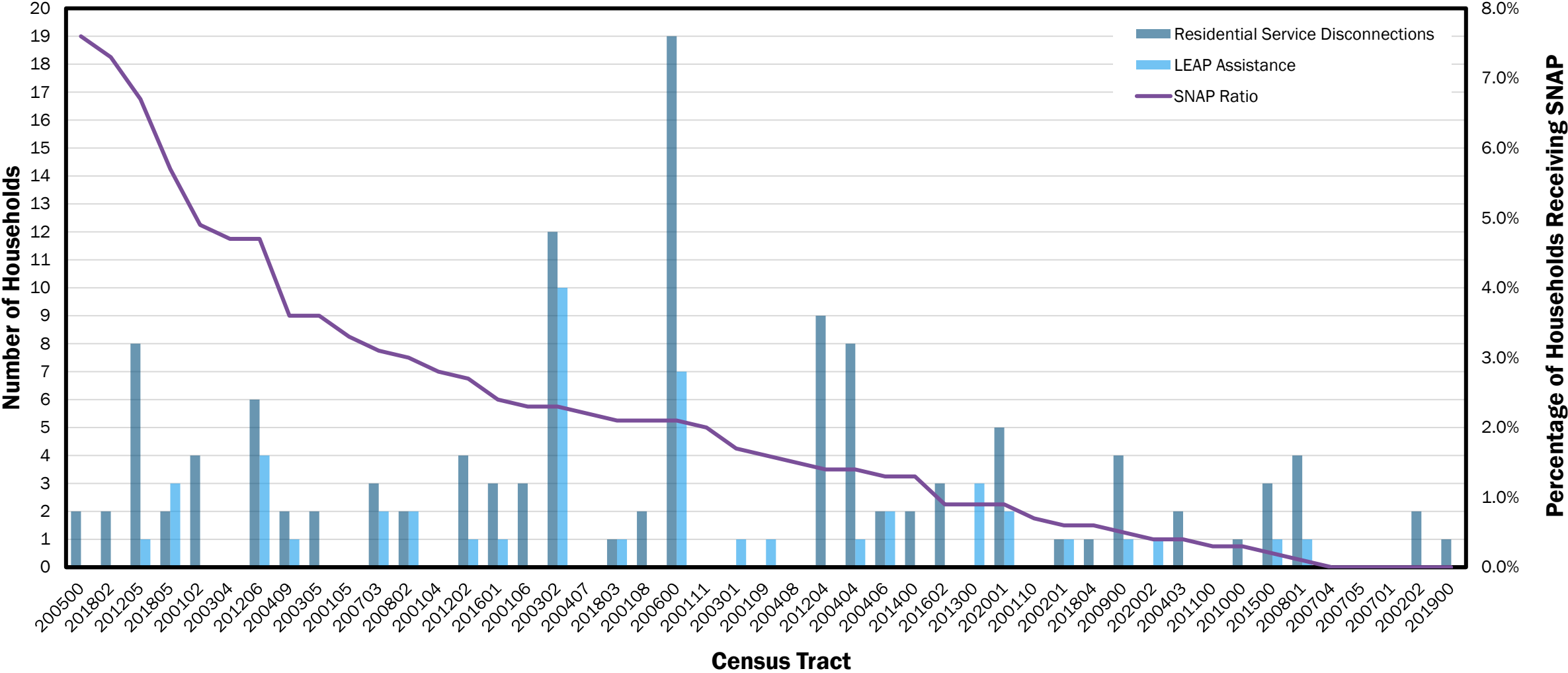
Averages: U.S. (12.5%); Virginia (3.0%); Alexandria (2.2%)

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



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

January 31, 2025

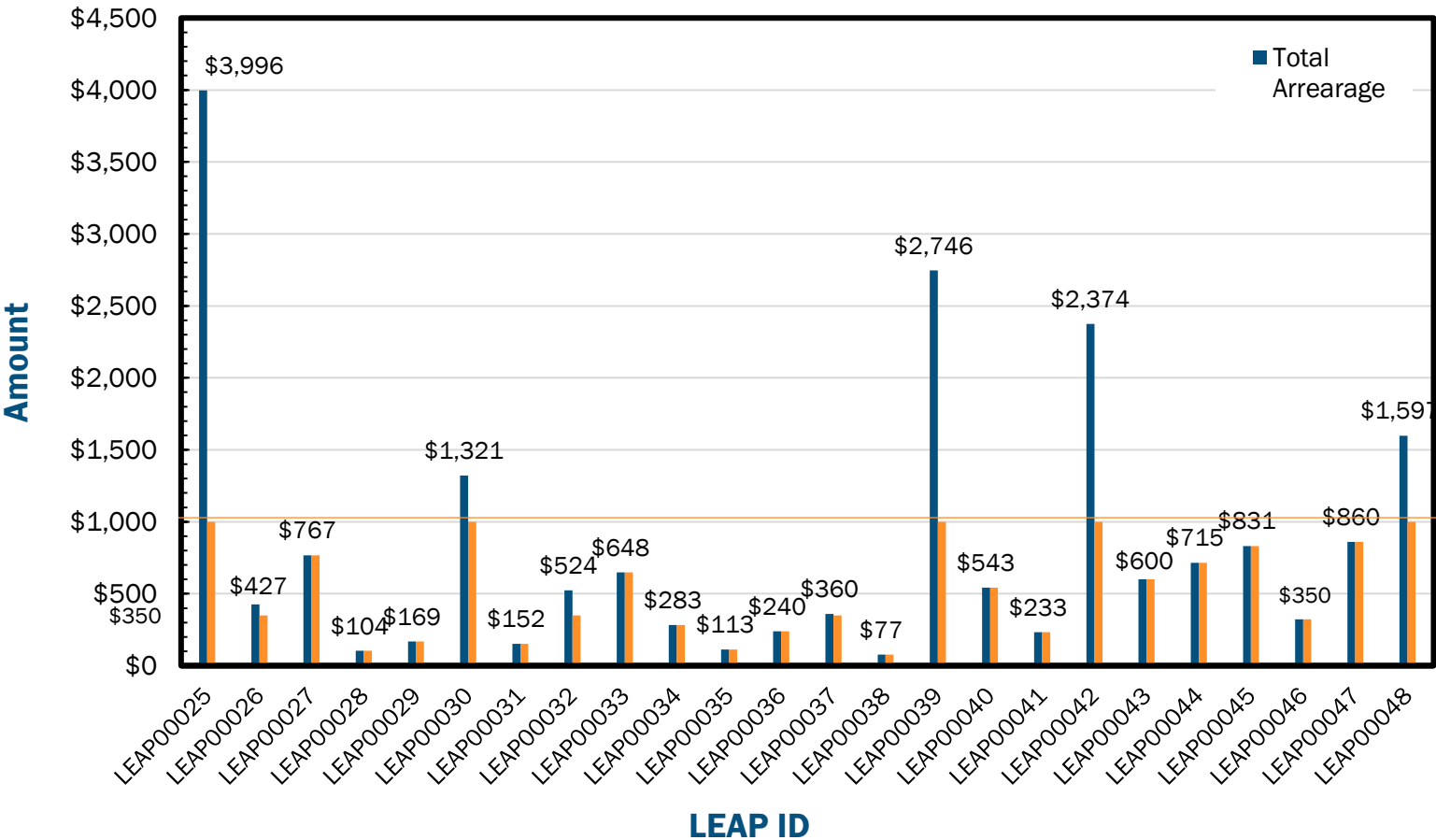


LEAP Disbursements and Remaining Arrearage by Account

January 31, 2025

Rolling Quarter (Nov. 2024 – Jan. 2025)

Quarterly Disbursements (November 2024 – January 2025)



Disbursed	Arrearage	% of Arrearage
\$1,000	\$3,996	25.03%
\$1,000	\$2,746	36.42%
\$1,000	\$2,374	42.12%
\$1,000	\$1,597	62.62%
\$1,000	\$1,321	75.70%
\$860	\$860	100.00%
\$831	\$831	100.00%
\$767	\$767	100.06%
\$715	\$715	100.00%
\$648	\$648	100.00%
\$600	\$600	100.00%
\$543	\$543	100.00%
\$350	\$524	66.79%
\$350	\$427	81.97%
\$350	\$360	97.22%
\$323	\$323	100.00%
\$283	\$283	100.00%
\$240	\$240	100.00%
\$233	\$233	100.00%
\$169	\$169	100.00%
\$152	\$152	100.00%
\$113	\$113	100.00%
\$104	\$104	100.00%
\$77	\$77	100.00%
Average:	\$833	\$530 87%
Median:	\$534	\$447 100%

RiverRenew Board of Directors Dashboard



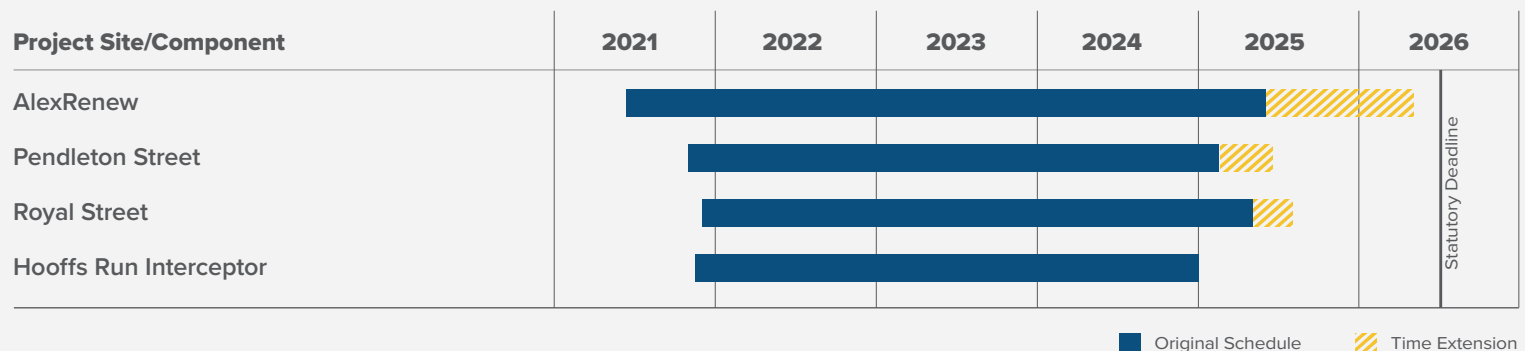
MONTH ENDING: JANUARY 31, 2025

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 2 of this dashboard. The phases of construction for the four remaining primary construction sites are illustrated in the schedule below.

RiverRenew Tunnel Project Schedule



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).

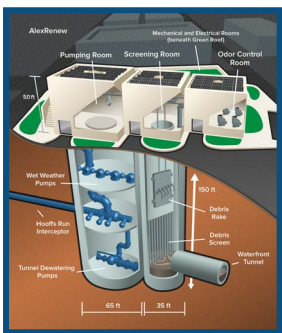
RiverRenew Tunnel Project Snapshot

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.



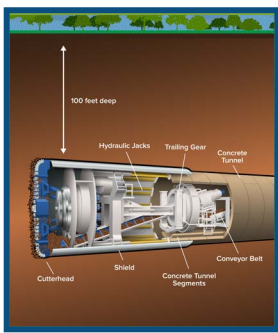
Hooffs Run Interceptor

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



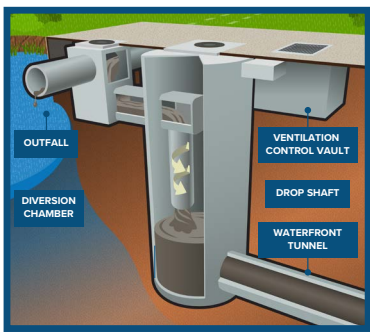
Pumping Station

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



Waterfront Tunnel

Complete!



Diversion Facility

Click [here](#) for an overview about diversion facilities.

RiverRenew Tunnel Project Highlights

Overall Project Progress

(Design and Construction)

Actual

76%

Planned

89%

Royal Street Site



Ongoing

- Permanent concrete shaft internals
- Permanent concrete near surface structures

Upcoming

- Concrete vault for mechanical equipment

Pendleton Street Site



Ongoing

- Permanent concrete and site backfill
- Cofferdam sheet pile removal

Upcoming

- Concrete shaft cover
- Promenade construction and site restoration

Hooffs Run Site



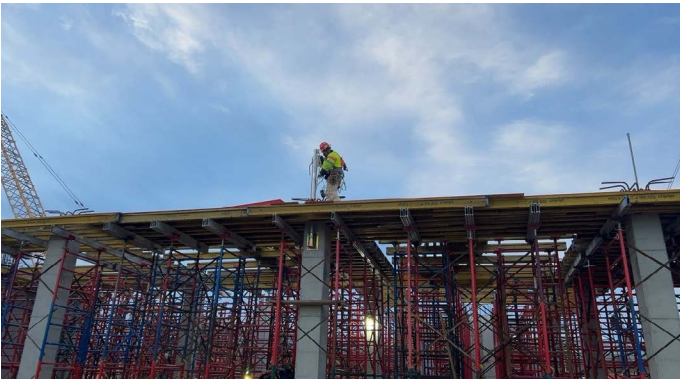
Ongoing

- Site restoration

Upcoming

- Additional site restoration and landscaping

AlexRenew Site



Ongoing

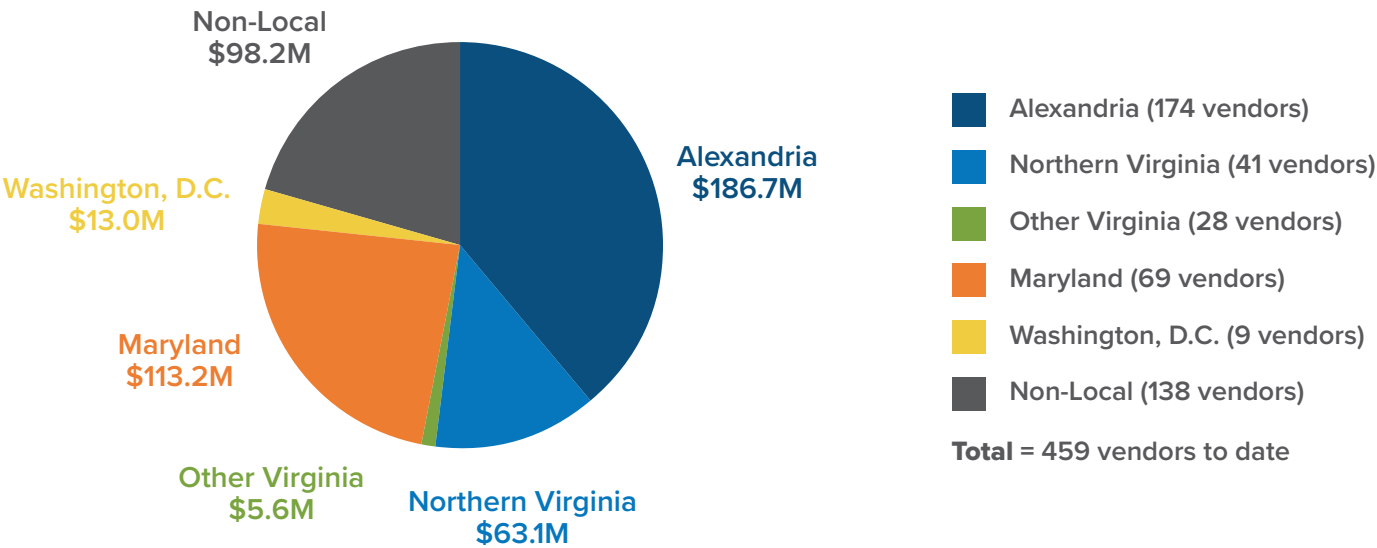
- Pump station painting and piping installation
- Superstructure floors, columns

Upcoming

- Superstructure build-out
- Pumping station mechanical and electrical work

RiverRenew Program Costs to Date

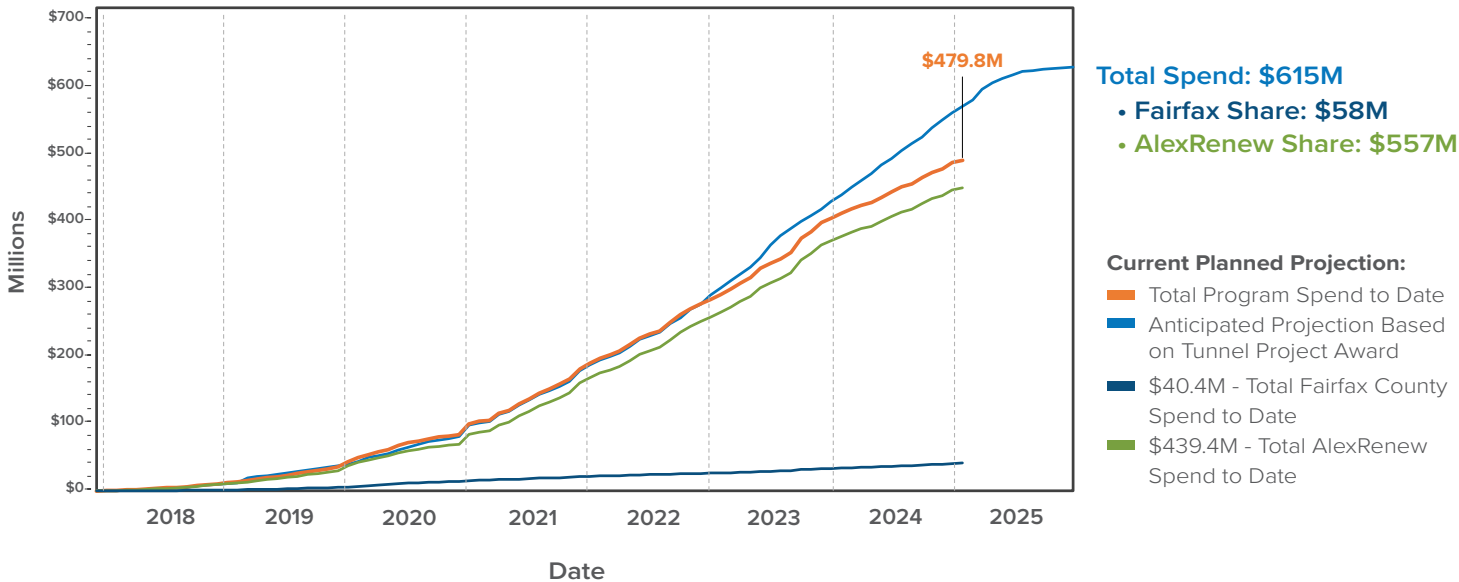
RiverRenew Spend to Date by Locality



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	\$317.7
Brown and Caldwell	Owner's Advisor	Professional Services	17-022	Nov 2017	\$82.8
EPC	Resident Engineering & Inspection Tunnel System Project	Professional Services	20-013	Apr 2020	\$25.8
Completed RiverRenew Wastewater Projects to Pave the Way for the Tunnel Project					\$53.6

RiverRenew Cash Flow Analysis



Note: As of January 31, 2025.

RiverRenew Community Outreach



Education

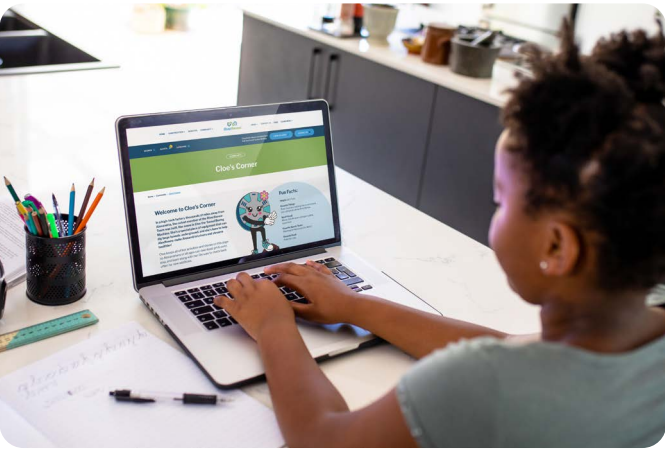
Education initiatives are intended to engage audiences of all ages and help them learn more about RiverRenew and its technical components.

Highlights:

- The third installment of the Cloe and Friends storybook series, Moxie's Magical Tunnel Tour



Discover all RiverRenew educational content on Cloe's Corner! [RiverRenew.com/cloes-corner](https://www.riverrenew.com/cloes-corner)

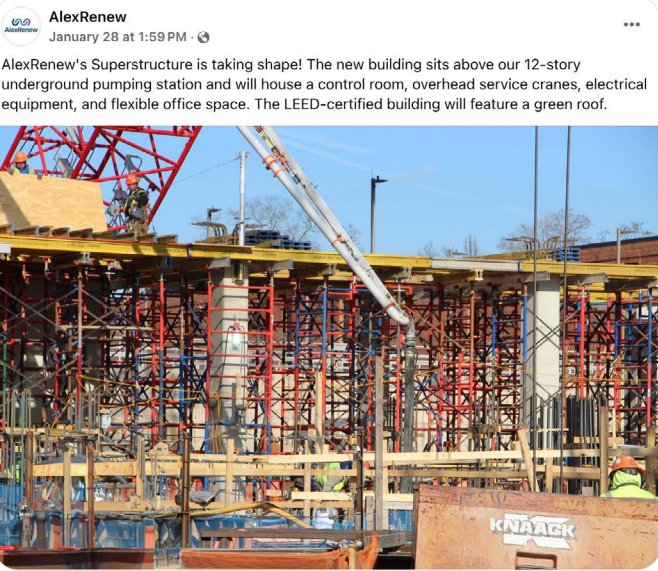


Digital Programming

Digital programming keeps the community connected to RiverRenew with regular program updates on [RiverRenew.com](https://www.riverrenew.com) and through AlexRenew's social media pages.

Highlights:

- An **action shot** of crews overseeing superstructure construction at AlexRenew



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 Day: **June 2025**

Monthly Construction Spotlight



Excavation Complete at Royal Street

RiverRenew crews have finished the necessary excavation for the diversion chamber at the Royal Street site. With digging complete, the crews have now started placing the permanent concrete for the near surface structures, including the diversion chamber, which will connect the existing sewer to the Waterfront Tunnel. Once in service, the Tunnel System will prevent over 30 million gallons of combined sewage from entering Hunting Creek via this outfall.

Stay tuned as construction work comes out of the ground at Royal Street!

Building for the Future of Alexandria's Waterways

To learn more, visit www.RiverRenew.com

