

**City of Alexandria, Virginia  
FY 2025 Proposed Operating Budget & CIP  
Budget Questions & Answers**

**April 4, 2024**

**Question:**

Can staff please respond to the attached message from the Alexandria Seaport Foundation?

**Response:**

From attached message from the Alexandria Seaport Foundation, the City has identified three areas to provide responses to: 1) northern bulkhead remediation request; 2) replacement of agitators/de-icers; and, 3) potential relocation needs during construction.

**Background:**

Staff and the Progressive Design Build team are actively assessing the overall cost and prioritization of proposed infrastructure for stormwater management, riverine flood protection/shoreline stabilization, and any necessary repairs and improvements to park infrastructure anticipated to be included in the approved CIP funding (~\$100M). Based on current cost estimates, existing budget will support stormwater infrastructure upgrades, including the pump station, and select riverine flood protection elements to meet stated project objectives.

**1) Bulkhead Condition Assessment**

The Waterfront Implementation Project Progressive Design Build team performed a Bulkhead Condition Assessment to provide recommendations on areas needing repair or replacement. Condition Assessment Ratings (CAR) ranged from Satisfactory to Poor within the study area along the Potomac River, from Duke St to Queen St. The professional engineer recommended bulkhead replacement (with a few areas of repair) along the entire riverfront within the next 2-4 years. The total cost of the recommended work is approximately \$71M. This cost is outside of the current funding approved for the Waterfront project.

Based on the funding constraints, the project team is now working to prioritize the work and examine alternative shoreline restoration techniques to provide cost savings. The prioritization considers the current condition of the bulkhead, remedial actions that are available, and an analysis of the infrastructure that the bulkhead must protect. The prioritization is not complete, and a full analysis and prioritization is being prepared by staff to inform future budget cycles.

Please note that this cost is based on a preliminary assessment of the estimated costs of construction and assumes the infrastructure would be replaced during a single construction mobilization, within the currently anticipated Waterfront Flood Mitigation project construction schedule (scheduled for completion early winter 2028). Costs are anticipated to continue to escalate over time due to inflation and as conditions continue to decline.

## **2) Replacement of Agitators/De-icers**

The City does not currently provide deicers or agitators for the Seaport Foundation (or other areas within the marina). The City is not involved with these systems and was not able to independently verify the cost at this time.

## **3) Temporary Relocation of Seaport Foundation During Construction**

No water-based shoreline work is currently anticipated within the Seaport Foundation area based on current project funding. Thus, temporary relocation is not currently anticipated to be required. If further funding is made available for replacement of the shoreline infrastructure, the plan for relocation of impacted facilities, and any associated costs, will be determined.

## Attachments

Attachment 1: Email from the Seaport Foundation to City of Alexandria City Council (2024.03.29)

**Attachment 1: Email from the Seaport Foundation to City of Alexandria City Council (2024.03.29)**

**Sent:** Friday, March 29, 2024 5:59:45 PM

**Subject:** [EXTERNAL]Seawall and Seaport

Dear Mayor Wilson and Members of City Council,

We are providing this input to the City Council on behalf of the Alexandria Seaport Foundation regarding the construction funding for the Waterfront Small Area Plan. The proposed FY 2025 CIP contains no additional funding to augment the \$125 million that has been accumulated in prior appropriations for construction to address waterfront flood mitigation, seawall repair/replacement, and other projects identified during the current design/build process. We understand from City staff that the existing funding level is insufficient to address the serious seawall deficiencies in front of our Seaport Center that were identified in a recent conditions analysis. We encourage the Council to include construction funding sufficient to remediate the seawall in the FY 2025 CIP budget, or at the latest in the FY 2026 budget.

Separately, as a near-term, mitigating measure, we request that the two agitators/de-icers near the Seaport Center that help to keep debris, which damages the seawall, docks, and boats, away from the seawall and prevent freezing be replaced. Equipment and installation for these devices would total about \$2,000.

We recognize that replacement of or significant repairs to the seawall adjacent to the Seaport Center could pose material disruptions to Seaport Foundation's operations. It is essential to the continued smooth operation of our programs that we receive substantial advance notice of when construction will involve that area. If the construction requires that the Seaport Center relocate during that period, we ask that the City identify the temporary relocation site and pay the associated costs.

The Seaport Foundation is currently designing a second Seaport Center, which would be located directly north of the current center. The new facility, which will enable us to expand our programs and serve a greater number of at-risk youth, is currently projected to be completed in 2025. We will need to know in the near term if the timing for the new center should change to accommodate the construction schedule at our location.