



RiverRenew

Council-Board Workgroup Meeting No. 7

July 24, 2019



RiverRenew is a program owned and implemented by Alexandria Renew Enterprises, with support from the City of Alexandria.



1800 Limerick Street | Alexandria, VA 22314



Presentation Outline

- RiverRenew Milestones Achieved in the Past Year (July 2018 – July 2019)
- Environmental Assessment Status Update & Recap of Listening Sessions
- Community Outreach Approach for Design Phase
- Tunnel System Procurement Process

RiverRenew Milestones Achieved in the Past Year (July 2018 – July 2019)

2018						2019						
Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
 1 Community Event	 1 Permit Issued	 2 Community Events	 5 Community Events	 3 Community Events	 1 Community Event	 2 Community Events	 SAG Established	 1 Community Event	 5 Community Events	 4 Community Events	 Listening Sessions II	 3 Community Events
 Council-Board Workgroup Established	 Boring Program Started	 Listening Sessions I	 Council-Board Workgroup Meeting	 Council-Board Workgroup Meeting	 7 Borings Completed	 Council-Board Workgroup Meeting	 Industry Outreach	 SAG Meeting	 Council-Board Workgroup Meeting	 SAG Meeting	 4 Community Events	 Council-Board Workgroup Meeting
 Program Branded as RiverRenew	 4 Borings Completed	 Council-Board Workgroup Meeting	 8 Permits Issued	 Industry Outreach		 Elected Officials Outreach	 State Funding Announced	 Final PER Issued	 Rate Increase Outreach	 Pumping DSUP Submitted	 SAG Meeting	 SAG Meeting
 RiverRenew.com Launched		 VPDES Permit Issued	 5 Borings Completed	 Draft PER Issued		 1 Permit Issued	 Tunnel DSUP Submitted	 2 Permits Issued	 2 Permits Issued	 9 Borings Completed	 1 Permit Issued	 3 Permits Issued
 LTCPU Approved		 3 Permits Issued		 2 Borings Completed			 1 Boring Completed	 3 Borings Completed	 30% RFP Drafted		 Env. Assessment Released	 Tunnel DSUP Approved
 Ownership of Outfalls Transferred		 5 Borings Completed							 2 Borings Completed		 Tunnel RFQ Issued	 \$25M Contracts Issued
											 5 Borings Completed	 5 Borings Completed



RiverRenew



Environmental Assessment (EA) Status Update

Karen Pallansch

RiverRenew Engaged a Variety of Groups and Over 100 People in June and July

Date	Location	Outfall	Estimated Number of Attendees
6/24	The Basilica School of St Mary	002	30
6/26	Charles Houston Rec Center	001	30
6/27	AlexRenew	003/4	25
7/3	Oronoco Bay Apartments*	001	20
7/8	Residents at S. St. Asaph Street*	002	10
7/23	Commercial Property Owners*	001	5

Groups represented:

- RiverRenew Stakeholder Advisory Group
- Alexandria Chamber of Commerce
- National Park Service
- Virginia Department of Environmental Quality
- Old Town Civic Association
- Tobacco Quay
- Oronoco Bay
- Friends of the Alexandria Waterfront
- Alexandria Gazette
- City Staff
- AlexRenew Board of Directors

*Subsequent meetings with residents following the end of Listening Sessions



Summary of Environmental Assessment Comments and Next Steps

Common themes of the comments captured:

Outfall 001 Impacted Soil and Groundwater	Outfall 001 Promenade and Oronoco Bay Temperature	Climate Change with Respect to Storm Intensity and Sea Level Rise
Tunnel Alignment and Protection of Structures along Church Street	Virginia Department of Conservation and Recreation Support	Fairfax County Request to Review Traffic Plans When Complete

Next Steps:

- Finding of No Significant Impact (FONSI) to be issued in August 2019*
**Dependent on NPS schedule*
- Section 106 process finalization





RiverRenew

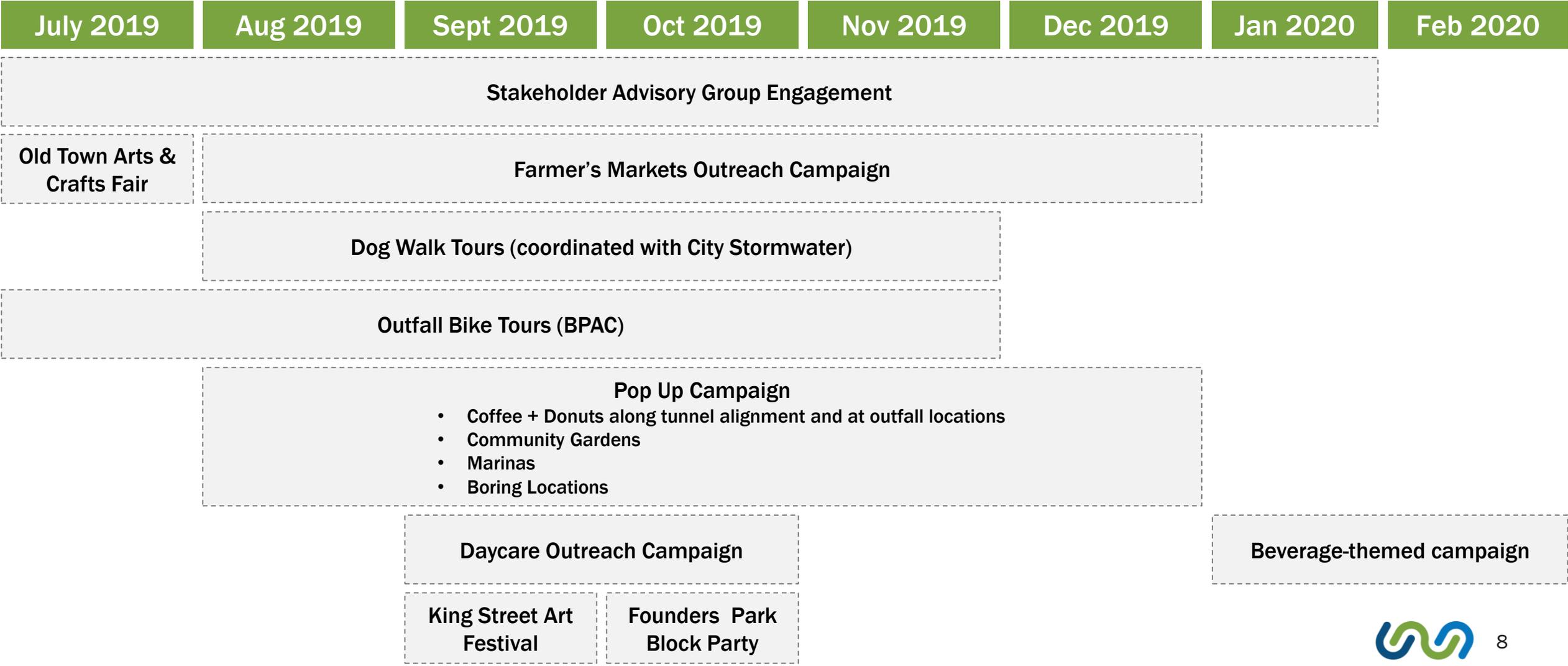


Community Outreach Approach for Next Phase of Program

Karen Pallansch

Draft Community Outreach Campaigns through February 2020

Input Requested

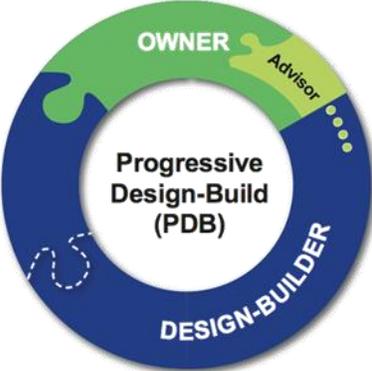
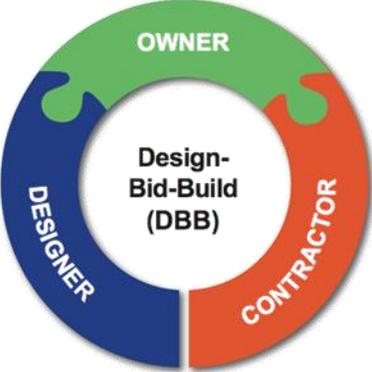




Tunnel System Procurement Process

Justin Carl

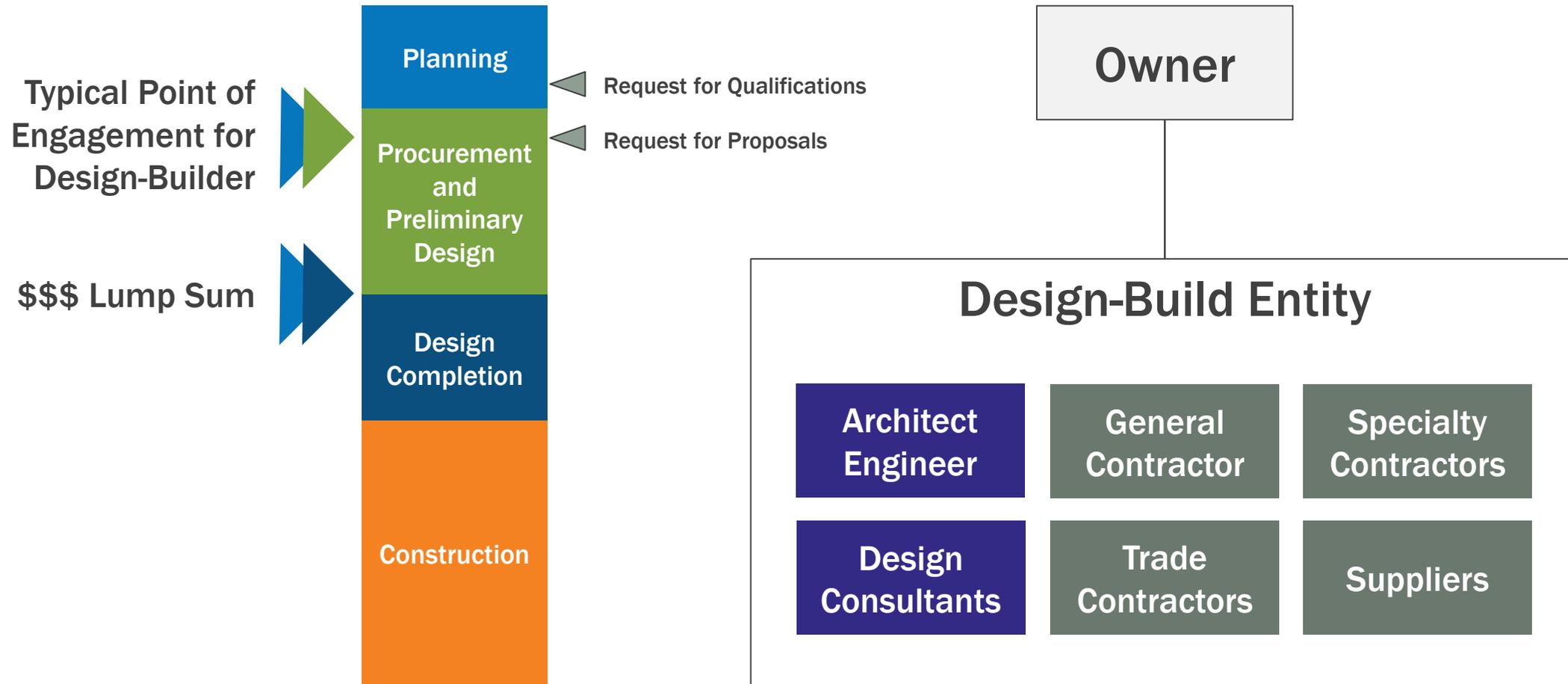
Delivery Models for Water and Wastewater Construction Projects



Summary of the Potential Benefits and Concerns of each Delivery Model for the RiverRenew Tunnel System Project

Delivery Model	Benefits	Concerns
Design-Bid-Build	<ul style="list-style-type: none"> • Proven delivery model • Most competitive for pricing • Low price based selection 	<ul style="list-style-type: none"> • Longest schedule • All design risk on AlexRenew • No interaction with proposers
Progressive Design-Build	<ul style="list-style-type: none"> • More aggressive scheduling • Technical and qualification evaluation + shortlist • Early coordination with design-builder 	<ul style="list-style-type: none"> • Lack of precedent for underground work • Negotiated price could lead to off-ramp/delays • Prescriptive design elements can limit innovation • Pricing negotiated with a single entity
Fixed-Price Design-Build	<ul style="list-style-type: none"> • More aggressive scheduling • Accepted and proven precedent for underground work • Early price certainty • Competitive pricing • Technical and qualification evaluation + shortlist • Interaction with proposers during bidding • Selected based on balance of qualifications, approach and price 	<ul style="list-style-type: none"> • Stipends for proposal development

Overview of Fixed-Price Design-Build Project Delivery



Key Benefits of Fixed-Price Design-Build Project Delivery

Direct, Contractual Relationship between Contractor and Designer

- Fosters collaboration, teamwork and innovation
- Owner does not manage the design/construction interface

Single Point of Responsibility

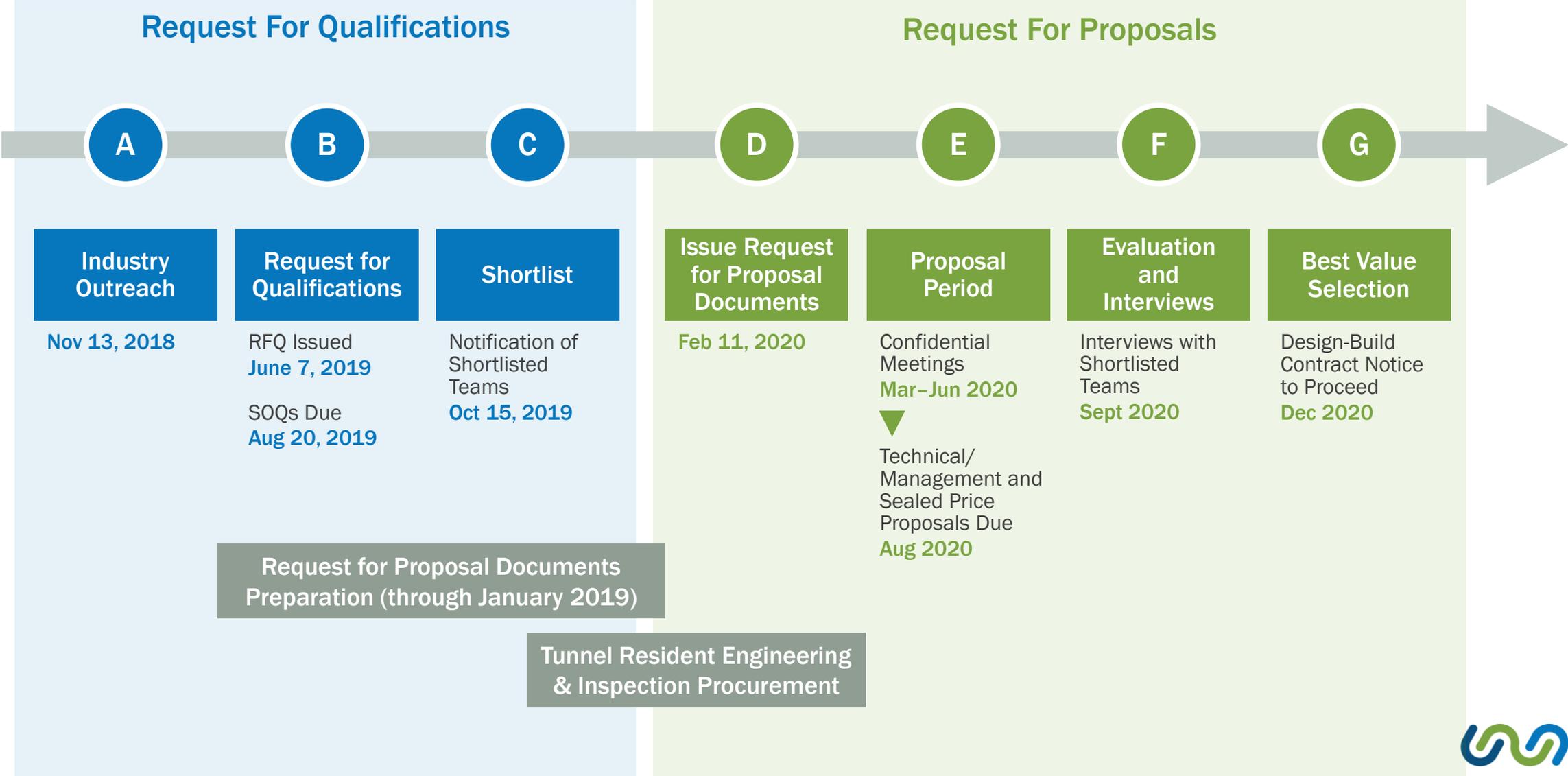
- Owner exposure to claims and cost overruns reduced
- Majority of responsibility for completeness, accuracy and integration of design and construction processes (i.e., performance) to Design-Builder

Shorter project delivery and construction durations

Owner obtains early knowledge of project price

Owner can consider non-price factors in selecting the team

Design-Build Process and Schedule for the Tunnel System Project



The Following Criteria is Important to AlexRenew in Shortlisting Qualified Design-Build Teams

- Experience of **entities and team members working together.**
- Substantial **Design-Build** experience.
- Experience in **tunnel and shaft** design and construction – similar diameter, depth, and ground conditions.
- Experience in **pumping stations and wet weather facilities** design and construction – similar function, capacity, and depth.
- Experience in design and construction of **pipelines installed by open-cut** methods with connections to live sewers.
- Constructing similar facilities and **mitigating community impacts** in congested residential and commercial **urban environments.**

Shortlisting Criteria Included in Request for Qualifications

PASS/FAIL	40%	40%	10%	10%
Financial Strength and Commitment	Key Personnel*	History of Performance*	Project Risks	Safety
<ul style="list-style-type: none"> • Performance and payment bonds – amount tied to engineer’s estimate (\$300M) • Bonding Capacity (\$30M) 	<ul style="list-style-type: none"> • Project Manager • Construction Manager • Design Manager • Design Coordinator • Three (3) Additional Key Personnel Identified by Design-Builder 	<ul style="list-style-type: none"> • Tunnel and shaft construction in similar ground conditions • Pumping stations and wet weather facilities of similar function, capacity, and depth • Pipelines installed by open-cut methods with connections to live sewers 	<ul style="list-style-type: none"> • Narrative • Impact • Mitigation • Role • Responsible Party 	<ul style="list-style-type: none"> • Safety culture • Safety record (EMR or EMF) • OSHA Form 300A

*Required to be on project through completion

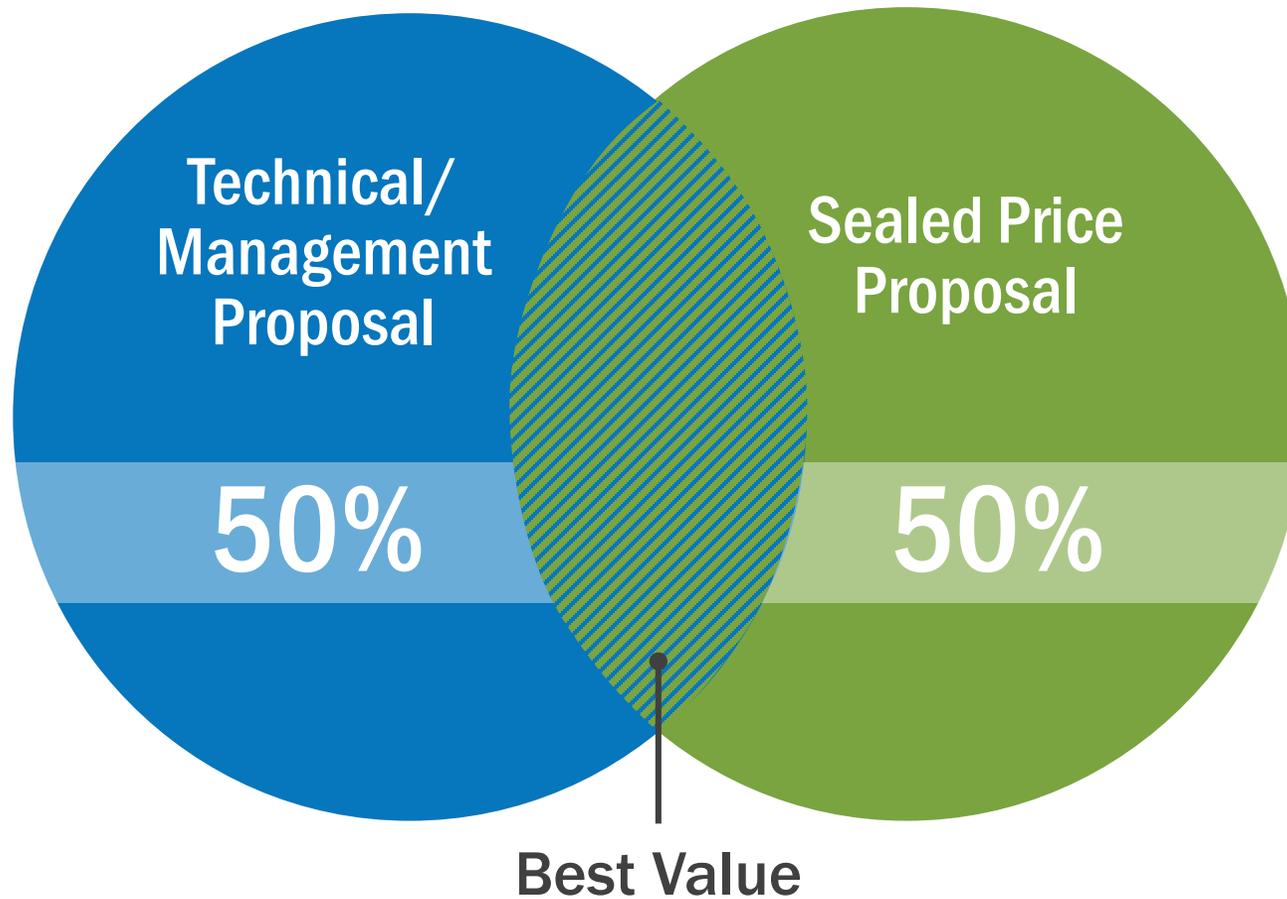
*Design and construction experience



Teams working together and design-build experience



Anticipated Technical/Management and Price Weighting for Request for Proposals (2nd Step)



Proposal Payment provided to unsuccessful Shortlisted Teams that submit responsive proposals

Questions

