AlexRenew

ITB 26-005: LOW-PRESSURE STEAM SYSTEM IMPROVEMENTS

PRE-BID MEETING AND SITE TOUR | JANUARY 13, 2026

Today’s presentation is for information only

1. This meeting is mandatory. Please be sure you have signed in or your bid will not be considered eligible.
2. Invitation to Bid (ITB) will remain the governing document
3. Only an official addendum will modify the ITB
4. Any questions received at today’s Pre-bid Meeting may be answered verbally. However, oral statements may not be relied upon and will not be binding.

Today’s Presenters

Procurement Manager

Igor Scherbakov

Igor joined AlexRenew in 2023 and serves as the Procurement Manager, responsible for AlexRenew’s procurement department.

Engineering Manager

Kevin Pilong

Kevin joined AlexRenew in 2023 and serves as the Engineering Manager, responsible for AlexRenew’s Engineering Department.

SAFETY MINUTE

Four States That Impact Safety

Fatigue
Taking breaks, working in teams, and getting proper rest can leader to safer outcomes.

Rushing
When you feel rushed, remind yourself to slow down. Ask supervisors for help planning work so that you can do your best.

Frustration
Frustration happens! Take a break, strategize, and ask for help if you are starting to feel frustration.

Complacency
It’s easy to become complacent with tasks we do everyday. Be aware and remind yourself to keep your mind and eyes on task.

Together we can make sure that everyone goes home safe every day!

ALEXANDRIA'S WATER SYSTEM

Drinking water distribution system

Virginia American Water

Sanitary and combined sewer system

City of Alexandria

Wastewater treatment and combined sewer outfalls

AlexRenew

Stormwater system

City of Alexandria

ALEXRENEW

OVERVIEW

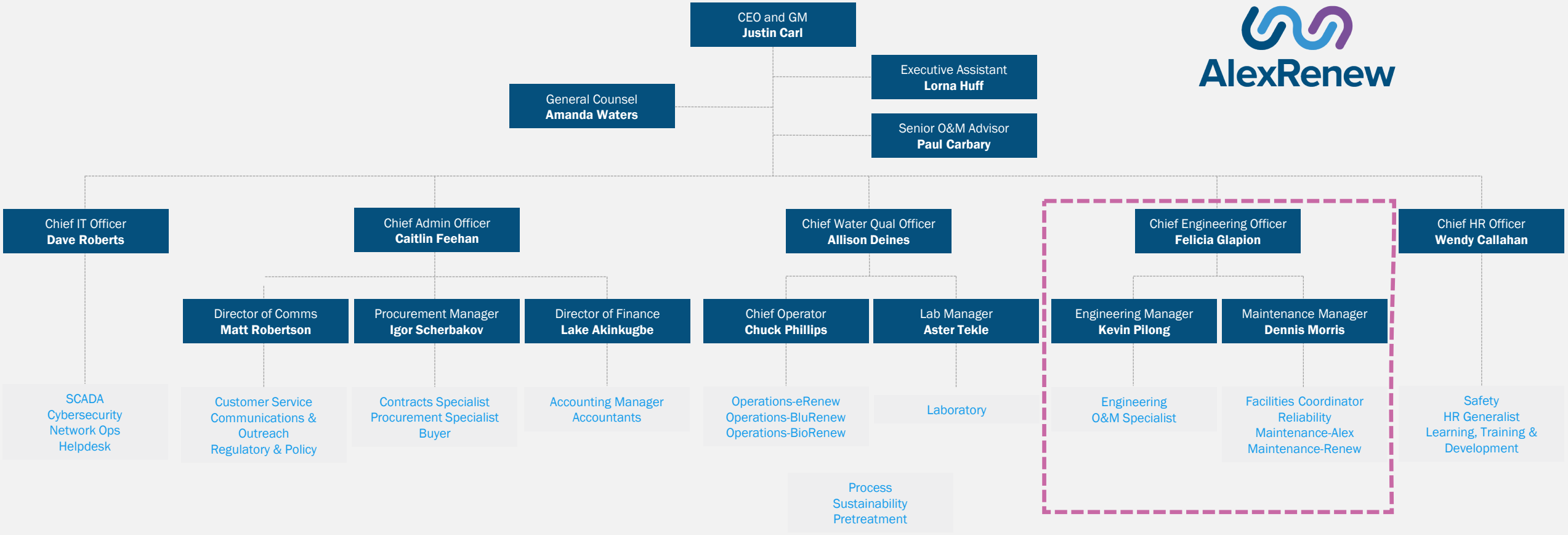
Purifies 13 billion gallons of wastewater each year

Serves a population of about 300,000 people in Alexandria and portions of Fairfax County

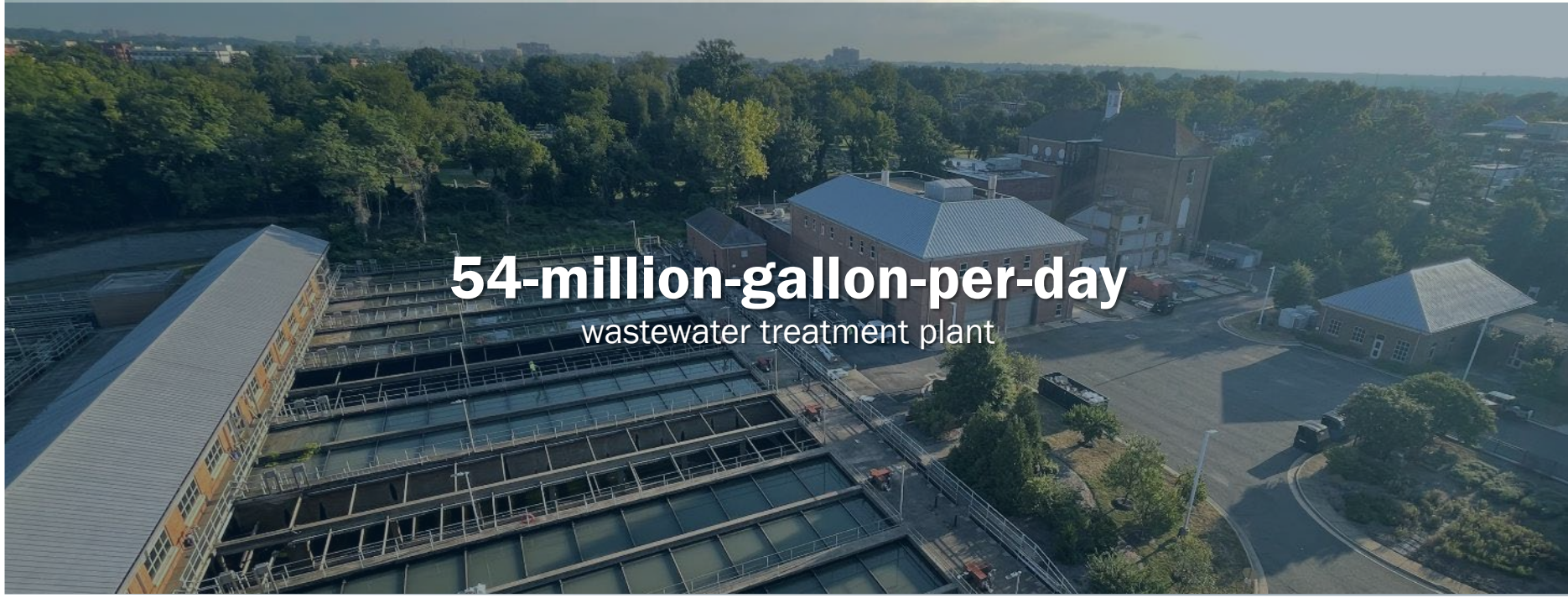
Established in 1952 as an independent authority

Governed by a 5-member citizen Board

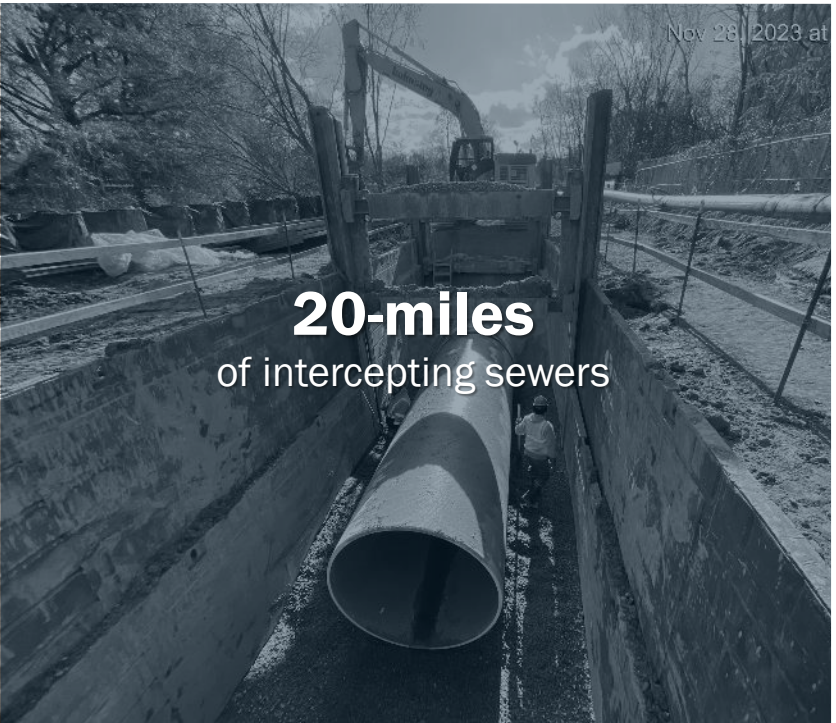
AlexRenew Organizational Chart



ALEXRENEW'S $1.0 BILLION OF ASSETS



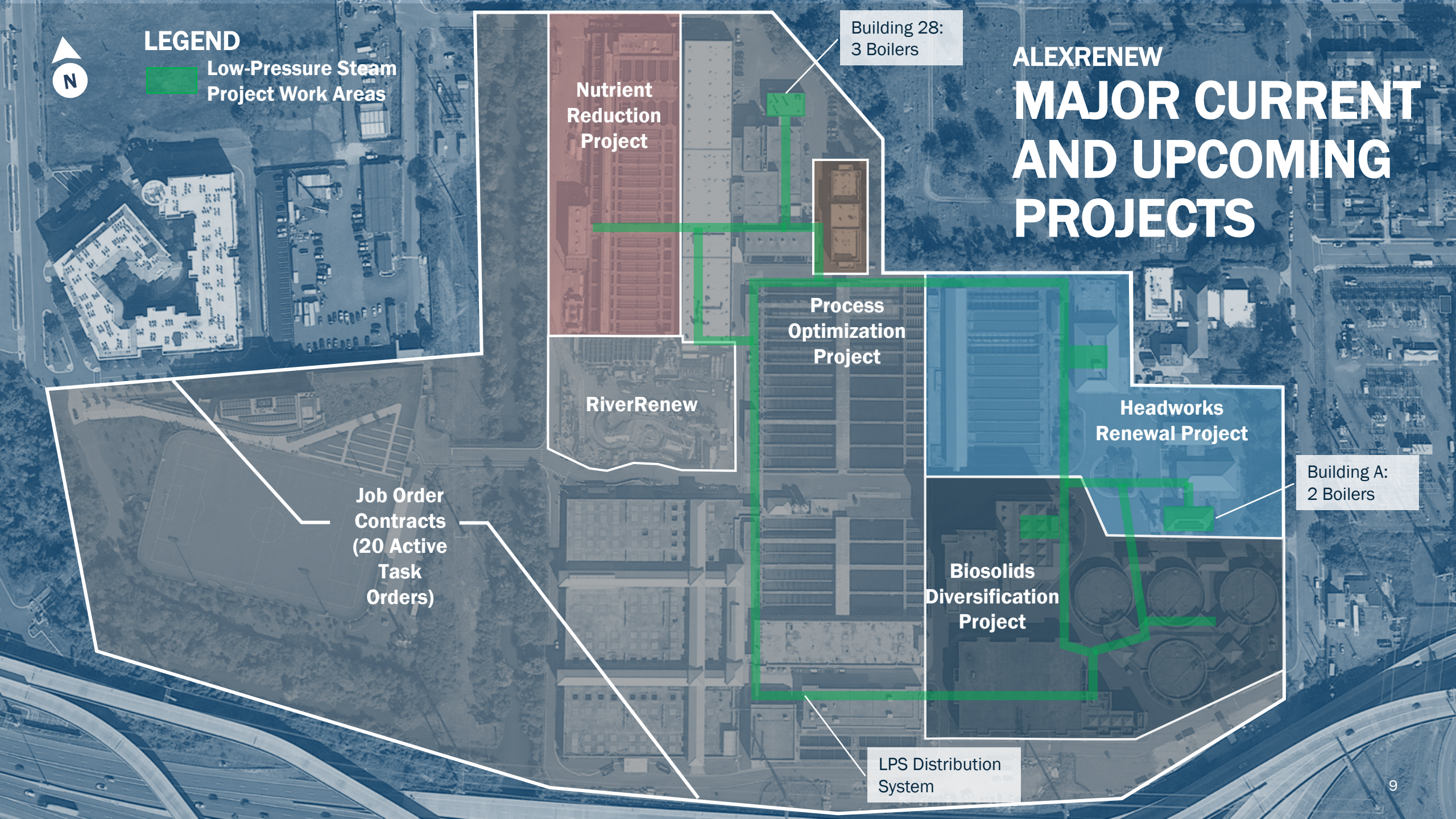
54-million-gallon-per-day
wastewater treatment plant



20-miles
of intercepting sewers

2.2-mile
combined sewer tunnel and associated infrastructure

Five
sewage pumping stations

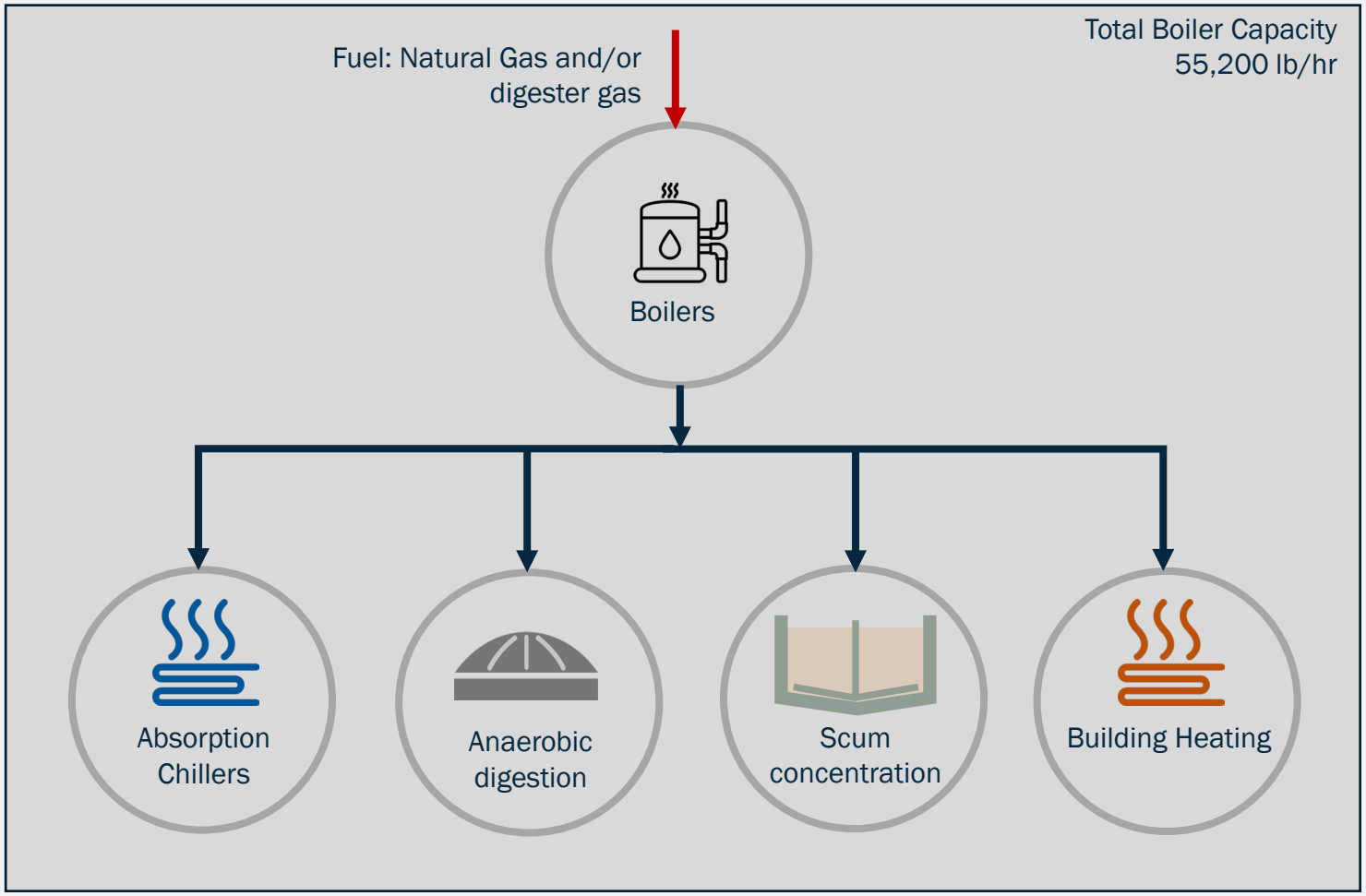


ALEXRENEW

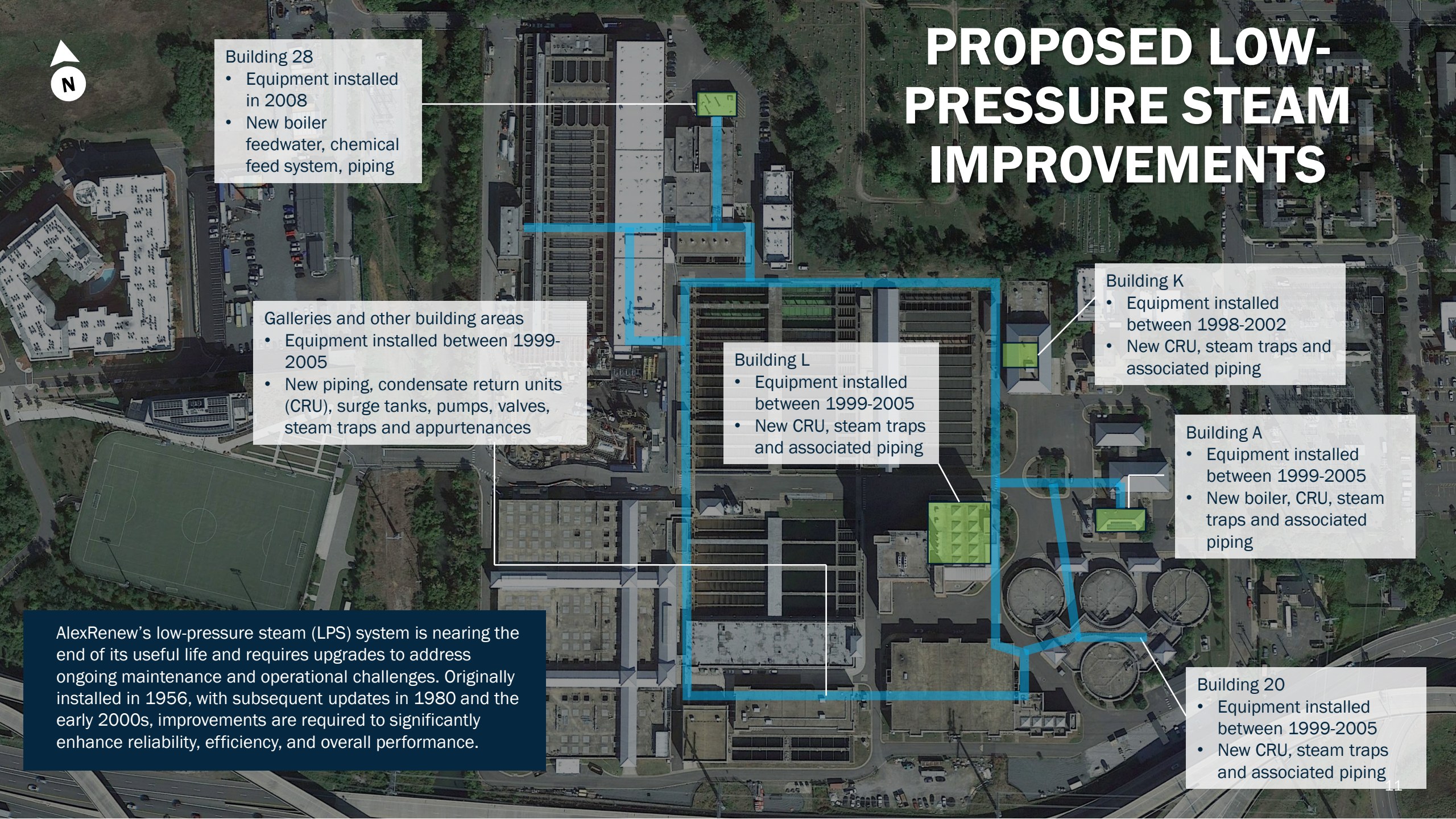
MAJOR CURRENT AND UPCOMING PROJECTS

Low-Pressure Steam System Overview

AlexRenew's low-pressure steam (LPS) system serves multiple processes within the WRRF including heating for anaerobic digestion, scum concentration, buildings, and chilled water for air conditioning.



PROPOSED LOW-PRESSURE STEAM IMPROVEMENTS



Building 28
- Equipment installed in 2008
- New boiler feedwater, chemical feed system, piping

Galleries and other building areas
- Equipment installed between 1999-2005
- New piping, condensate return units (CRU), surge tanks, pumps, valves, steam traps and appurtenances

Building L
- Equipment installed between 1999-2005
- New CRU, steam traps and associated piping

Building K
- Equipment installed between 1998-2002
- New CRU, steam traps and associated piping

Building A
- Equipment installed between 1999-2005
- New boiler, CRU, steam traps and associated piping

Building 20
- Equipment installed between 1999-2005
- New CRU, steam traps and associated piping

AlexRenew's low-pressure steam (LPS) system is nearing the end of its useful life and requires upgrades to address ongoing maintenance and operational challenges. Originally installed in 1956, with subsequent updates in 1980 and the early 2000s, improvements are required to significantly enhance reliability, efficiency, and overall performance.

Low-Pressure Steam System Improvements Project Scope

The LPS project will upgrade the plant-wide boiler system to simplify operability and maintenance. The anticipated overall project scope includes the following major items.

- **Demolish existing equipment.** Demolish one boiler and all associated equipment and piping in Building A. Building 28 boilers will remain, with demolition limited to chemical feed systems, boiler feed units, and associated piping. Demolition includes removal of condensate return systems and distribution piping systems within the galleries and throughout the plant to accommodate the proposed improvements.
- **New boilers systems.** Furnish and install a new dual feed boiler in Building A and new boiler support systems in Building 28 including control panels, chemical feed systems, pumps, piping, boiler feedwater units, condensate systems, accessories, and ancillary connections.
- **Condensate system.** Within the galleries and throughout the plant, replace condensate return units, surge tanks, and return pumps, including all associated accessories, connections and control panels. Condensate system returns hot water back to the boilers improving energy efficiency and supporting reliable, continuous operation.
- **Piping systems.** Replace and upgrade LPS, CRT, CRP, and CRG piping, including all associated accessories and ancillary connections. Work includes steam traps, expansion joints, valves, and pipe connections to ensure reliable and efficient steam distribution.

AlexRenew's Boiler Feed Water Unit

LPS Improvements in Building A

AlexRenew's Boilers in Building A

- Replace Boiler 1
- Allen-Bradley PLC controls
- Deaerator (boiler feed unit with 3 pumps) and with Allen-Bradley PLC controls
- Blowdown tank
- Boiler room floor drains
- Chemical feed tank and pump
- Supply fan and heating piping and accessories
- LPS, CRT, CRP, CRG piping, accessories and ancillary connections associated with the above.
- Boiler room painting and coating of interior walls, ceiling

LPS Improvements in Building 28

- Deaerator (boiler feed unit with 3 pumps) with Allen-Bradley PLC controls
- Chemical feed tank and pump
- Boiler room painting and coating of interior walls, ceiling

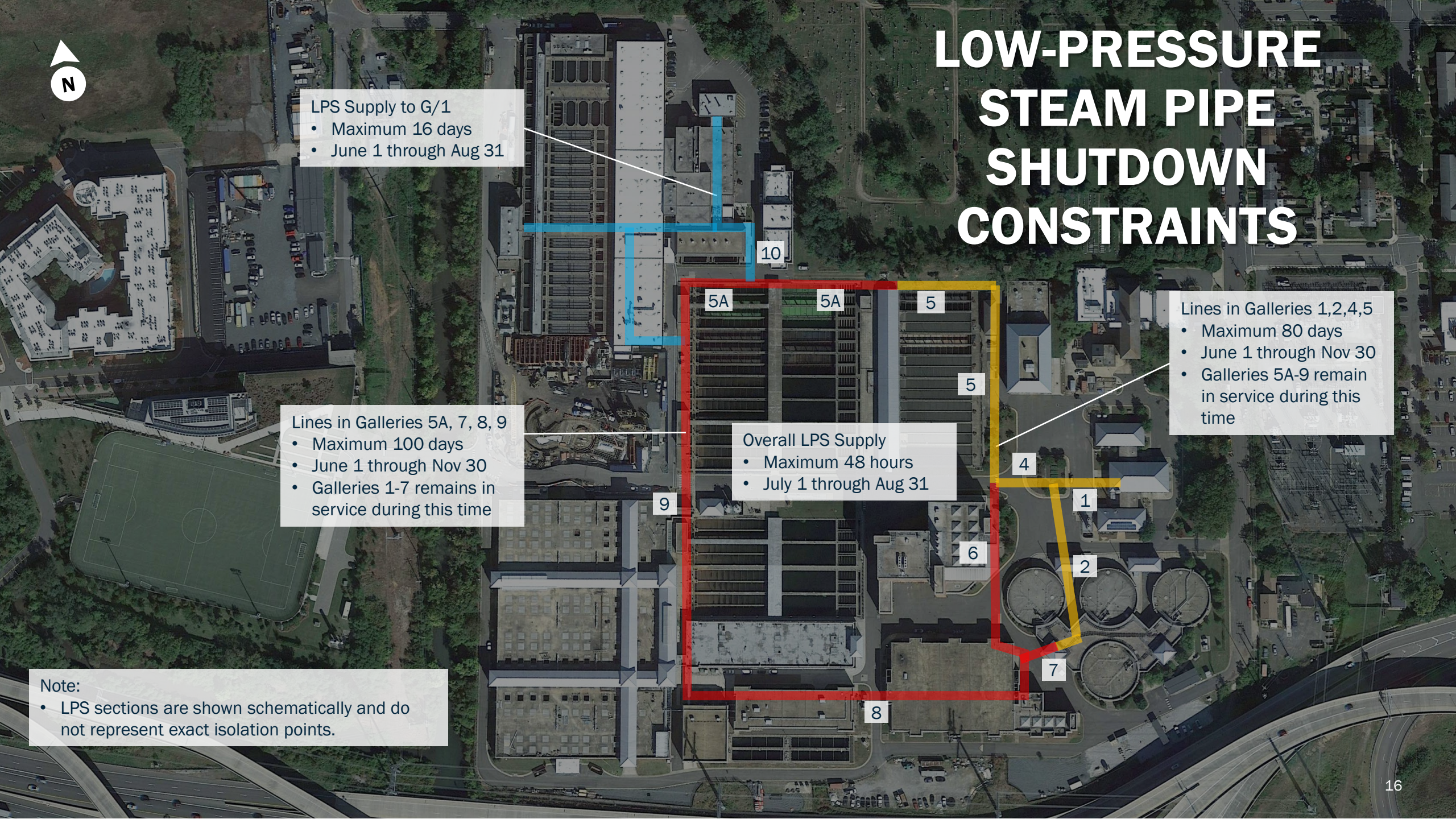
AlexRenew's Boilers in Building 28

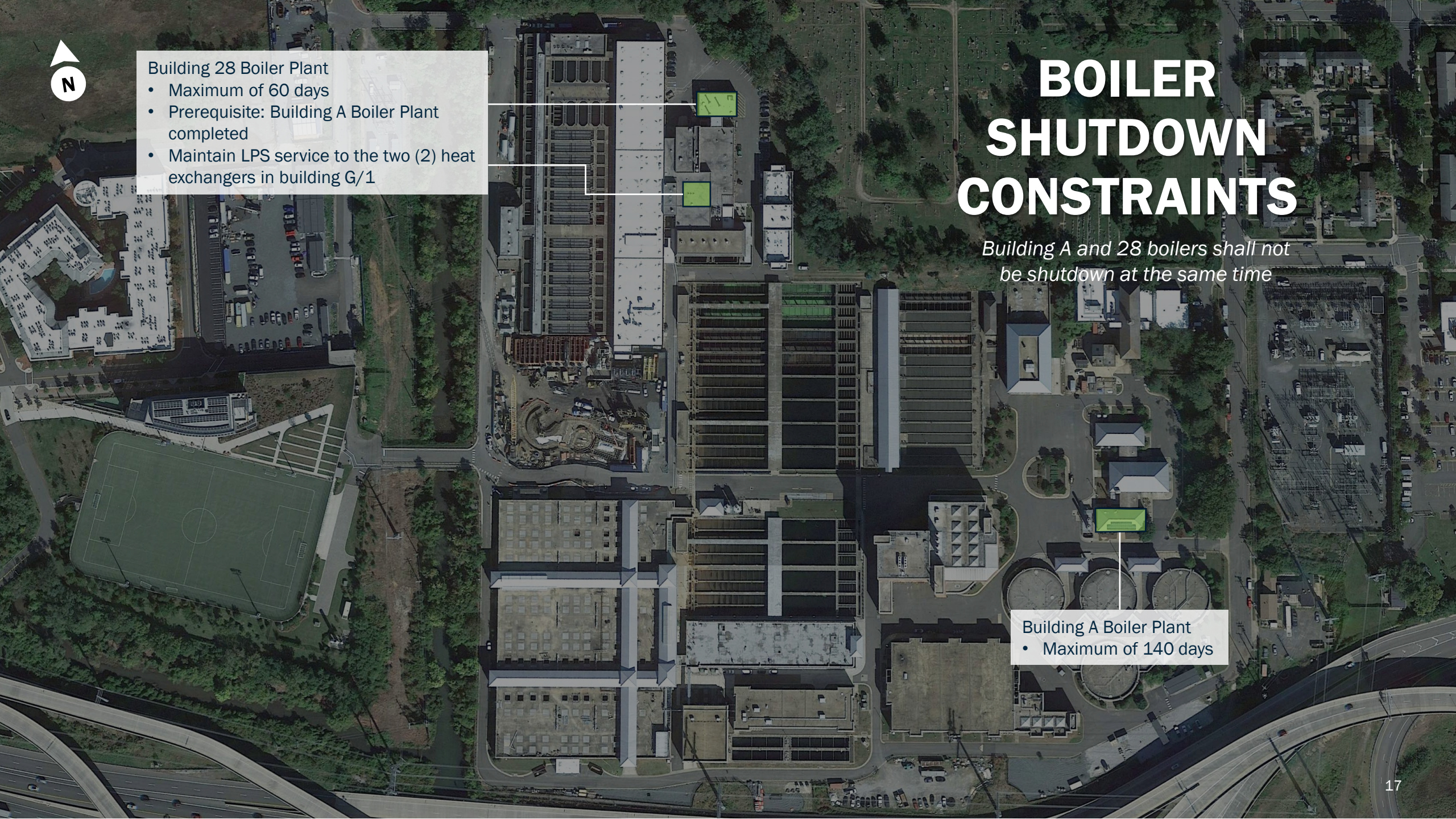
LPS Improvements within Galleries and Plantwide

AlexRenew's Gallery 8

- Four (4) condensate surge tanks
- Three (3) condensate return transfer pumps and associated accessories
- Field panel to control pumps and make-up softened water flow with Allen-Bradley PLC controls
- Selected steam traps
- Selected condensate return units
- All CRT, CRP, CRG piping, accessories and ancillary connections
- New LPS sections (bridges) at Buildings E, F and C
- Seven (7) LPS mechanical expansion joints
- Fifteen LPS isolation valves and associated piping connections
- Other LPS pipe repair and replacement identified as Unit-Price work

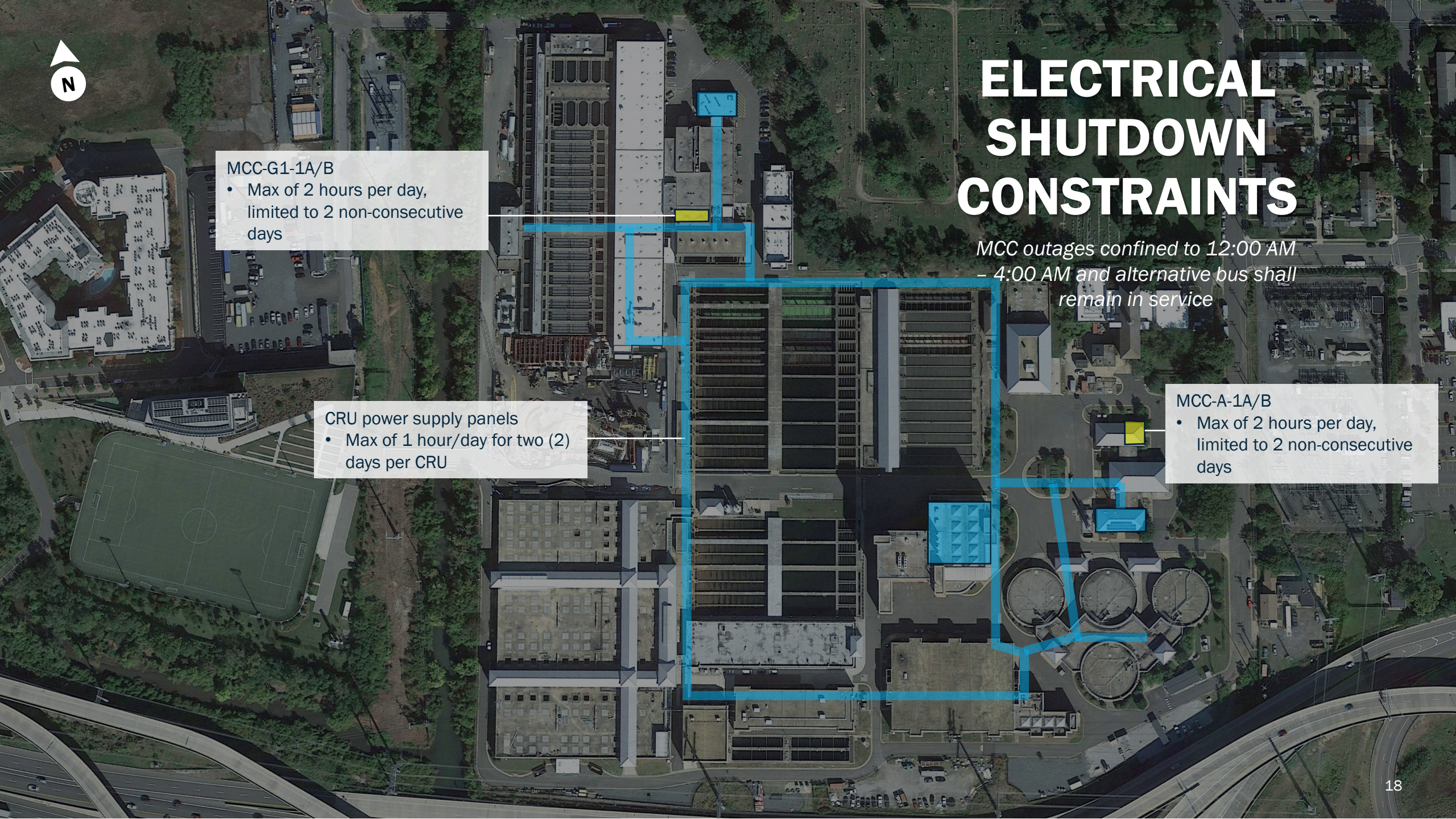
LOW-PRESSURE STEAM PIPE SHUTDOWN CONSTRAINTS





BOILER SHUTDOWN CONSTRAINTS

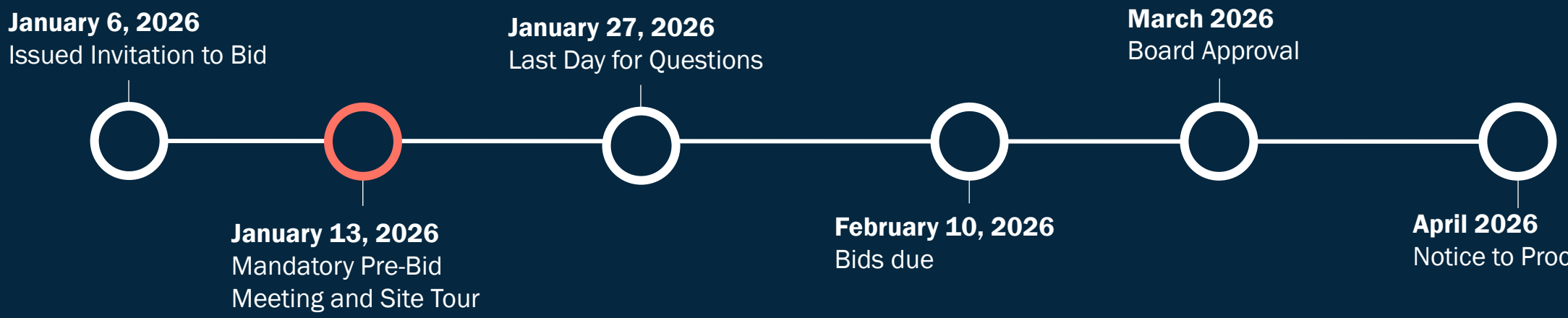
Building A and 28 boilers shall not be shutdown at the same time



ELECTRICAL SHUTDOWN CONSTRAINTS

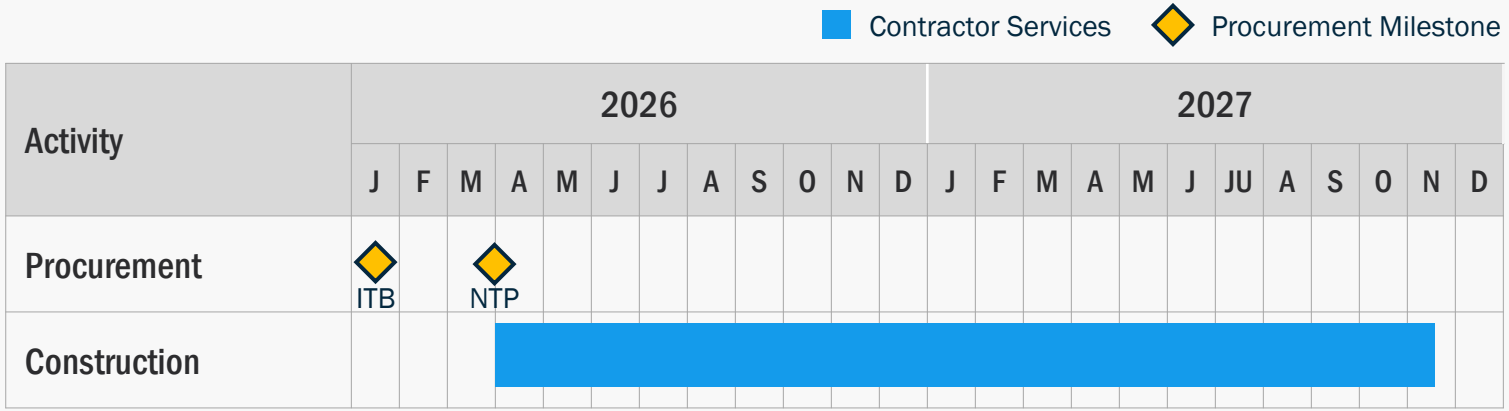
MCC outages confined to 12:00 AM – 4:00 AM and alternative bus shall remain in service

ITB 26-005 Procurement Timeline



LPS Project Schedule

Timing of the project, highlighting procurement milestones, contractor services, and contractual durations and liquidated damages.



Time is of the essence:

- Substantial Completion: 518 day from NTP
- Final Completion: 580 days from NTP
- Liquidated Damages: $9,000/day for both substantial and final completion

AlexRenew's Condensate Surge Tanks in Gallery 8

Next Steps

- Presentation available on Project SharePoint site
- Submit questions via LPS-26-005@alexrenew.com
- Last day for questions January 27, 2026
- Submit bids February 10, 2026 by 2:00 PM
- Award Contract and Issue Notice-to-Proceed by April 2026

AlexRenew's Natural Gas Boilers in Building 28


AlexRenew

AlexRenew

PreBid Sign-In

ITB 26-005: LPS Improvements
Date: January 13, 2026, 10:00AM

No.	Name	Company	Phone	E-mail
1	RAY MEADOR	American Combustion Ind.	240-375-2232	rmeador@ACIindustries.com
2	Tommy Lago	ACI	240 904 6303	tlago@ ACIindustries.com
3	Gabriela Cornejo	ACE	240 856 4500	gabriela.cornejo@aceservinc.com
4	Ifeanyi Ben-Okafor	Jacobs	737-990-8044	Ifeanyi.benokafor@Jacobs.com
5	Francio Henry	Jacobs	443-801-7099	francio.henry@jacobs.com
6	Leena Eltayeb	Jacobs	703-731-1281	leena.eltayeb@jacobs.com
7	Andy Dastidar	AlexRenew		andy.dastidar@alexrenew.com
8	Anabela Fonseca	Jacobs	~~703~~-571-286 0487	anabelafonseca@jacobs.com
9	SEAN SIMMON	KITT SCHLOSSER	301-773-1300	BIAS@KITTSCHLOSSER.
10	Kevin P. Ilay	AlexRenew	———	Kevin.P.Ilay@alexrenew.com
11	Igor Scherbakov	AlexRenew	———	———
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