


MEMORANDUM

To: Albemarle County Board of Supervisors
From: Gary O'Connell, Executive Director 
Date: January 17, 2024
Re: Albemarle County Service Authority (ACSA) Quarterly Briefing
cc: Mr. Jeff Richardson, County Executive; Mr. Lance Stewart, Director of Facilities, ACSA Board of Directors; ACSA Leadership Team and Operations Council

We have to start by thanking the Board for your support over time. We do thank you for the continuing opportunity to share with the Board of Supervisors and the broader community what is happening at your water agency, the Albemarle County Service Authority. We pride ourselves on safe, clean, and reliable Albemarle water. Happy New Year! Here are some recent updates from the ACSA:

1. **AMI (Advanced Metering Infrastructure)** – We are about two-thirds complete with the installations of our advanced radio read meters. We continue to have supply issues that have slowed the project. We are hopeful to be completed with the 22,000 new installations by late spring. The customer benefit to AMI is instant water leak detection, which has proven to already save a lot of water and customer money. The final phase will be a customer oriented online portal to give customers access to all their water use information, including water leak alert notifications.
2. **FY 2025 Budget, Rates and CIP** – The next budget effective July 1, 2024 is in development. The proposed budget and rates will be presented to the Board in April, with a public hearing scheduled for June. The CIP (Capital Improvements Program) will be presented in March for discussion. A customer newsletter on the budget and rates will go out in May.
3. **ACSA Capital Projects Update** - The approved FY 2024 Capital Improvement Program totals more than \$11.5 million. Highlights and current major projects are detailed below:
 - **Madison Park Pump Station Upgrade** - This project replaces the current pump station that was constructed nearly 40 years ago by a private developer. The original equipment is wearing down and the building is undersized to handle SCADA monitoring equipment. A construction contract has been awarded and we are waiting on the pump delivery for construction activities to begin.

- **SCADA (computerized monitoring)** - A three phased project is nearing completion for over 40 water and wastewater facilities in the ACSA system. This is another of our projects to provide emergency alerting and monitoring to assure reliable water and wastewater service. The third phase of construction is underway to utilize this technology to proactively monitor our system. We are 85% complete.
- **Crozet Phase 4 Water Main Replacement** - This project replaces aging and undersized asbestos-cement and PVC water mains along Rockfish Gap Turnpike, Crozet Avenue, Hillsboro Lane, and the neighborhood streets of the Park View subdivision. Contract has been awarded for early 2024 construction to begin.
- **Avon Operations Center** - The Avon Street property has long been held as a future location to build additional facilities in a central location, as needed. The current Maintenance Yard at our Pantops Operations Center is becoming overcrowded with equipment and materials. This project will develop the ACSA owned Avon Street property into a satellite facility for larger vehicle and materials storage. This new site will also replace some of our storage at Crozet that was lost with the water plant expansion there. This site creates the opportunity for some sustainable and conservation-oriented applications including solar energy and electric vehicle charging stations. A Site Plan has been submitted to Albemarle County for review. Project scheduled to go to bid in April.
- **Ragged Mountain Phase 1 Water Main Replacement** - This project will replace the oldest active water main remaining in our system, which was part of the water main that served customers on Reservoir Road. This cast iron pipe is over 90 years old and is severely tuberculated, which greatly reduces the flow capacity in this section. Four options for installing a new water main across Morey Creek are under review.
- **Northfields Water Main Replacement** - This project replaces asbestos cement water mains that were part of the original well system that dates to the 1960's. Project is at the 90% design stage.
- **Scottsville Phase 4 Water Main Replacement** - This project will replace aging and undersized water mains along James River Road, Warren Street, Hardware Street, and several other roads in Downtown Scottsville. We are at the 90% design phase. Revised easement plats have been received and under review.
- **Briarwood Water Main Replacement** - Our Strategic Plan calls for the eventual replacement of PVC (pre-1990) water mains in our system, as they are older and made of weaker material than the current industry norm. This project will replace the PVC water mains that have been in service since the early 1980's. The field surveying work has been completed. Design work is nearing the 90% stage, expected to be submitted in early 2024.

- **Broadway Street Water Main Replacement** – This project will replace the ductile iron water main that was installed in the early 1970's and has been found to be in deteriorating condition based upon recent excavations. With the redevelopment of the Woolen Mills Factory and Albemarle County's increased attention on economic revitalization of this corridor, replacement of this water main is crucial to transforming this area. Deed of Easement and plat is under review. Construction is targeted for the second half of 2024.
- **Raintree and Fieldbrook Water Main Replacement** - This project will replace the PVC water mains that have been in service since the 1980s and will eliminate pipe saddles at the water service connections that have been failing due to corrosion. Project is at the 50% design phase. Construction scheduled for 2027.
- **Airport Trunk Sewer Upgrade** - With the continued growth in the Hollymead Town Center area, the existing sewer collector serving the airport and the area west of Route 29 needs upgrading to handle full build-out. A study of the drainage basin was completed in 2016, with the recommendation the sewer main be increased in size by replacing it in place. Easement acquisition efforts continue for this project. Design work is at the 90% stage.
- **Bellair – Liberty Hills Sewer** - Over the past several years there has been an increase in residents of the Bellair Subdivision seeking to connect to public sanitary sewer service, since most residents are currently served by private septic fields. We are at the 50% design phase for this project.
- **Barracks West Water Main Replacement** - This project will replace the undersized and aging cast-iron and galvanized water mains that were installed in the late 1960s. These water mains are original to the Old Salem Apartments development, now called Barracks West. This project is at the 90% design phase, with easement acquisitions underway.
- **Townwood Water Main Replacement** - This project continues our systematic program to replace PVC water mains that have been in service since the early 1980's and have recently experienced several water main breaks causing water service disruptions. Soil boring and test hole location data is under review.

Let us know if you have further questions or comments. We are more than glad to meet with you or hold a virtual meeting to talk about any of our projects, or facilities, or provide a tour if that would be useful.