

# Council-Board Workgroup

Meeting No. 9

February 27, 2020

# Presentation Outline

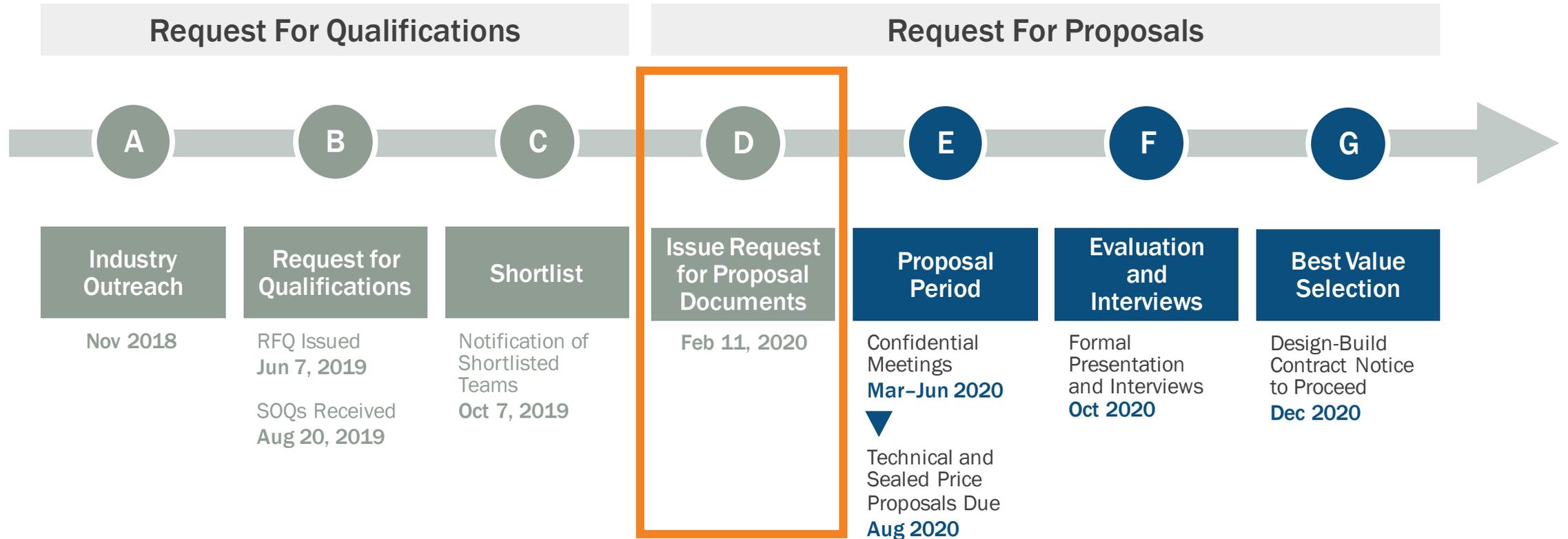
- Tunnel System Project Procurement
- Construction Activities at AlexRenew
- Program Cost
- Permitting and Third Party Coordination
- Stakeholder Outreach
- Next Steps



# Tunnel System Procurement

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# 100% Request for Proposal Documents were Issued to the Shortlisted Design-Build Teams on February 11, 2020



## Shortlisted Design-Build Teams




# Proposed Meetings with Shortlisted Design-Build Teams throughout Step Two of the Procurement Process

March 4	Week of March 30th	Week of May 11th	Week of June 15th	Week of June 22nd
<b>Kickoff Meeting</b>	<b>Confidential Meeting No. 1</b>	<b>Confidential Meeting No. 2</b>	<b>Terms &amp; Conditions Meeting</b>	<b>Confidential Meeting No. 3</b>
<ul style="list-style-type: none"> <li>• Non-confidential meeting with all teams to review Request for Proposal Documents</li> </ul>	<ul style="list-style-type: none"> <li>• Waterfront Tunnel</li> <li>• Shafts and Diversion Facilities</li> <li>• Baseline Reports</li> <li>• Alternative Technical Concepts</li> <li>• Other Topics</li> </ul>	<ul style="list-style-type: none"> <li>• Hooffs Run Interceptor</li> <li>• Alternative Technical Concepts</li> <li>• Previous Meeting Topics</li> <li>• Other Topics</li> </ul>	<ul style="list-style-type: none"> <li>• Discuss contract terms and conditions with Shortlisted Design-Build Teams in a confidential setting</li> </ul>	<ul style="list-style-type: none"> <li>• Tunnel Dewatering and Wet Weather Pumping Station</li> <li>• Maintenance of Plant Operations</li> <li>• System Integration</li> <li>• Alternative Technical Concepts</li> <li>• Previous Meeting Topics</li> <li>• Other Topics</li> </ul>



# Construction Activities at AlexRenew

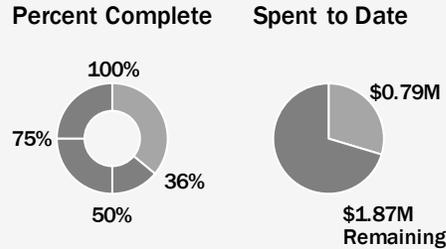
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# RiverRenew Construction Projects at AlexRenew are on Schedule for March 2021 Completion

## 108 to 116 MGD Upgrade

Vendor: ACE  
 Contract Amount: \$2,665,000  
 Construction Finish: 12/19/2020

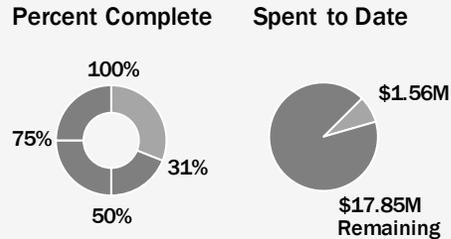
- Accomplished Contract Milestone #1 (first pump 7-day operational test)
- Prepared for second pump shutdown



## Building J Facilities Relocation and Decommissioning

Vendor: Clark Construction  
 Contract Amount: \$19,409,800  
 Construction Finish: 4/7/2021

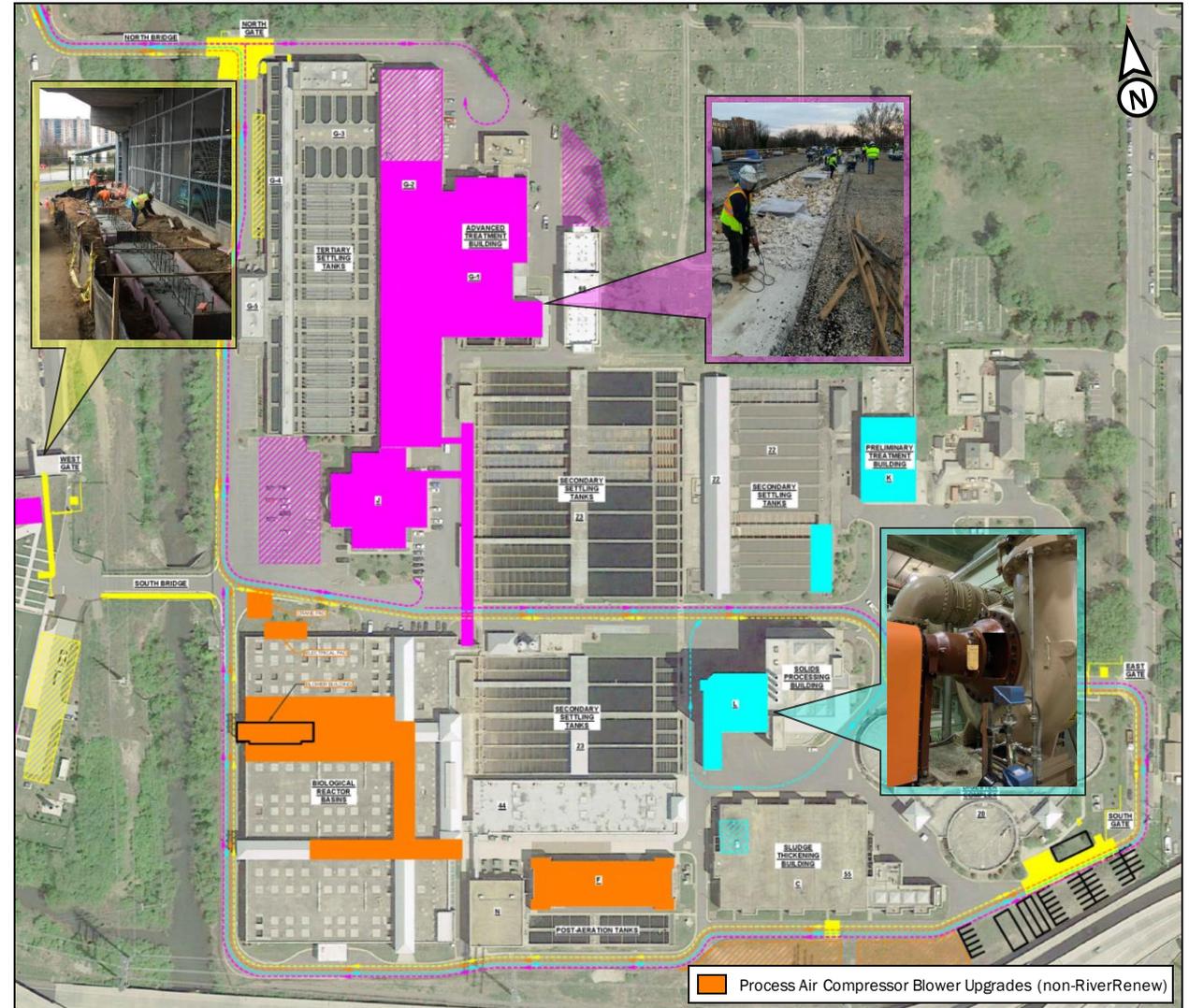
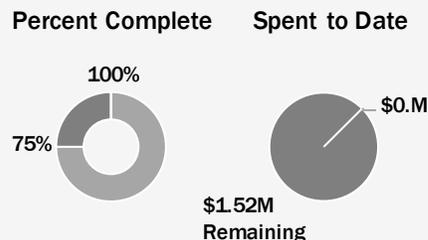
- Building G2 roof abatement and demo
- Building G1 mechanical, electrical and architectural demolition



## WRRF Site Security and Access

Vendor: Sorensen Gross Company  
 Contract Amount: \$1,527,000  
 Construction Finish: 2/14/2020

- Installed reinforcing for West Gate wall
- South Gate milling and asphalt
- Guard booths delivered



# Program Cost

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# Evolution of RiverRenew Program Capital Cost Since Long Term Control Plan Update

 Points of Cost Certainty

June 2018:  
Long Term Control  
Plan Update

October 2018:  
Preliminary  
Engineering Report

April 2019:  
30% Request for  
Proposal Documents

August 2019:  
\$24M Awarded for  
Construction

September 2019:  
60% Request for  
Proposal Documents

February 2020:  
100% Request for  
Proposal Documents

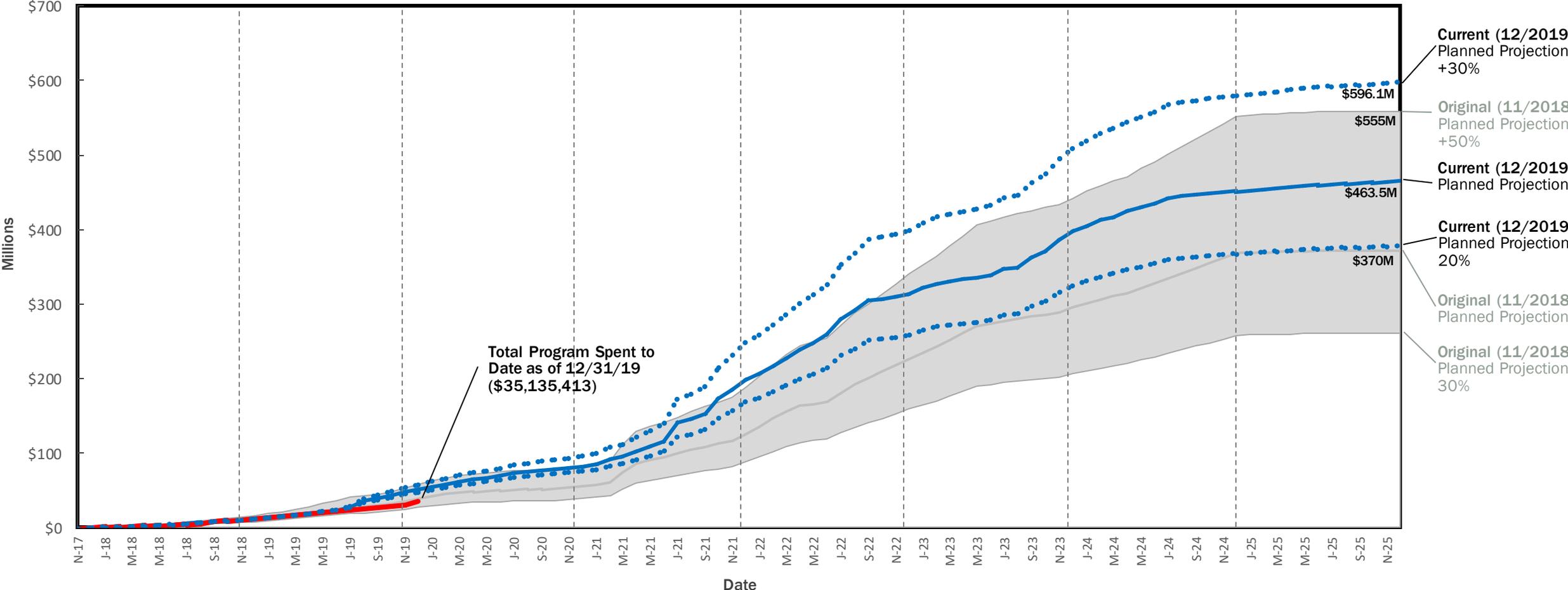
December 2020:  
Design-Build Contract  
Price Proposals and  
Commencement



Project Definition	0-2%	5%	10%	20-30%	30%	30%
Capital Cost Estimate	\$356M	\$370M (+4%)	\$457M (+24%)	\$464M (+2%)	Under Development	To be Provided by Design-Builder
Upper Range of Capital Cost Estimate	\$535M	\$555M (+4%)	\$587M (+6%)	\$596M (+2%)	Under Development	To be Provided by Design-Builder

Illustrated % change represents change between each capital cost estimate

# Current RiverRenew Spending Plan based on the 60% RFP Documents



# AlexRenew has Solicited Funds from a Variety of Sources to Fund RiverRenew and Minimize Rate Impacts

## Paygo

- Pay as you go cash funding
- **15%** of the capital improvement program per year

## Virginia Clean Water Revolving Loan Fund

- Approved loan of **\$315M** in FY20 for **Building J** and **Tunnel System** projects
- Can apply for additional capital each year
- Current commitment funds **51%** of costs associated with **Building J** and **Tunnel System** projects: can fund 100% of projects

## Water Infrastructure Finance and Innovation Act

- Invited to apply for a loan of up to **\$189M**
- Fund up to **49%** of eligible costs associated with the **Tunnel System Project**

## Grant Funding

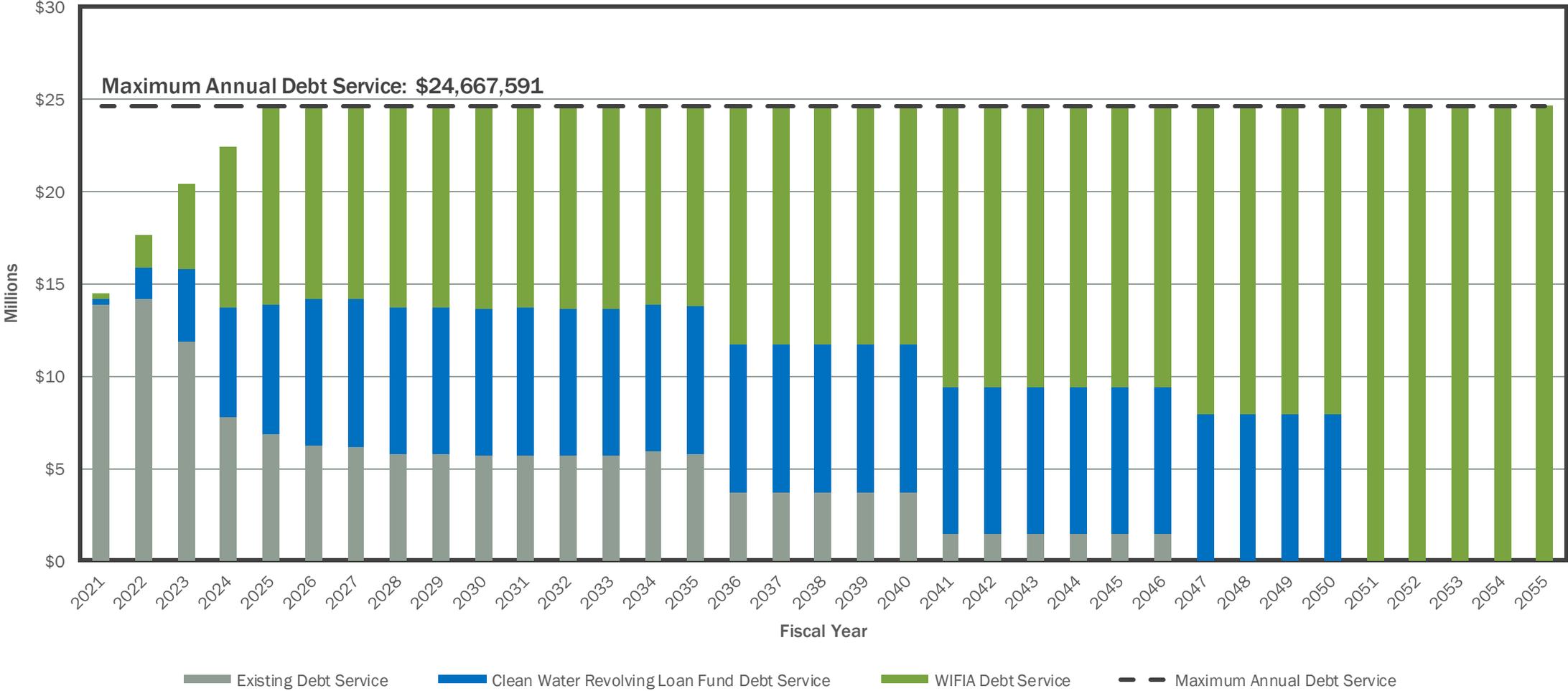
- **\$25 million** in grant funding approved by Virginia General Assembly in April 2019
- Additional funding request of **\$65 million** incorporated in Governor's 2021 legislative package to the Virginia General Assembly

# AlexRenew Identified Low Cost Funding Sources at an Early Phase of RiverRenew

Source	PAYGO (Cash)	Virginia Clean Water Revolving Loan Fund (Subsidized)	Water Infrastructure Finance and Innovation Act (WIFIA)	VRA's Clean Water Revolving Loan Fund (Market-Rate)	VRA's Pooled Financing Program	AlexRenew Issued Revenue Bonds
Amount	Subject to financial results, reserve policy & rates	TBD	Up to 49%	TBD	Up to 100%	Up to 100%
Transaction Costs	None	Very Low	High	Very Low	Medium	High
Ongoing Costs	None	Lowest (State & Federally Subsidized)	Very Low (Federally Subsidized)	Low	Low	Low
Considerations	Pressure on rates, asset life, and intergenerational equity	Availability; federal contracting requirements; potential prepayment limitations	Availability; federal contracting requirements	Availability; federal contracting requirements; potential prepayment limitations	Prepayment limitations	Prepayment limitations

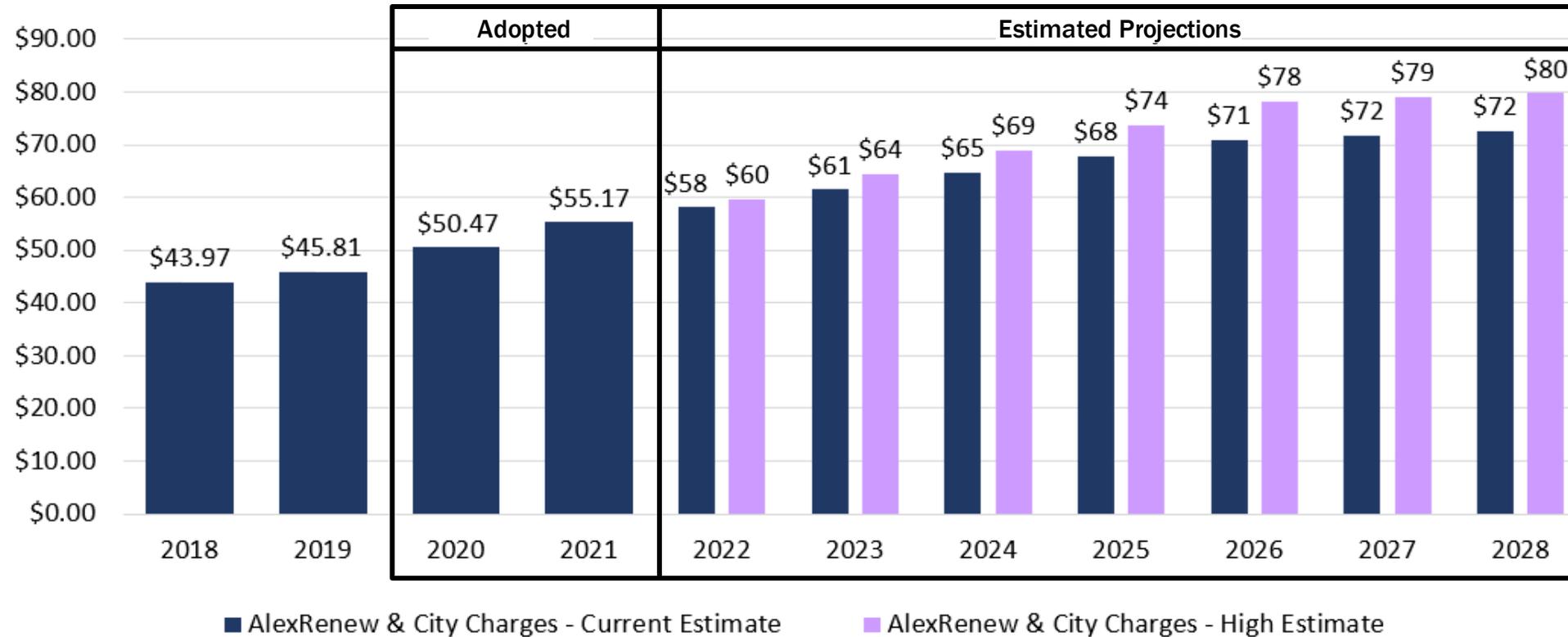
NOTE: Financing tools above are long-term tools. AlexRenew may also utilize interim financing tools.

# Estimated Future Debt Service to Fund RiverRenew through VCWRLF and WIFIA



# The Estimated Rate Impact of RiverRenew on the Monthly Bill is Anticipated to be Under \$30

Monthly Residential Bill at 4,000 Gallons



# Permitting & Third Party Coordination

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# Major RiverRenew Permits and Easements Update

Permit	Issuant	Status
DSUP for Tunnel System	City of Alexandria	<ul style="list-style-type: none"> <li>Approved – July 9, 2019</li> </ul>
DSUP for TDPS	City of Alexandria	<ul style="list-style-type: none"> <li>Approved – September 14, 2019</li> </ul>
Floodplain Analysis/No-Rise Certification	City of Alexandria	<ul style="list-style-type: none"> <li>Approved – July 3, 2019</li> </ul>
Environmental Assessment	NPS	<ul style="list-style-type: none"> <li>Virginia Department of Historic Resources (VDHR) commented on Programmatic Agreement – December 2019</li> <li>NPS sent revised Programmatic Agreement to VDHR – February 4, 2020</li> </ul>
Construction ROW Permits	NPS	<ul style="list-style-type: none"> <li>Open, approval expected May 2020</li> </ul>
Clean Water Act Permits	USACE, VDEQ, VMRC	<ul style="list-style-type: none"> <li>Open, approval expected March 2020</li> </ul>
Land Use Permit (tunnel crossing)	VDOT	<ul style="list-style-type: none"> <li>Approved – December 6, 2019</li> </ul>

Project Component	Owner	Status
Waterfront Tunnel	<ul style="list-style-type: none"> <li>Boulevard Condominiums</li> <li>Private Homes (2 total)</li> <li>St. Mary’s Cemetery</li> <li>RTN East LLC</li> </ul>	<ul style="list-style-type: none"> <li>Negotiations complete pending closing documents <sup>(1)</sup></li> <li>Negotiations ongoing <sup>(1)</sup></li> <li>Negotiations ongoing <sup>(1)</sup></li> <li>Agreement executed</li> </ul>
Hooffs Run Interceptor	<ul style="list-style-type: none"> <li>AVR Alexandria (Marriot)</li> <li>Duke St. Square Association</li> <li>Presbyterian Cemetery</li> </ul>	<ul style="list-style-type: none"> <li>Negotiations ongoing</li> <li>Negotiations complete pending closing documents <sup>(1)</sup></li> <li>Negotiations complete pending closing documents <sup>(1)</sup></li> </ul>
WRRF Staging	<ul style="list-style-type: none"> <li>Alder Branch</li> </ul>	<ul style="list-style-type: none"> <li>Agreement executed</li> </ul>

(1) AlexRenew Board authorized acquisition of easements and authorized condemnation, if necessary, on November 19, 2019.



# Stakeholder Outreach

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# The Next RiverRenew Stakeholder Advisory Group will be Established through City Council to Support Construction

## Membership

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8-member group committed to being active and engaged in the stakeholder process.

### Potential Member Groups

Outfall 001	North Old Town Independent Citizens' Association Tobacco Quay, Waterfront Residences or Rivergate
Outfall 002	Old Town Civic Association South Old Town
Outfalls 003/4	Eisenhower Partnership Carlyle community or Duke Street corridor
At-large	Resident with interest in RiverRenew Resident with engineering or construction background

## Charge

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- Monitor construction progress
- Communicate progress to the community by leveraging existing networks
- Identify concerns and receive input from the public
- Provide recommendations regarding mitigation of construction impacts

## Timeframe

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**Term:** January 2021 – January 2022

**Meetings:** Every other month

**Term Period:** 1 year

Comments and Feedback  
from Workgroup?

# RiverRenew Pop-ups are Growing Program Awareness in Alexandria



The January 21, 2020 Market Square Plaza Pop-up engaged over 50 people, including Councilwoman Amy Jackson

## Upcoming Pop-ups:

2/28 Eisenhower Metro Station	3/23 African American Heritage Park	4/13 Market Square Plaza	5/22 Torpedo Factory	6/13 Waterfront Park	7/18 Fort Ward Park	8/21 Market Square Plaza	9/25 John Carlyle Square	10/22 Oronoco Bay Park	11/20 Jones Point Park	12/21 Market Square Plaza
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Comments and Feedback  
from Workgroup?

# Sto Len, AlexRenew's Artist in Residence will Create a New Artwork Series Called RENEWAL that will use Alexandria's Water as his Subject and Medium

- **RENEWAL** aims to enhance Alexandria's relationship to local water by providing an opportunity for the public to engage with waterfront sites in new ways:
  - Outdoor Workshops focused on printmaking (suminagashi, gytaku, cyanotype)
  - Performances
  - Live Streaming via Mobile Art Lab
  - Works on Water Radio
  - Water Walk
- Approved by Artist In Residence Task Force on February 5, 2020
- Presented at Alexandria Commission for the Arts on February 18, 2020



# Next Steps

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# RiverRenew Next Steps:

- Begin Collaborative Process with Shortlisted Design-Build Teams
- Continue construction at AlexRenew
- Continue implementing community outreach campaigns
- Upcoming Council-Board Workgroup Dates:
  - April – June 2020
  - October – December 2020



**Design-Build  
Contract Award**

**Comments and Feedback  
from Workgroup?**