

Tuesday, February 17, 2026 – 6:00 p.m.

## Regular Board of Directors Meeting Agenda

**In-person:** AlexRenew Environmental Center (1800 Limerick St)  
Ed Semonian Boardroom, Room 600

**Virtual:** [Join virtually on Microsoft Teams](#)

If you wish to provide public comment or a written statement, please contact Lorna Huff, Board Executive Assistant, at (703) 721-3500 ext. 2260 or [lorna.huff@alexrenew.com](mailto:lorna.huff@alexrenew.com) in advance of the meeting. If you need an interpreter, translator, materials in alternate format or other accommodation, contact the Board Executive Assistant at least three business days prior to the meeting. A recording of the meeting will be posted on [alexrenew.com](http://alexrenew.com) following its conclusion.

| No. | Time      | Item   | Presenter | Action      |
|-----|-----------|--|-----------|-------------|
| 1.  | 6:00 p.m. | Call to Order  | Chair     |             |
| 2.  | 6:02 p.m. | Approval of Agenda   | Chair     | Motion      |
| 3.  | 6:05 p.m. | Public Comment Period  | Chair     |             |
| 4.  | 6:10 p.m. | Consent Agenda   | Chair     | Motion      |
|     |           | a. Minutes from January 20, 2026 meeting (Tab 1)   |           |             |
| 5.  | 6:15 p.m. | Board Administrative Items   | Chair     | Information |
|     |           | a. Board Calendar (Tab 2)  |           |             |
|     |           | b. Finance and Audit Committee – March 3, 2026   |           |             |
|     |           | c. Governance Committee  |           |             |
|     |           | d. Board Retreat – February 20-21, 2026  |           |             |
|     |           | e. Request for Board Member Participation on the 2026 Ellen Pickering Environmental Excellence Award Selection Committee (Tab 3) |           | Motion      |
| 6.  | 6:25 p.m. | New Business   | CEO       | Information |
|     |           | a. Presentation on AlexRenew's 2026 Initiatives (Tab 4)  |           |             |
|     |           | b. Presentation on AlexRenew's Low-Pressure Steam System Improvement Project (Tab 5)   |           |             |
|     |           | c. Presentation on AlexRenew's Website Update and Digital Accessibility (Tab 6)  |           |             |
| 7.  | 7:30 p.m. | AlexRenew Monthly Report (Tab 7)   | CEO       | Information |
| 8.  | 7:40 p.m. | Closed Meeting: Discussion of a personnel matter pursuant to § 2.2-3711.A.1. of the Code of Virginia                             |           |             |
| 8.  | 8:00 p.m. | Adjourn  | Chair     | Motion      |

Times shown are approximate start times and serve as guidelines.

Minutes of the 936th Meeting  
AlexRenew Board of Directors  
6:00 p.m., Tuesday, January 20, 2026

On Tuesday, January 20, 2026, the AlexRenew Board of Directors held its regular meeting in the Ed Semonian Board Room at 1800 Limerick Street, and broadcast via Microsoft Teams, with the following present:

Members: Mr. John Hill, Chair  
Mr. James Beall, Vice Chair  
Ms. Becky Hammer, Secretary-Treasurer  
Mr. Mark Jinks, Member  
Dr. Moussa Wone, Member

Staff: Mr. Justin Carl, General Manager/CEO  
Ms. Amanda Waters, General Counsel/Deputy GM  
Ms. Allison Deines, Chief Water Quality Officer  
Ms. Caitlin Feehan, Chief Administrative Officer  
Ms. Felicia Glapion, Chief Engineering Officer  
Mr. Lake Akinkugbe, Director of Finance  
Mr. Matt Robertson, Director of Communications  
Mr. Kevin Pilog, Engineering Manager  
Mr. Ronald Flowers, Desktop Support Manager  
Ms. Lorna Huff, Executive Assistant to the Board and CEO

Fairfax County Representative: Mr. Bill Barrack, Director  
Wastewater Planning and Monitoring Division

City Representatives: Ms. Erin Bevis-Carver, Division Chief  
T&ES/Sanitary Infrastructure Division

Consultants: Mr. Lloyd Winchell, Brown and Caldwell

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Approval of Agenda

Motion by Ms. Hammer/Second by Mr. Jinks to approve the agenda. Passed unanimously.

3. Public Comment Period

No public speakers. Comment period is closed.

4. Consent Agenda

Minutes: December 16, 2025

Motion by Ms. Hammer/Second by Mr. Hill. Passed unanimously

5. Board Administrative Items

a. Board Calendar

The Eisenhower Partnership's City Manager's Breakfast will be hosted at AlexRenew on March

18, 2026.

b. Green Folder

Mr. Carl noted an updated Board Calendar and a revised Monthly Report with a detailed listing of bills introduced in the General Assembly.

Staff will present the FY2027 Draft Budget at the March meeting.

c. Utility Management Conference – March 24-27, 2026

Nothing to report.

d. Finance and Audit Committee – March 3, 2026

Mr. Jinks will preview the upcoming FY2027 Draft Budget.

e. Governance Committee

Nothing to report.

f. Statement of Economic Interest

Due to the City Clerk's office by February 2, 2026.

g. Board Retreat – February 20-21, 2026

6. Unfinished Business

a. Approval of Revisions to Payment Assistance Program

Mr. Robertson reviewed two approaches developed by staff to assist multi-family units with the proposed increase to the base charge. Option 1 provides a percentage of LEAP assistance to all customers in multi-family residential units, and Option 2 provides a percentage of LEAP assistance to customers providing affordable housing and having a base charge increase. Members opted for Option 2 with 50% coverage of the base charge through LEAP. Landlords will certify that funds from LEAP will pass directly to customers. Members discussed methods of enforcement and accountability.

The Chair requested a motion to approve Option 2. Mr. Jinks moved that the Board adopt the revised Payment Assistance Program policy with a provision requiring verification that benefits are passed through to eligible tenants and authorizing AlexRenew to recoup assistance if those benefits are not provided as attested.

7. New Business

a. PhaseForward Schedule and Capital Cost Update

Mr. Pilon reviewed the projects involved in the PhaseForward program (Biosolids Diversification Project, Headworks Renewal, Process Optimization, and Nutrient Reduction) including the schedule, status, project highlights, estimated costs for FY2027, and project capital spending through 2032. PhaseForward capital costs align with the FY2026 budget except for an expected 13% increase in the Biosolids Diversification Project due to reconstruction of Building C to accommodate a solids dryer. Members discussed resident engineer services, number of bids received, and the impact on the rate model. Mr. Barrack asked about the advantages of spreading out the year of the highest spending over a longer period.

b. Review and Approve a Contract Award to Kokosing Industrial for the Nutrient Reduction Project (Progressive Design-Build)

Members reviewed the memo which included a description of the project and an overview of the procurement process and the selected progressive design-build delivery method. There being no questions or comments, the Chair requested a motion to approve.

Motion by Mr. Beall/Second by Mr. Jinks to approve award of contract to Kokosing Industrial and authorize the CEO to execute a contract in the amount of \$4,402,848 which includes the CEO's delegated change order authority. Passed unanimously.

- c. Review and Approve Amendment No. 4 to Contract 24-001 with PC Construction for preconstruction services associated with the solids thermal dryer as part of the Biosolids Diversification Project

This amendment to the contract includes preconstruction services supporting design input and constructability reviews, maintaining plant operations during construction, schedule and cost management and procurement strategy.

Motion by Mr. Jinks/Second by Ms. Hammer to approve award of Amendment No. 4 to Contract 24-001 with PC Construction for preconstruction services associated with the solids thermal dryer and authorize the CEO to execute a contract not to exceed \$2,551,846 which includes the CEO's delegated change order authority. Passed unanimously.

- d. Presentation on PFAS Sampling and Thermal Technologies for Biosolids Management

Ms. Deines reviewed AlexRenew's biosolids PFAS sampling program. Members asked questions about AlexRenew sampling, frequency, and anomalies in the testing data.

Mr. Winchell reviewed emerging biosolids technologies noting that thermal treatment is currently the only established method for PFAS destruction, with incineration being the sole thermal option with a proven operational track record. He also discussed other thermal approaches, including heat-based biosolids treatment for energy generation.

## 8. Monthly Outcomes Update

### General Assembly Update.

Ms. Waters reported on several PFAS bills that have a direct impact on AlexRenew's pretreatment program, land applied biosolids and wastewater plant sampling. It is anticipated that all bills related to PFAS in biosolids will be consolidated and reviewed through Committee where staff will work through details. Other bills introduced apply to apprentice labor hours, utilities rate increases, and discount rates for income eligible customers.

Ms. Hammer asked the AlexRenew position on bills so far. Mr. Carl reported that AlexRenew is aligned with the Virginia Association of Municipal Wastewater Agencies (VAMWA) and Virginia Water and Waste Authorities Association (VWWAA); these associations are advocating to protect AlexRenew's interests in Richmond. Mr. Carl took the opportunity to thank Ms. Bevis-Carver and Ms. Ginsburg, the City's Legislative Director, for a cooperative approach to monitoring and working with the General Assembly.

The CEO recognized Mr. Akinkugbe who provided a report on the financial conditions at AlexRenew for FY2026 from July 2025 to December 2025, noting that staff received a clean, unmodified opinion on both the financial audit and single audit. Staff also met compliance targets with debt service and days of cash on hand.



Delinquencies and LEAP Dashboard

Mr. Robertson reported a decrease in delinquencies of 23 accounts month over month. He also provided an update on LEAP: \$8,000 was distributed to eight (8) customers.

RiverRenew Dashboard

Mr. Carl referenced the photo of the superstructure façade on page 8.

PhaseForward Dashboard

Construction trailer complex installation on Payne Street will be the PhaseForward trailer for several years.

There being no additional business; the Chair requested a motion to adjourn.

Motion by Mr. Beall/Second by Ms. Hammer. Passed unanimously.

The meeting adjourned at 8:28 p.m.

**Approved:**

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*Becky Hammer*  
*Secretary-Treasurer*



## Board Calendar of Events

| February 2026 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|
| S             | M  | T  | W  | T  | F  | S  |
| 1             | 2  | 3  | 4  | 5  | 6  | 7  |
| 8             | 9  | 10 | 11 | 12 | 13 | 14 |
| 15            | 16 | 17 | 18 | 19 | 20 | 21 |
| 22            | 23 | 24 | 25 | 26 | 27 | 28 |

| March 2026 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  |
| 1          | 2  | 3  | 4  | 5  | 6  | 7  |
| 8          | 9  | 10 | 11 | 12 | 13 | 14 |
| 15         | 16 | 17 | 18 | 19 | 20 | 21 |
| 22         | 23 | 24 | 25 | 26 | 27 | 28 |
| 29         | 30 | 31 |    |    |    |    |

| April 2026 |    |    |    |    |    |    |
|------------|----|----|----|----|----|----|
| S          | M  | T  | W  | T  | F  | S  |
|            |    |    | 1  | 2  | 3  | 4  |
| 5          | 6  | 7  | 8  | 9  | 10 | 11 |
| 12         | 13 | 14 | 15 | 16 | 17 | 18 |
| 19         | 20 | 21 | 22 | 23 | 24 | 25 |
| 26         | 27 | 28 | 29 | 30 |    |    |

| May 2026 |    |    |    |    |    |    |
|----------|----|----|----|----|----|----|
| S        | M  | T  | W  | T  | F  | S  |
|          |    |    |    |    | 1  | 2  |
| 3        | 4  | 5  | 6  | 7  | 8  | 9  |
| 10       | 11 | 12 | 13 | 14 | 15 | 16 |
| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |
| 31       |    |    |    |    |    |    |

| June 2026 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
|           | 1  | 2  | 3  | 4  | 5  | 6  |
| 7         | 8  | 9  | 10 | 11 | 12 | 13 |
| 14        | 15 | 16 | 17 | 18 | 19 | 20 |
| 21        | 22 | 23 | 24 | 25 | 26 | 27 |
| 28        | 29 | 30 |    |    |    |    |

| July 2026 |    |    |    |    |    |    |
|-----------|----|----|----|----|----|----|
| S         | M  | T  | W  | T  | F  | S  |
|           |    |    | 1  | 2  | 3  | 4  |
| 5         | 6  | 7  | 8  | 9  | 10 | 11 |
| 12        | 13 | 14 | 15 | 16 | 17 | 18 |
| 19        | 20 | 21 | 22 | 23 | 24 | 25 |
| 26        | 27 | 28 | 29 | 30 | 31 |    |

### Legend

|  |   |
|--|---|
|  | Board of Directors Meeting                    |
|  | AlexRenew Observed Holidays                   |
|  | Board Committee Meeting                       |
|  | AlexRenew Events                              |
|  | Conference                                    |
|  | HOA, Civic Association, & Commission Meetings |
|  | Community/Business Community Events           |

| February                                   |
|--|
| 17: Regular Meeting                        |
| 20/21: Board Retreat                       |
| 24: Finance and Audit Preparation Meeting  |
| 25: AFCA Meeting                           |
| March                                      |
| 3: Finance and Audit Committee             |
| 17: Regular Meeting                        |
| 18: City Manager's Breakfast               |
| 19: Chamber ALX General Assembly Breakfast |
| 20: COG CBPC Meeting                       |
| 24-27: Utility Management Conference       |
| 25: AFCA Meeting                           |
| April                                      |
| 21: Regular Meeting                        |
| 26: Del Ray GardenFest                     |
| 29: AFCA Meeting                           |
| TBD: Governance Meeting                    |
| May  |
| 9: Eco-City Festival                       |
| 15: COG CBPC Meeting                       |
| 16: Public Hearing                         |
| 19: Regular Meeting                        |
| 25: Memorial Day                           |
| 27: AFCA Meeting                           |
| TBD: City Council Breakfast                |
| June                                       |
| 16: Regular Meeting                        |
| 19: Juneteenth                             |
| 24: AFCA Meeting                           |
| July                                       |
| 1: Beginning of Fiscal Year 2027           |
| 3: July 4 (Observed)                       |
| 17: COG CBPC Meeting                       |
| 21: Regular Meeting                        |



## Board Calendar of Events

27: Anniversary of AlexRenew Operations (1956)

| August 2026 |    |    |    |    |    |    | September 2026 |    |    |    |    |    |    | October 2026 |    |    |    |    |    |    |
|-------------|----|----|----|----|----|----|----------------|----|----|----|----|----|----|--------------|----|----|----|----|----|----|
| S           | M  | T  | W  | T  | F  | S  | S              | M  | T  | W  | T  | F  | S  | S            | M  | T  | W  | T  | F  | S  |
|             |    |    |    |    |    | 1  |                |    | 1  | 2  | 3  | 4  | 5  |              |    |    |    | 1  | 2  | 3  |
| 2           | 3  | 4  | 5  | 6  | 7  | 8  | 6              | 7  | 8  | 9  | 10 | 11 | 12 | 4            | 5  | 6  | 7  | 8  | 9  | 10 |
| 9           | 10 | 11 | 12 | 13 | 14 | 15 | 13             | 14 | 15 | 16 | 17 | 18 | 19 | 11           | 12 | 13 | 14 | 15 | 16 | 17 |
| 16          | 17 | 18 | 19 | 20 | 21 | 22 | 20             | 21 | 22 | 23 | 24 | 25 | 26 | 18           | 19 | 20 | 21 | 22 | 23 | 24 |
| 23          | 24 | 25 | 26 | 27 | 28 | 29 | 27             | 28 | 29 | 30 |    |    |    | 25           | 26 | 27 | 28 | 29 | 30 | 31 |
| 30          | 31 |    |    |    |    |    |                |    |    |    |    |    |    |              |    |    |    |    |    |    |

| November 2026 |    |    |    |    |    |    | December 2026 |    |    |    |    |    |    | January 2027 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|--------------|----|----|----|----|----|----|
| S             | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  | S            | M  | T  | W  | T  | F  | S  |
| 1             | 2  | 3  | 4  | 5  | 6  | 7  |               |    | 1  | 2  | 3  | 4  | 5  |              |    |    |    |    | 1  | 2  |
| 8             | 9  | 10 | 11 | 12 | 13 | 14 | 6             | 7  | 8  | 9  | 10 | 11 | 12 | 3            | 4  | 5  | 6  | 7  | 8  | 9  |
| 15            | 16 | 17 | 18 | 19 | 20 | 21 | 13            | 14 | 15 | 16 | 17 | 18 | 19 | 10           | 11 | 12 | 13 | 14 | 15 | 16 |
| 22            | 23 | 24 | 25 | 26 | 27 | 28 | 20            | 21 | 22 | 23 | 24 | 25 | 26 | 17           | 18 | 19 | 20 | 21 | 22 | 23 |
| 29            | 30 |    |    |    |    |    | 27            | 28 | 29 | 30 | 31 |    |    | 24           | 25 | 26 | 27 | 28 | 29 | 30 |
|               |    |    |    |    |    |    |               |    |    |    |    |    |    | 31           |    |    |    |    |    |    |

### Legend

|  |   |
|--|---|
|  | Board of Directors Meeting                    |
|  | AlexRenew Observed Holidays                   |
|  | Board Committee Meeting                       |
|  | AlexRenew Events                              |
|  | Conference                                    |
|  | HOA, Civic Association, & Commission Meetings |
|  | Community/Business Events                     |

| August                                 |
|--|
| No meetings                            |
| September                              |
| 7: Labor Day                           |
| 15: Regular Meeting                    |
| 18: COG CBPC Meeting                   |
| 30: AFCA Meeting                       |
| TBD: ALX Chamber Legislative Reception |
| October                                |
| 19: Regular Meeting                    |
| 28: AFCA Meeting                       |
| TBD: Governance Meeting                |
| November                               |
| 11: Veterans Day                       |
| 17: Regular Meeting                    |
| 20: COG CBPC Meeting                   |
| 25: AFCA Meeting                       |
| 26/27: Thanksgiving                    |
| TBD: Finance and Audit Committee       |
| December                               |
| 15: Regular Meeting                    |
| 24/25: Christmas                       |
| TBD: AFCA Meeting                      |
| January                                |
| 1: New Years Day                       |
| 18: Martin Luther King Jr. Day         |
| 19: Regular Meeting                    |
| TBD: AFCA Meeting                      |
| TBD: COG CBPC Meeting                  |

## MEMORANDUM

TO: AlexRenew Board of Directors

FROM: Justin Carl, General Manager and CEO

DATE: February 17, 2026

SUBJECT: *New Business, Alexandria only*  
Request for Board member participation in the 2026 Ellen Pickering Environmental Excellence Award Selection Committee

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### Issue

Each year, a member of the AlexRenew Board participates on the annual selection committee for the Ellen Pickering Environmental Excellence Award.

### Recommendation

Staff respectfully requests that the Board of Directors selects a member to serve on the 2026 Ellen Pickering Environmental Excellence Award Selection Committee. Additional detail for this request is provided in the "Discussion" section of this memorandum.

### Budget and Funding

There is no budget or funding associated with this request.

### Discussion

Since 2009, AlexRenew, the City of Alexandria, and the Pickering family have presented the Ellen Pickering Environmental Excellence Award to recognize outstanding citizens or groups committed to promoting environmental sustainability within Alexandria.

The Ellen Pickering Environmental Excellence Award is named to honor Ellen Pickering's dedication to preservation and conservation efforts in Alexandria. Ms. Pickering, a long-time environmental advocate and public servant in Alexandria, first gained recognition over 40 years ago for her lobbying efforts that helped to create the Mount Vernon Trail that connects Alexandria and the District of Columbia. Ms. Pickering was elected to City Council as an independent, serving for one term between 1976 and 1979. She also served on the AlexRenew Board of Directors from 1992 through 2007 as well as numerous other City boards and commissions.

Timing

Public nominations for the Ellen Pickering Environmental Excellence Award will be accepted from Tuesday, February 17 through Monday, March 16, 2026. The award is anticipated to be announced and presented at the Del Ray GardenFest which is tentatively scheduled for April 26, 2026.

Nomination Criteria

Citizens nominated for the award must be residents of Alexandria and the actions of the nominees must have a direct impact on the environment within the city. Alexandria-based groups, clubs, organizations, and corporations are also eligible.

Contributions

Contributions related to the following areas are considered applicable to the award criteria: natural resource preservation, energy conservation, climate change mitigation, education outreach on environmental sustainability, water conservation and preservation, waste reduction and/or materials reuse/recycling, and promotion of clean air.

Level of Committee Commitment:

Selection Committee members will be required to review and select an award recipient. The committee will score the nominations individually and meet (virtually or in person) in March to select a recipient. The Selection Committee will attend the event where the award will be presented. The estimated time commitment is approximately four (4) hours.

**This action supports AlexRenew's strategic goal of Commitment to the Community.**

**ACTION TAKEN**

Approved: \_\_\_\_\_

Disapproved: \_\_\_\_\_

Approved with Modification: \_\_\_\_\_

Modification(s): \_\_\_\_\_  
\_\_\_\_\_





# 2026 GOALS

BOARD OF DIRECTORS | FEBRUARY 17, 2026



# Operational Excellence

*Taking proactive steps to meet current and future challenges*



- Finalize and commission the RiverRenew program



- Progress PhaseForward program



- Implement outcomes of climate change study



*AlexRenew's current maintenance apprentices*

# Thriving Workforce

*Investing in our staff and fostering a culture of belonging*

- Develop next level supervisors and managers through the Team Lead program and focused training
- Progress current operations and maintenance apprentice classes
- Sustain tactical and behavior-based safety program
- Review compensation and recognition practices to ensure pay practices are fair, competitive, and clearly communicated





*Mayor Aliya Gaskins talks with shift supervisor, Marcus Andrew*

# Strategic Partnerships

*Promoting watershed-level thinking through collaboration and advocacy*

- Progress revisions to City, Fairfax, and Arlington service agreements
- Collaborate with Northern Virginia leadership group to advance regional strategies
- Foster collaborative partnerships with jurisdictional partners
- Identify, cultivate, and sustain strategic relationships with regional non-governmental stakeholders to support shared objectives

# Environmental Sustainability

*Being good stewards of our resources to minimize our impact on the environment*

- Implement organizational-wide sustainability plan
- Develop reclaimed water feasibility study in conjunction with Reworld
- Finalize solar assessment and develop a roadmap to carbon-zero emissions
- Conduct a waste audit to enhance recycling and disposal practices
- Achieve LEED and Envision goals for RiverRenew



# Commitment to the Community

*Strengthening connections with the public and providing affordable service*



- Communicate and implement new base charge, expand LEAP to support base charge change



- Plan event celebrating RiverRenew completion



- Support STEM initiatives, provide lobby tours, and present at schools







AlexRenew

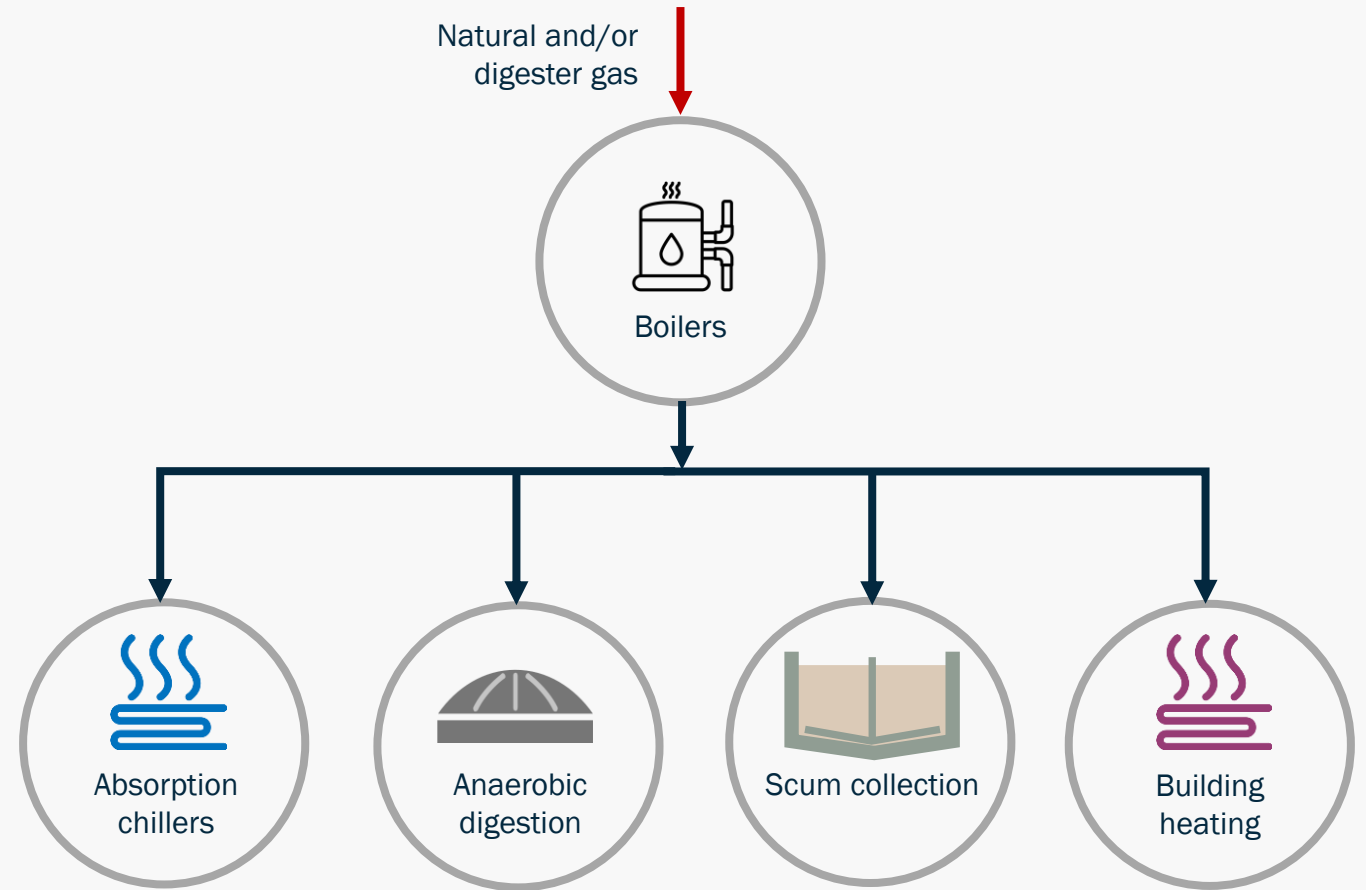
# LOW-PRESSURE STEAM SYSTEM IMPROVEMENTS

BOARD OF DIRECTORS MEETING | FEBRUARY 17, 2026



# Low-Pressure Steam System Overview

AlexRenew's low-pressure steam system serves a critical role at the Water Resource Recovery Facility, supporting multiple processes that include digester heating, building heating, and chilled water for air conditioning.



# Low-Pressure Steam System Heating Capacity

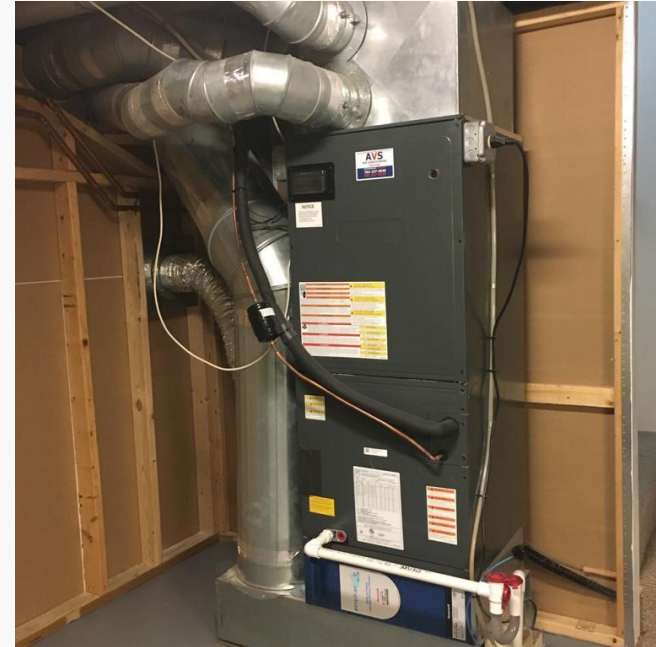
AlexRenew's low-pressure steam (LPS) system produces about 24 million British Thermal Units (MBTU) – which is a measure of how much heat it produces. This is equivalent to the heat produced by approximately 240 residential home heating systems.



*One of five AlexRenew boilers*

## Low-Pressure System Heating Capacity

24 MBTU



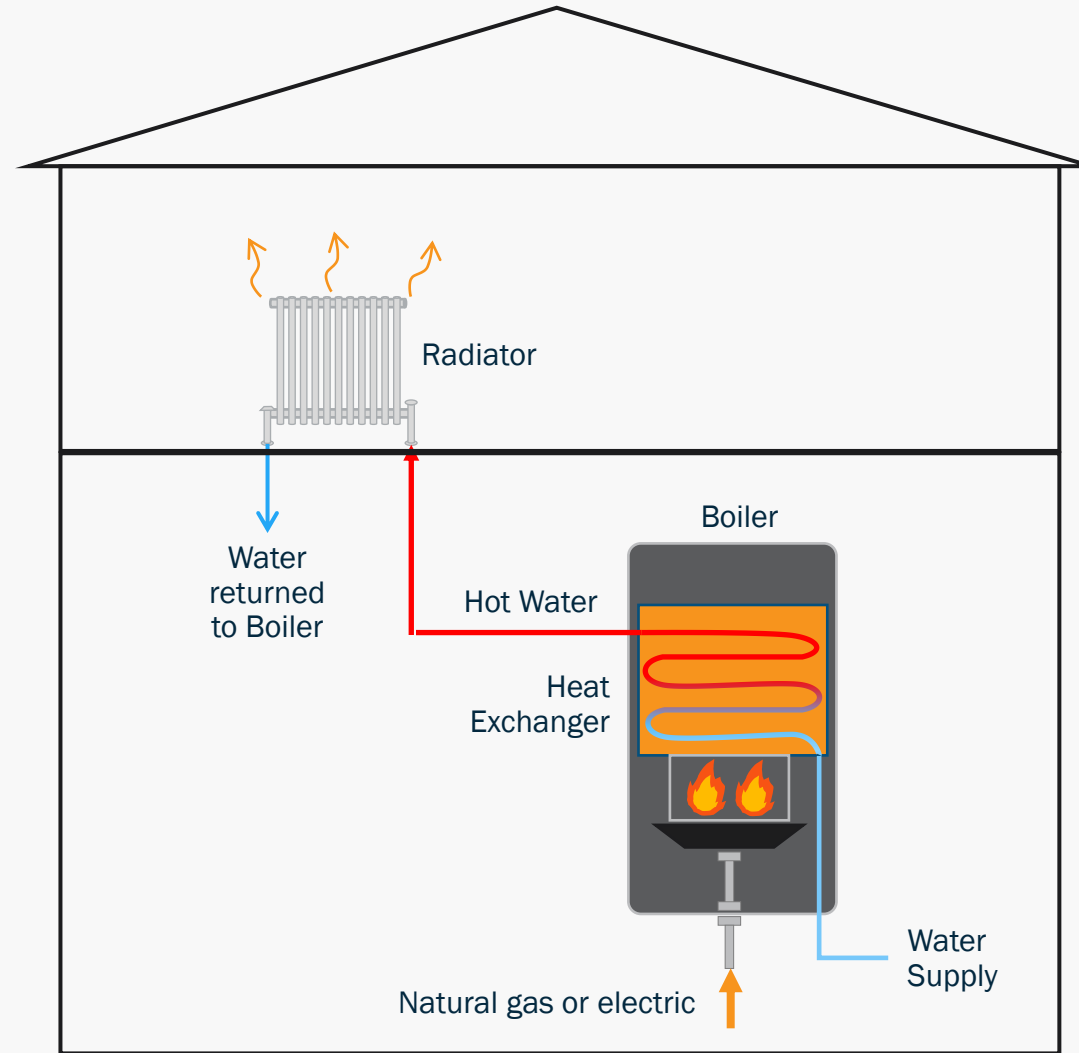
*A furnace in a home*

## Typical Residential Home Heating Capacity

0.1 MBTU

# Typical Residential Heating System Operation

A primary function of the LPS system is to generate steam to supply heat to various buildings, similar to how a home is heated through a boiler.



Home heated by a boiler and radiator system



# Major Processes that Rely on Low-Pressure Steam

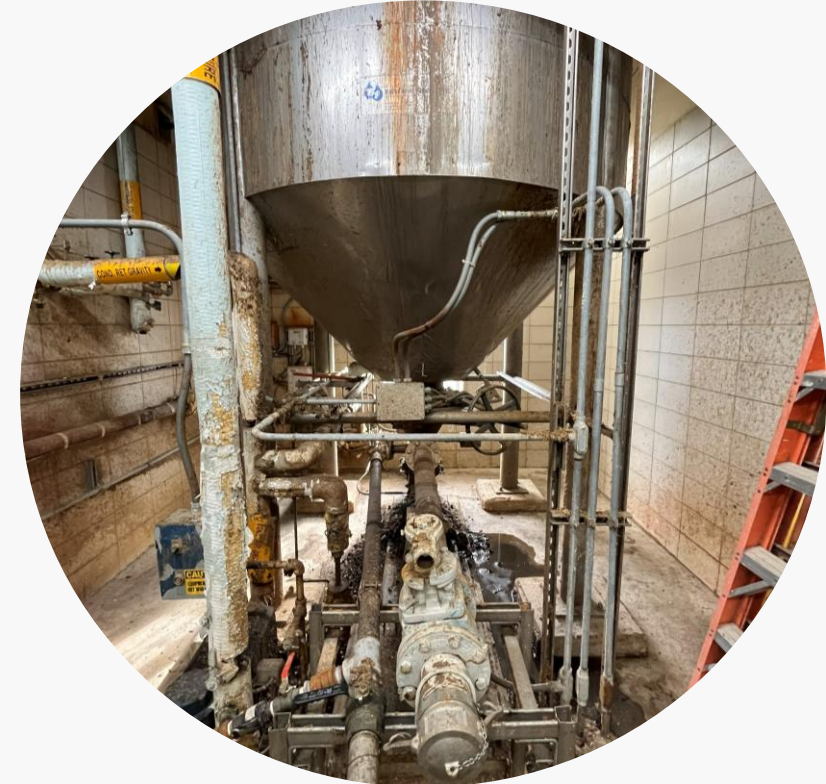
The low-pressure steam system supports the operations of critical processes throughout the Water Resource Recovery Facility, including:



**Absorption Chillers.** Steam is used as part of the refrigerant process to provide air conditioning.



**Anaerobic Digestion.** Steam is supplied to a heat transfer package to heat water for pasteurizing sludge ahead of land application.



**Scum Collection.** Steam is supplied to lower the viscosity of the scum for easier pumping and disposal.





# Low-Pressure Steam System Improvements

## Building 28

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

## Galleries

- Equipment installed between 1999-2005
- New piping, condensate return units (CRU), surge tanks, valves, 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 system is nearing the end of its useful life and requires upgrades to address ongoing maintenance and operational challenges. Originally installed in 1976, with subsequent updates in 1980 and the early 2000s, these improvements will significantly enhance reliability, efficiency, and overall performance.



# Low-Pressure Steam System Project Scope



Replace one (1) existing boiler including chemical feed, piping, and control systems in Building A



Replace existing boiler feed unit, pumps, and control systems in Building A



Replace existing boiler feed unit, pumps, and control systems in Building 28



Replace 25 condensate return units and their control panels



Repair four (4) condensate surge tanks



Replace 500 linear feet of steam piping throughout the galleries



Replace 75 steam traps and valves on the condensate return and transfer pipes

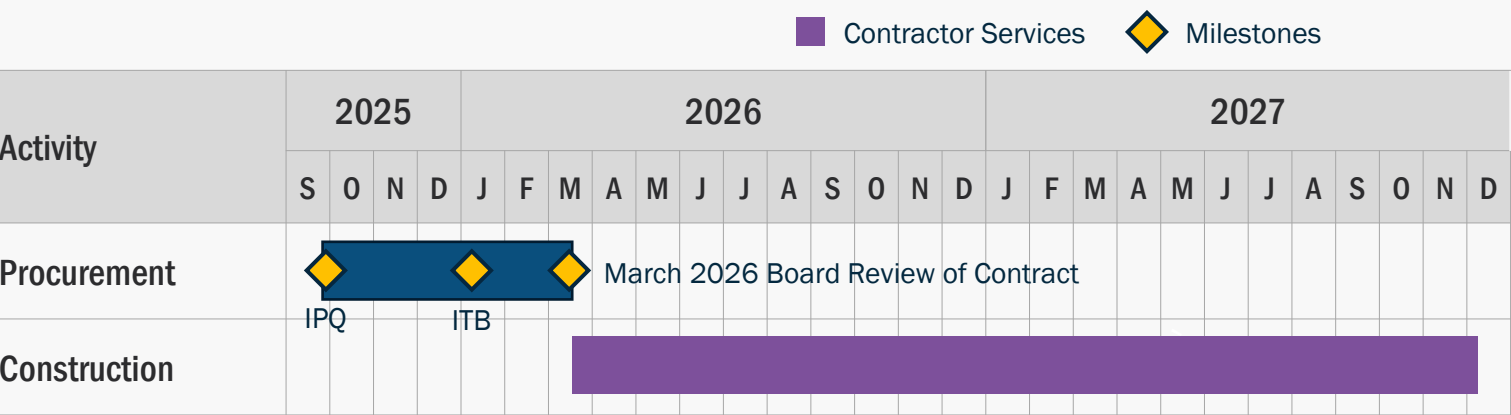


Replace 2,100 linear feet of condensate return piping.



# Low-Pressure Steam System Improvements Project Schedule

Estimated timing of the project, highlighting major milestones



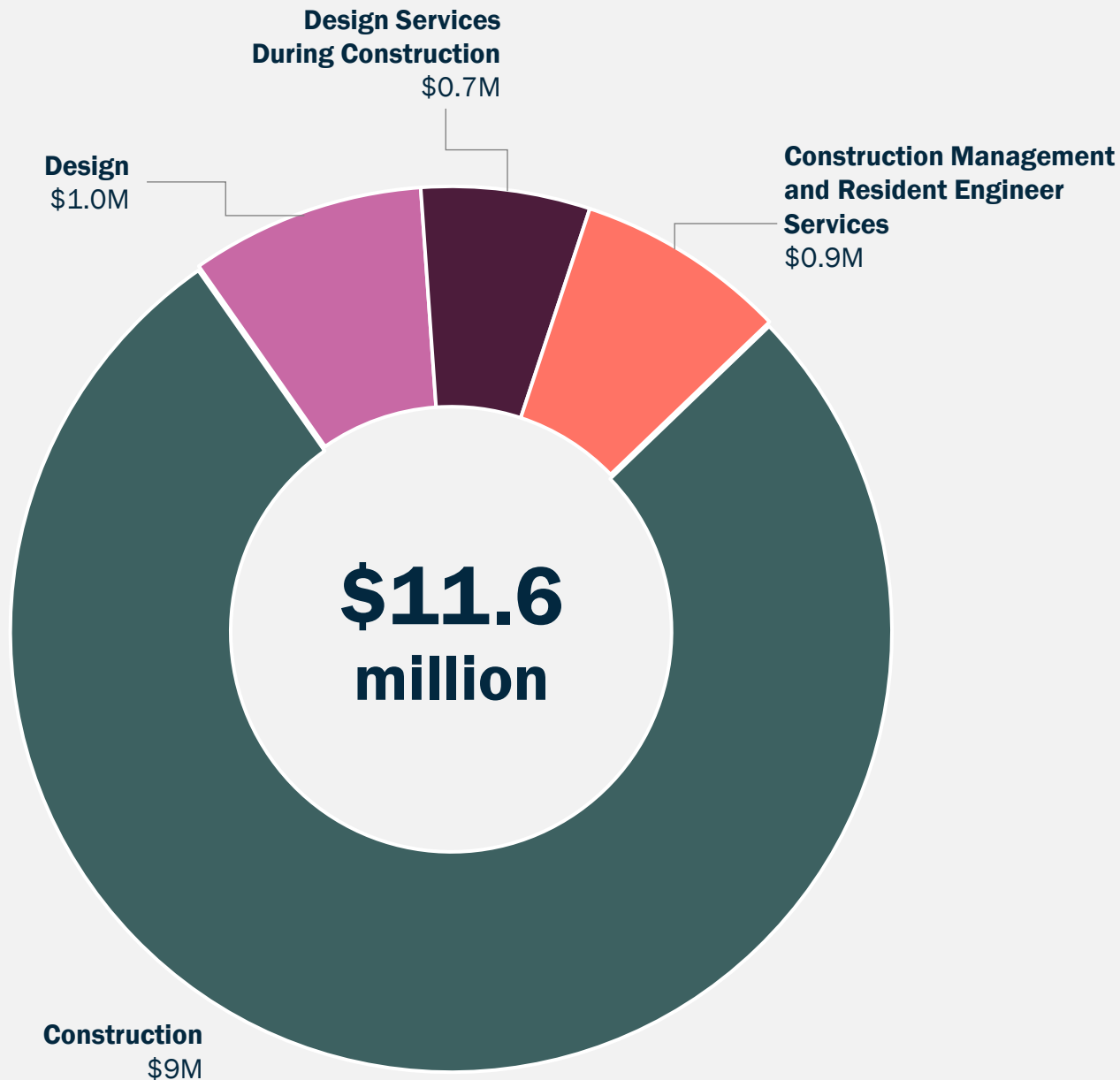
IPQ: Invitation to Apply for Prequalification

ITB: Invitation to Bid



AlexRenew’s Condensate Surge Tanks in Gallery 8

# Low-Pressure Steam System Improvements Project Capital Cost Breakdown



Estimated capital cost as of February 1, 2026, based on the following assumptions:

- Design Services: Actual costs incurred by AlexRenew
- Design Services During Construction: Rough Order of Magnitude
- Construction Management and Resident Engineer Services: Rough Order of Magnitude
- Construction: Class 1 Engineer's Estimate

# Low-Pressure Steam System Improvements Project Procurement Timeline

**September 30, 2025**

Issued Invitation to  
Apply for  
Prequalification



**January 10, 2026**

Issued Invitation to Bid

**February 17, 2026**

Bids submitted



**March 2026**

Board Approval

**April 2026**

Notice to Proceed



**December 2027**

Construction Complete







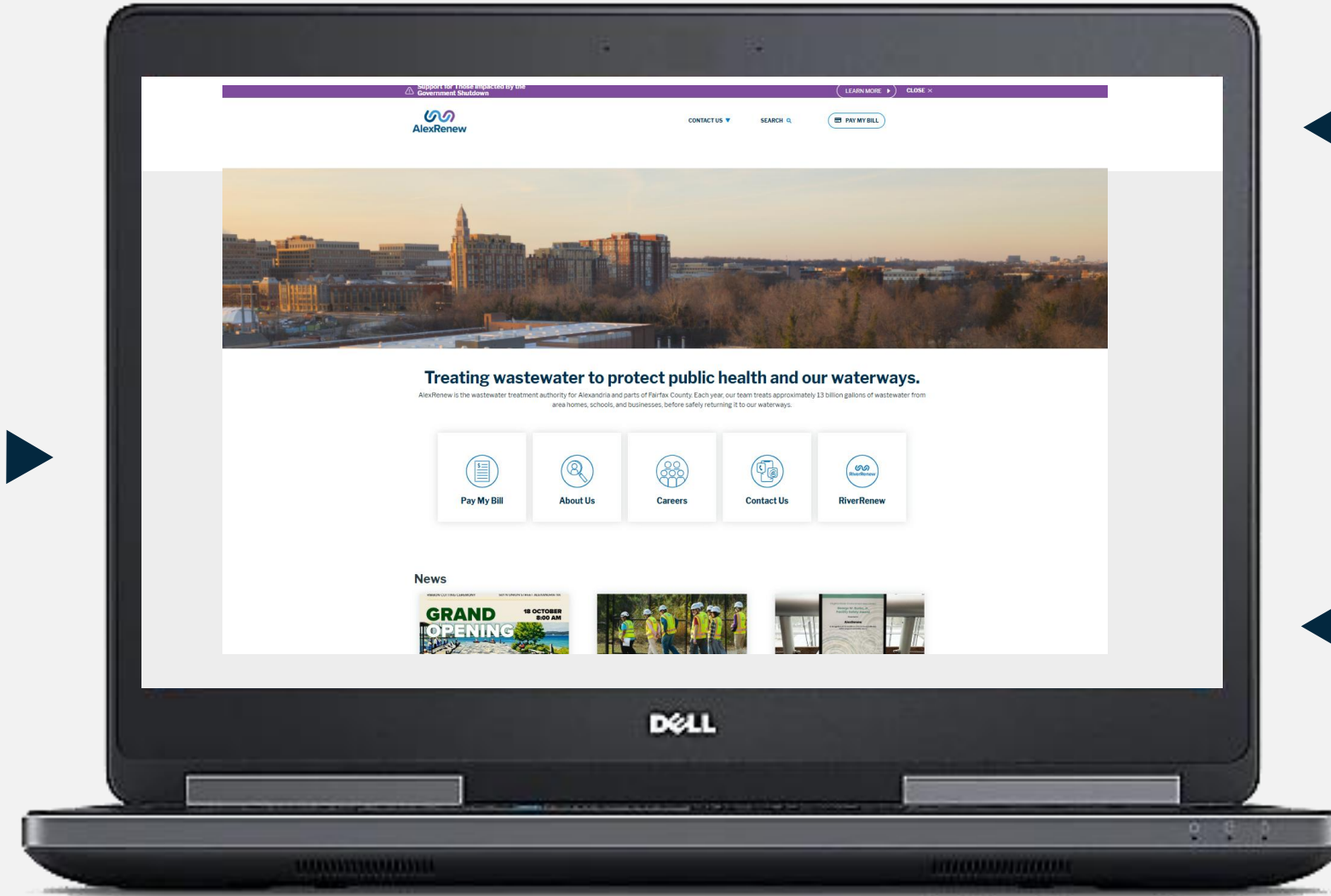
# WEBSITE UPDATE AND DIGITAL ACCESSIBILITY

BOARD OF DIRECTORS MEETING | FEBRUARY 17, 2026



# Proposed AlexRenew.com Updates

- / Optimized for multiple devices
- / Dynamic content options
- / Americans with Disabilities Act best practices



- / Incorporate RiverRenew
- / Navigation and design
- / Search functionality
- / Language selection
- / Customer notifications

Upgrade AlexRenew's content management system to streamline staff activities



# New Americans with Disabilities Act Online Accessibility Rule

U.S. Department of Justice (DOJ) issued a **final rule revising Title II of the Americans with Disabilities Act (ADA)** to require **digital accessibility** for people with disabilities.

- AlexRenew must be compliant by April 26, 2027
- Must conform to Web Content Accessibility Guidelines (WCAG) 2.1 Level AA — an internationally recognized accessibility standard
- The new rule applies to:
  - Websites
  - Mobile apps
  - Online documents (PDFs, Word, etc.)
  - All other digital content, forms, and tools provided by state and local governments and public authorities.

# ADA Title II

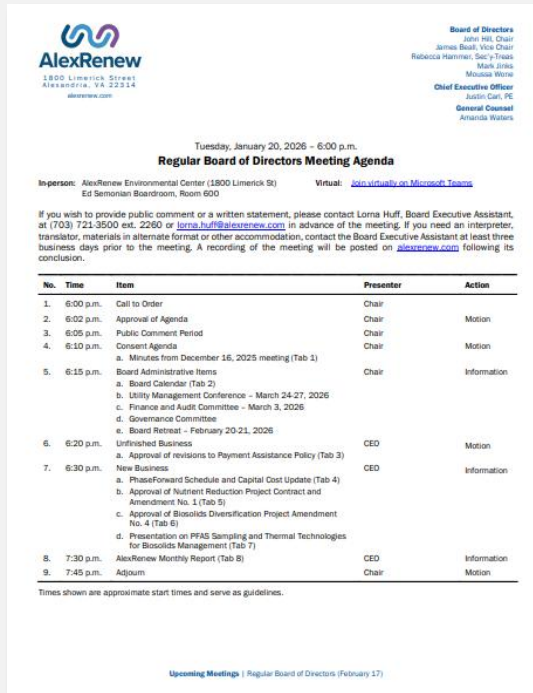
## PDF Accessibility Requirements (WCAG 2.1 AA)

- PDFs must be screen-reader compatible, with proper tags, defined language, and logical reading order
- All text must be selectable/searchable; scanned PDFs require accurate optimal character recognition (OCR)
- Headings, lists, and tables must use correct structure, including table headers
- Images, charts, and graphics must include alternative text
- Links and form fields must be descriptive, labeled, and accessible, with clear error messaging
- PDFs must support keyboard navigation and meet WCAG color-contrast standards
- Accessibility is required for all new and updated PDFs by the applicable compliance deadline



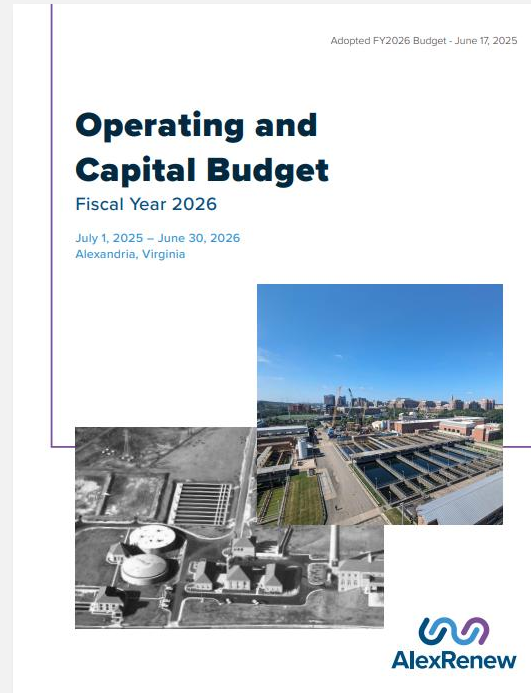
# Digital Audit: PDF Rule

## Board Packets



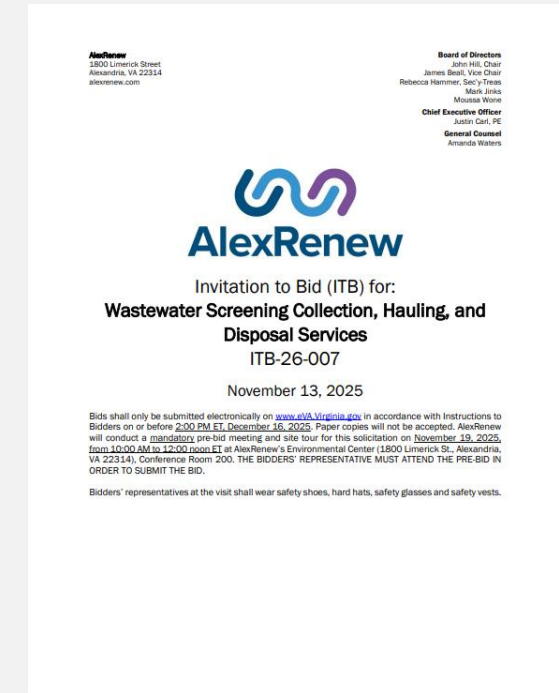
Meeting ADA requirements will be more challenging since packets typically contain mixed media and multiple PowerPoint presentations

## Budgets and Reports



AlexRenew publishes a limited number of budgets and reports each year, and they are primarily text. We can meet the new guidelines with relatively minor changes.


## Procurement Documents



Procurement documents are primarily text, making them simple to accommodate online



# Meeting PDF Requirements



**AlexRenew**  
1800 Limerick Street  
Alexandria, VA 22314  
alexrenew.com

**Board of Directors**  
John Hill, Chair  
James Boall, Vice Chair  
Rebecca Hammer, Sec'y-Treas.  
Mark Jorles  
Moussa Wone

**Chief Executive Officer**  
Justin Carr, PE

**General Counsel**  
Amanda Waters

Tuesday, January 20, 2026 - 6:00 p.m.

**Regular Board of Directors Meeting Agenda**

**In-person:** AlexRenew Environmental Center (1800 Limerick St)  
Ed Semonian Boardroom, Room 600

**Virtual:** [Join virtually on Microsoft Teams](#)

If you wish to provide public comment or a written statement, please contact Lorna Huff, Board Executive Assistant, at (703) 721-3500 ext. 2260 or [lorna.huff@alexrenew.com](mailto:lorna.huff@alexrenew.com) in advance of the meeting. If you need an interpreter, translator, materials in alternate format or other accommodation, contact the Board Executive Assistant at least three business days prior to the meeting. A recording of the meeting will be posted on [alexrenew.com](http://alexrenew.com) following its conclusion.

| No. | Time      | Item   | Presenter | Action      |
|-----|-----------|--|-----------|-------------|
| 1.  | 6:00 p.m. | Call to Order  | Chair     |             |
| 2.  | 6:02 p.m. | Approval of Agenda   | Chair     | Motion      |
| 3.  | 6:05 p.m. | Public Comment Period  | Chair     |             |
| 4.  | 6:10 p.m. | Consent Agenda   | Chair     | Motion      |
|     |           | a. Minutes from December 16, 2025 meeting (Tab 1)  |           |             |
| 5.  | 6:15 p.m. | Board Administrative Items   | Chair     | Information |
|     |           | a. Board Calendar (Tab 2)  |           |             |
|     |           | b. Utility Management Conference - March 24-27, 2026                                       |           |             |
|     |           | c. Finance and Audit Committee - March 3, 2026   |           |             |
|     |           | d. Governance Committee  |           |             |
|     |           | e. Board Retreat - February 20-21, 2026  |           |             |
| 6.  | 6:20 p.m. | Unfinished Business  | CEO       | Motion      |
|     |           | a. Approval of revisions to Payment Assistance Policy (Tab 3)                              |           |             |
| 7.  | 6:30 p.m. | New Business   | CEO       | Information |
|     |           | a. PhaseForward Schedule and Capital Cost Update (Tab 4)                                   |           |             |
|     |           | b. Approval of Nutrient Reduction Project Contract and Amendment No. 1 (Tab 5)             |           |             |
|     |           | c. Approval of Biosolids Diversification Project Amendment No. 4 (Tab 6)                   |           |             |
|     |           | d. Presentation on PFAS Sampling and Thermal Technologies for Biosolids Management (Tab 7) |           |             |
| 8.  | 7:30 p.m. | AlexRenew Monthly Report (Tab 8)   | CEO       | Information |
| 9.  | 7:45 p.m. | Adjourn  | Chair     | Motion      |

Times shown are approximate start times and serve as guidelines.



Upcoming Meetings | Regular Board of Directors (February 17)


Adopted FY2026 Budget - June 17, 2025

## Operating and Capital Budget

Fiscal Year 2026

July 1, 2025 - June 30, 2026  
Alexandria, Virginia



**AlexRenew**  
1800 Limerick Street  
Alexandria, VA 22314  
alexrenew.com

**Board of Directors**  
John Hill, Chair  
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Rebecca Hammer, Sec'y-Treas.  
Mark Jorles  
Moussa Wone

**Chief Executive Officer**  
Justin Carr, PE

**General Counsel**  
Amanda Waters

## Invitation to Bid (ITB) for: Wastewater Screening Collection, Hauling, and Disposal Services

ITB-26-007

November 13, 2025

Bids shall only be submitted electronically on [www.aia.virginia.gov](http://www.aia.virginia.gov) in accordance with instructions to Bidders on or before 2:00 PM ET, December 15, 2025. Paper copies will not be accepted. AlexRenew will conduct a [mandatory](#) pre-bid meeting and site tour for this solicitation on **November 19, 2025, from 12:00 PM to 12:45 PM** at AlexRenew's Environmental Center (1800 Limerick St., Alexandria, VA 22314), Conference Room 200. THE BIDDERS' REPRESENTATIVE MUST ATTEND THE PRE-BID IN ORDER TO SUBMIT THE BID.

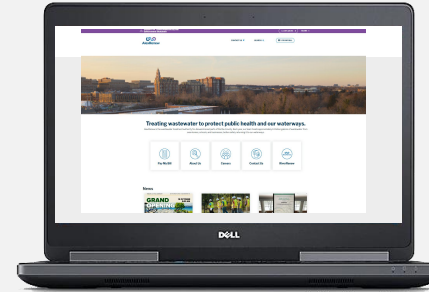
Bidders' representatives at the visit shall wear safety shoes, hard hats, safety glasses and safety vests.

- Leverage ADA tools to ensure compliance of all board documents
- Limit use of PDFs where possible
- Ensure compliance of all remaining PDFs
- Explore text-friendly PDF alternatives for certain document types

## ADA Compliance Audit

# Additional Update for ADA Online Accessibility Rule

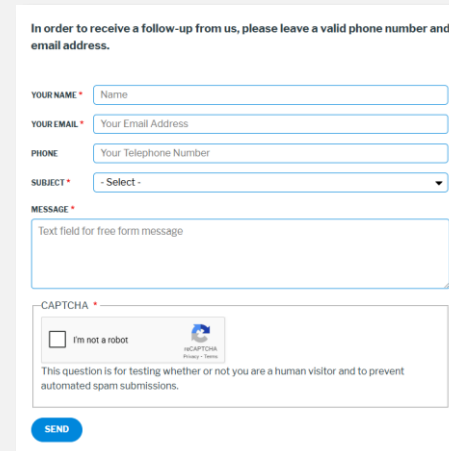
- Work with web developer to verify all pages and forms comply with newly released guidelines
- Continue to tag and label all graphics, photos, and videos
- Ensure all icons, buttons, and menus meet accessibility design standards



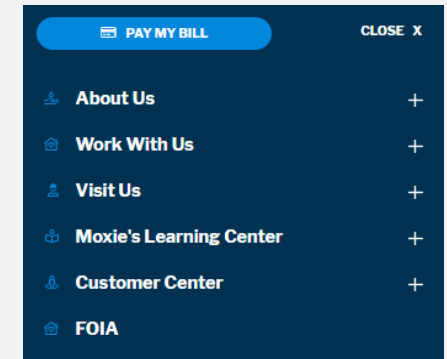
Webpages



Images

A contact form with fields for Name, Email Address, Telephone Number, Subject, and Message, along with a CAPTCHA section.

Forms



Icons, buttons, and menus



## Monthly Report

### January 2026

This report represents a summary of AlexRenew's progress toward its strategic goals – Operational Excellence, Thriving Workforce, Strategic Partnerships, Environmental Sustainability, and Commitment to the Community for January 2026.

## 1 Operational Excellence

Performance of AlexRenew's operations is reviewed and evaluated monthly to oversee operational excellence and the proactive steps to meet current and future challenges.

### 1.1 Water Resource Recovery Facility (WRRF) Performance

Precipitation for January 2026 was 3.16 inches of rain and 7 inches of snow, which is more than the monthly average precipitation of 2.86 inches of rain and 4.9 inches of snow for the month.

AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for January 2026 as outlined in Table 1.1.

**Table 1.1.** Summary of VPDES Permit VA0025160 Effluent Parameters

|                 | Average Flow | Carbonaceous Biochemical Oxygen Demand | Total Suspended Solids | Ammonia (as N)         | Total Phosphorus       | Dissolved Oxygen | Total Nitrogen        | Total Nitrogen Load | Total Phosphorus Load |
|-----------------|--------------|--|------------------------|------------------------|------------------------|------------------|-----------------------|---------------------|-----------------------|
|                 | MGD          | Monthly Average (mg/L)                 | Monthly Average (mg/L) | Monthly Average (mg/L) | Monthly Average (mg/L) | Minimum (mg/L)   | Annual Average (mg/L) | Year-to-Date (lb)   | Year-to-Date (lb)     |
| <b>Permit</b>   | 54.0         | 5.0                                    | 6.0                    | Seasonal (1)           | 0.18                   | 6.0              | 3.0                   | 493,381             | 29,603                |
| <b>Reported</b> | 28.6         | <QL                                    | 1.7                    | <QL                    | 0.06                   | 9.3              | 2.2                   | 15,971              | 462                   |

Notes: (1) Ammonia seasonal limit for November – January: 8.4 mg/L

### 1.2 Capital Improvement Program

Specific projects within AlexRenew's Capital Improvement Program (CIP) are highlighted monthly to support operational excellence.

In June 2025, the Board approved four (4) Job Order Contracts (JOC) to support AlexRenew's ongoing construction and maintenance needs. To date in Fiscal Year 2026, a total of \$6.2 million of work has been issued under the contracts through individual task orders. Table 1.2 summarizes the status of JOC task orders issued in Fiscal Year 2026.



**Table 1.2.** Summary of JOC Task Orders issued in Fiscal Year 2026

| Facility  | Number of Task Orders | Value              |
|---|-----------------------|--------------------|
| WRRF Headworks Systems                                | -                     | \$-                |
| WRRF Biological Treatment Systems                     | 2                     | \$790,000          |
| WRRF Solids Treatment Systems                         | 3                     | \$420,000          |
| WRRF Tertiary Treatment Systems                       | 4                     | \$3,150,000        |
| WRRF Disinfection Systems                             | -                     | \$-                |
| WRRF Miscellaneous – HVAC, Electrical, Building, etc. | 8                     | \$1,560,000        |
| Pumping Stations                                      | -                     | \$-                |
| Interceptors  | 1                     | \$230,000          |
| Environmental Center                                  | -                     | \$-                |
| <b>Total</b>  | <b>18</b>             | <b>\$6,150,000</b> |

### 1.3 RiverRenew

Updates on RiverRenew are outlined in the RiverRenew Dashboard.

### 1.4 PhaseForward

Updates on PhaseForward are outlined in the PhaseForward Dashboard.

### 1.5 Additional Capital Projects

In September 2025, AlexRenew issued an invitation to apply for prequalification (IPQ) for contractors to upgrade AlexRenew's low-pressure steam system through the Low-Pressure Steam System Improvements Project. Three (3) prequalification applications were received on November 4 in response to the IPQ and three (3) contractors were prequalified. The invitation to bid (ITB) was released on January 6 with bids from the prequalified contractors due on February 17. A contract is anticipated for Board review in March 2026. An update on this item is presented in this month's Board package.

### 1.6 Basic Ordering Agreement Task Orders

In December 2024, the Board approved five (5) basic ordering agreements (BOA) to support AlexRenew's planning, design, and implementation of projects as part of AlexRenew's CIP. Table 1.3 summarizes the status of BOA task orders issued in Fiscal Year 2026.

**Table 1.3.** Summary of BOA Task Orders issued in Fiscal Year 2026

| Type/Facility   | Number of Task Orders | Value     |
|---|-----------------------|-----------|
| WRRF Headworks Systems                                | 1                     | \$120,000 |
| WRRF Biological Treatment Systems                     | 0                     | \$-       |
| WRRF Solids Treatment Systems                         | 0                     | \$-       |
| WRRF Tertiary Treatment Systems                       | 1                     | \$350,000 |
| WRRF Disinfection Systems                             | 0                     | \$-       |
| WRRF Miscellaneous – HVAC, Electrical, Building, etc. | 3                     | \$500,000 |

| Type/Facility                 | Number of Task Orders | Value              |
|-------------------------------|-----------------------|--------------------|
| Pumping Stations              | 0                     | \$-                |
| Interceptors                  | 1                     | \$450,000          |
| Environmental Center          | 1                     | \$230,000          |
| Plans, Studies, and Training  | 6                     | \$940,000          |
| Professional Services Support | 5                     | \$1,030,000        |
| <b>Total</b>                  | <b>18</b>             | <b>\$3,620,000</b> |

### 1.7 Sole Source and Emergency Contracts

There were no sole source or emergency contracts executed in January.

## 2 Thriving Workforce

Efforts toward the thriving workforce strategic goal are highlighted monthly to report progress in investing in our staff and fostering a culture of belonging.

AlexRenew hosted an employee appreciation luncheon for staff members on January 22, complete with a trivia competition and several games designed to encourage teamwork, communication, and collaboration.

Since November 25, 2025, AlexRenew has logged 40,227 hours without a lost time accident.

## 3 Strategic Partnerships

AlexRenew continues to foster strategic partnerships that promote watershed-level thinking through collaboration and advocacy.

Staff presented on AlexRenew's communication and outreach efforts for the Water Engineering and Management Program at University of Colorado-Boulder's class on January 28.

### 3.1 2026 Virginia General Assembly Session

The 2026 Virginia General Assembly session convened on January 14 and will last through March 14. Crossover, the deadline for bills to pass out of the House and Senate, is February 18. Table 3.1 summarizes the status of major bills AlexRenew staff are tracking (SB denotes Senate Bill, while HB denotes House Bill).

**Table 3.1.** 2026 Virginia General Assembly Bill Tracking

| Bill    | Patron | Position                | Details  | Status   |
|---------|--------|-------------------------|--|--|
| HB 1443 | Lopez  | Support with amendments | Quarterly biosolids sampling, tiered PFAS concentration limits for land application of biosolids (restrictions above 25 ppb) | Stakeholders discussing amendments to modify tiered limits and necessary operational criteria. Staff coordinating with City to inform City Council |
| SB 386  | Stuart | Oppose                  | Bans land application of biosolids with PFAS concentrations over 1 ppb   | "Passed by indefinitely" in Senate Ag Committee  |

| Bill    | Patron | Position | Details  | Status   |
|---------|--------|----------|--|--|
| SB 138  | McPike | Support  | PFAS monitoring for industrial wastewater dischargers            | Passed unanimously in Senate Ag Committee – referred to Senate Finance   |
| HB 850  | Krizek | Oppose   | 8 percent apprentice requirement for capital outlay projects     | Referred to Appropriations   |
| HB 1046 | Carr   | Oppose   | Similar to HB 850, but with at 15 percent apprentice requirement | Substituted to remove percentage requirement and reference to local authorities  |
| SB 366  | Foy    | Oppose   | Similar to HB 850  | Substituted to remove percentage requirement and reference to capital outlay projects of local governing bodies and political subdivisions |

## 4 Environmental Sustainability

Each month, progress is reported on AlexRenew’s work toward environmental sustainability, with the goal of being good stewards of our resources and minimizing our impact on the environment.

AlexRenew’s use of renewable energy is tracked monthly. This month, plant processes used approximately 3,000 standard cubic feet of biogas that was produced onsite in the anaerobic digesters. 5,520 kilowatt hours of energy were generated from onsite solar panels.

AlexRenew’s use of reclaimed water is tracked monthly. This month, AlexRenew recycled 60 million gallons of water to support its operations.

As part of an overall refresh of AlexRenew’s Organizational Sustainability Plan, staff are updating specifications and standard operating procedures to align and integrate sustainability across operations and projects. An update on AlexRenew’s sustainability efforts will be presented at the regular Board meeting in March.

## 5 Commitment to the Community

Each month, progress is reported on AlexRenew’s work toward strengthening connections with the public and providing affordable service.

### 5.1 Financial Update

The performance of AlexRenew’s annual approved budget is reviewed and evaluated monthly to ensure overall organizational financial stability.

Table 5.1 summarizes AlexRenew revenues and expenditures for this period, including the following major takeaways:

- Wastewater Treatment Charge revenues (\$37.9 million) are trending in line with budget;
- Operating and maintenance expenses (\$21.5 million) are trending under budget; and
- Total expenses (\$102.4 million) are currently trending lower than the budgeted expenses primarily due to capital spending. This timing also impacts debt proceed revenues (\$35 million), which are lower than budgeted since most capital expenses are funded through debt.

**Table 5.1.** Revenues and Expenses through January 2026

| Revenues and Expenses           | FY2026 Budget (\$) | FY2026 To-Date (\$) | % of Budget To-Date | % of FY2026 Completed | Total FY2026 Projected (\$) |
|---------------------------------|--------------------|---------------------|---------------------|-----------------------|-----------------------------|
| <b>Revenues</b>                 |                    |                     |                     |                       |                             |
| Wastewater Treatment Charge     | 64,941,337         | 37,994,005          | 59                  | 58                    | 65,000,000                  |
| Fairfax Operating Charge        | 14,662,764         | 8,553,279           | 58                  | 58                    | 14,700,000                  |
| Fairfax Capital Contributions   | 59,378,095         | 20,815,668          | 35                  | 58                    | 45,000,000                  |
| Debt Proceeds and Other Sources | 119,336,317        | 35,036,357          | 29                  | 58                    | 89,500,000                  |
| <b>Total Revenues</b>           | <b>258,318,513</b> | <b>102,399,309</b>  | <b>40</b>           | <b>58</b>             | <b>214,200,000</b>          |
| <b>Expenses</b>                 |                    |                     |                     |                       |                             |
| Operating and Maintenance       | 40,925,755         | 21,514,668          | 53                  | 58                    | 38,900,000                  |
| Parity Debt Service             | 20,220,975         | 11,467,693          | 57                  | 58                    | 20,300,000                  |
| IRR (1)                         | 12,664,560         | 9,023,538           | 71                  | 58                    | 15,000,000                  |
| Capital                         | 184,507,223        | 60,393,410          | 33                  | 58                    | 140,000,000                 |
| <b>Total Expenses</b>           | <b>258,318,513</b> | <b>102,399,309</b>  | <b>40</b>           | <b>58</b>             | <b>214,200,000</b>          |

Notes: (1) Improvement, Renewal, and Replacement is the program for routine investments to maintain and repair equipment. The IRR program funds capital improvements under \$1 million and not part of major upgrade projects.

**Table 5.2.** Cash Reserves

| Days Cash on Hand                       | Minimum | FY2026 Annualized | Percentage of Goal |
|---|---------|-------------------|--------------------|
| Operating and Capital Days Cash on Hand | 120     | 124               | 104%               |
| Total Days Cash on Hand                 | 270     | 764               | 353%               |

**Table 5.3.** Debt Service Coverage

| Item                       | FY2026 Budget       | FY2026 Annualized   |
|----------------------------|---------------------|---------------------|
| Total Revenues             | \$81,304,102        | 82,700,000          |
| Less Operating Expenses    | (\$40,925,755)      | (\$38,500,000)      |
| <b>Net Revenue</b>         | <b>\$40,378,347</b> | <b>\$44,200,000</b> |
| <b>Annual Debt Service</b> | <b>\$20,220,975</b> | <b>\$20,300,000</b> |
| <b>Calculated Coverage</b> | <b>2.00 times</b>   | <b>2.18 times</b>   |

## 5.2 Status of Customer Delinquencies

Figure 5.1 illustrates active AlexRenew accounts 60 or more days delinquent and total delinquent dollar amount owed over the last three (3) years. Major takeaways for this period include:

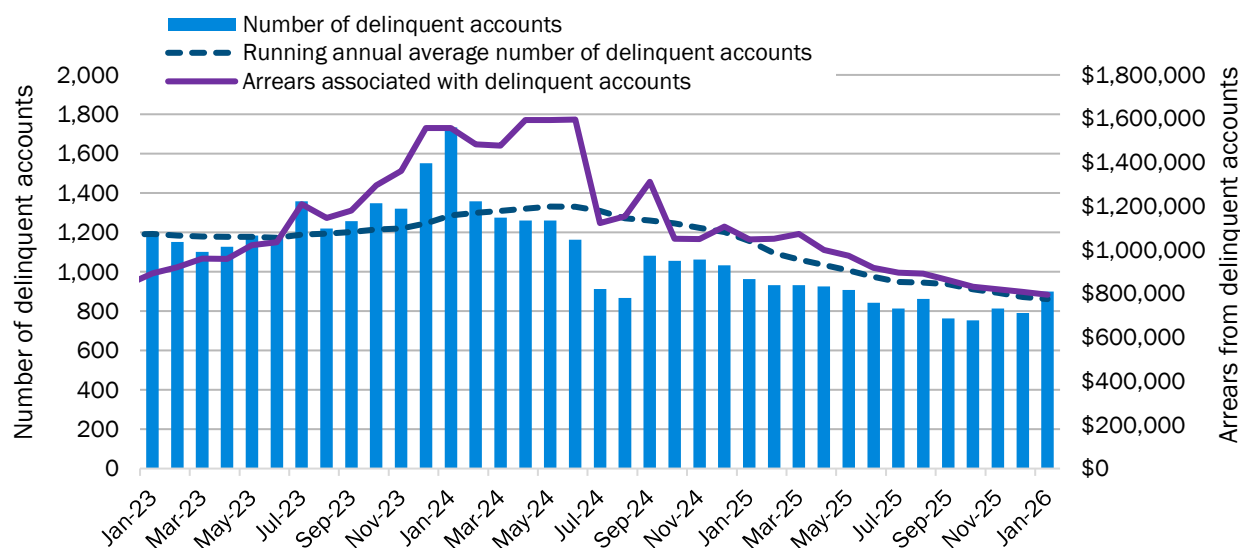
- The number of accounts delinquent by more than 60 days was 899, an increase of 109 accounts month-over-month; Postal service delays resulting from ice and snow were likely a major factor in this increase, as the majority of these accounts missed a single payment.
- The total dollar amount owed to AlexRenew from these accounts was \$795,462, a decrease

of \$12,121 month-over-month;

- 369 accounts are enrolled in payment plans, representing \$580,121 in the total dollar amount (73 percent) owed to AlexRenew; and
- Approximately 55 percent of the delinquency value is from residential accounts.

AlexRenew has continued its communications campaign around the Lifeline Emergency Assistance Program (LEAP). Over this period, nine (9) accounts received a total of \$6,480. Additional updates on LEAP are outlined in the LEAP Dashboard.

On behalf of AlexRenew, Virginia American Water disconnected 39 customers for nonpayment of their sewer bill in January. Of the customers who were disconnected, twenty-five (25) paid their balance in full, nine (9) enrolled in a payment plan, five (5) accounts were closed, and five (5) applied for a LEAP disbursement. Since July 2024, there have been 468 disconnections, of these, 61 accounts received a total of \$55,098 in LEAP disbursements.



**Figure 5.1.** Active Accounts 60 or more days Delinquent

### 5.3 Customer Service and Community Engagement

AlexRenew shares a monthly summary of its community engagement and customer service statistics to highlight its contributions toward its commitment to engagement and trust.

On January 31, AlexRenew participated in the Alexandria Utility Resource Fair at Charles Houston Recreation Center, where staff shared information about AlexRenew, as well as our Lifeline Emergency Assistance Program (LEAP), and Promise Pay payment options.

AlexRenew welcomed an estimated total of 435 visitors from the following organizations that hosted meetings on the 6th floor of the Environmental Center in January: Alexandria Sheriff's Office (25), Alexandria A Capella Collective (100), Chesapeake Bay Commission (40), Alexandria City Public Schools (110), Girl Scouts (45), City of Alexandria (30), Alexandria Symphony Orchestra (15), Kids' First Years (30), and Alexandria Chamber of Commerce (40).

AlexRenew customer service received a total of 677 calls. The average wait time before calls were answered was 1:30 seconds. Call center staff answered 255 emails.



# RiverRenew Board of Directors Dashboard



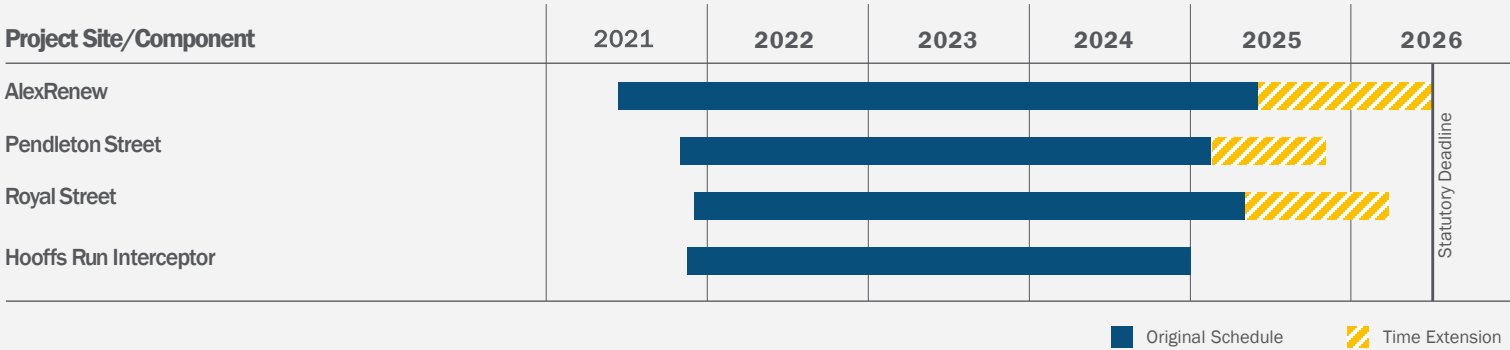
MONTH ENDING: January 31, 2026

RiverRenew is a program owned and implemented by AlexRenew, Alexandria’s wastewater treatment authority.

## RiverRenew Overview

To improve the waterways that connect us, AlexRenew is implementing RiverRenew to prevent millions of gallons of combined sewage from polluting Alexandria’s local rivers and streams each year. Three of the four RiverRenew projects are complete. The remaining Tunnel Project includes the construction of a new tunnel to connect AlexRenew’s wastewater treatment plant to the four existing combined sewer outfalls, as illustrated on Page 2 of this dashboard. The phases of construction for the four remaining primary construction sites are illustrated in the schedule below.

## RiverRenew Tunnel Project Schedule

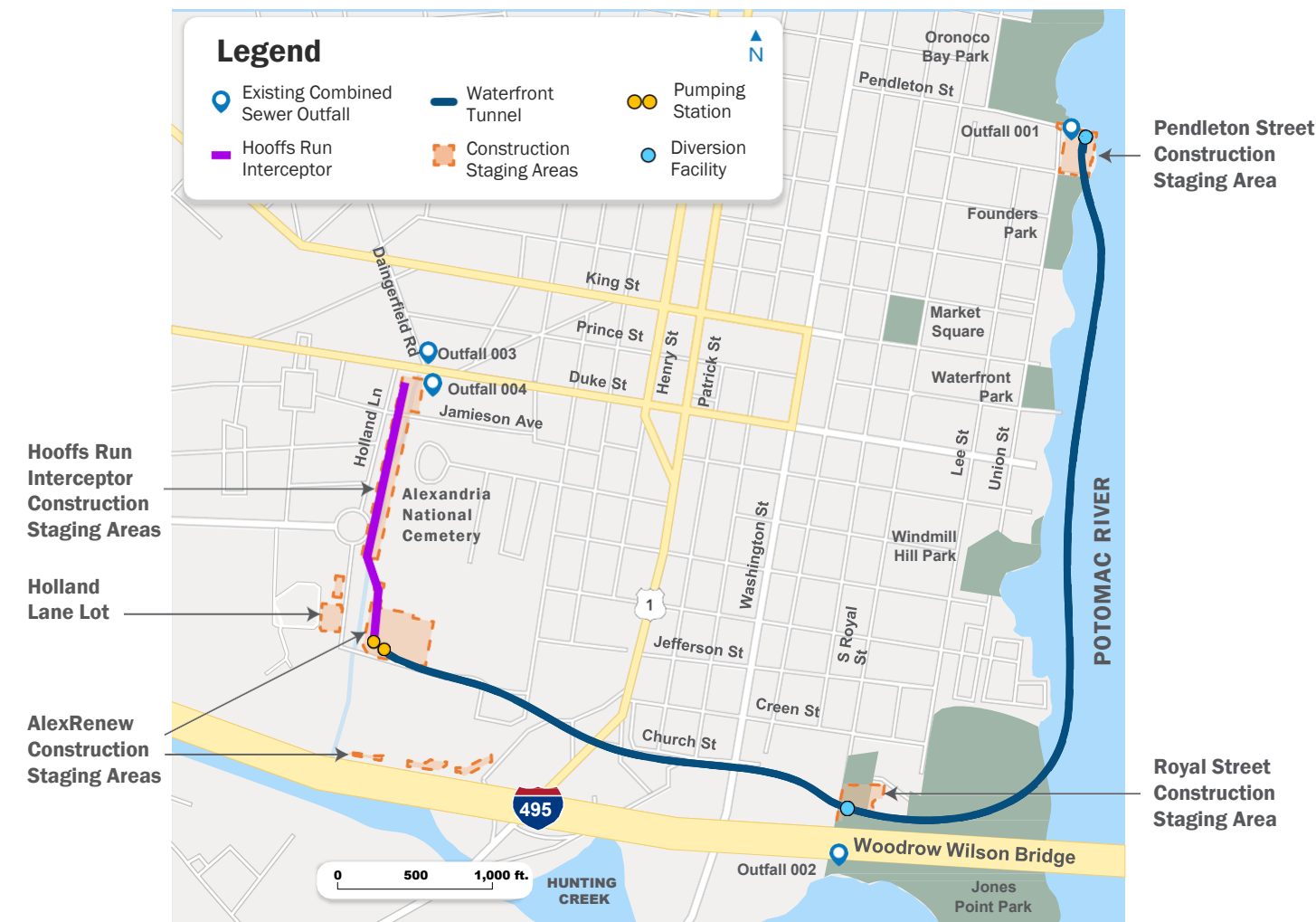


## Summary of Major Tunnel Project Delays

| Date:   | Activity:   |
|---------|---|
| 12/2021 | Monitoring potential supply chain issues due to ongoing pandemic.   |
| 12/2021 | COVID outbreak at tunnel segment mold plant in Slovenia. Manufacturing for tunnel segment molds relocated to Turkey. Anticipated one-month delay on tunnel segment molds.   |
| 1/2022  | Concrete for shaft slurry walls delayed due to weather, COVID impacts, shortage of CDL drivers due to Omicron spike, and lack of concrete materials in the Greater Metro D.C. area. Monitoring schedule impacts to critical path. |
| 2/2022  | TBM fabrication and delivery delayed by three weeks. Monitoring schedule impacts to critical path.  |
| 4/2023  | Due to the events in January and February 2022 (noted above), the Tunnel Project is currently 60 days behind schedule. The delay will primarily impact scheduled work at the AlexRenew site.                                      |
| 9/2023  | Due to the delays noted above, the Tunnel Project is currently 90 days behind schedule. The delay will primarily impact scheduled work at the AlexRenew site.   |
| 3/2024  | Legislation to extend the project’s statutory deadline by one year to July 1, 2026, signed into law on 3/8/24 (SB372) and 3/20/2024 (HB71).   |
| 12/2024 | Extended contractual deadline to July 1, 2026.  |

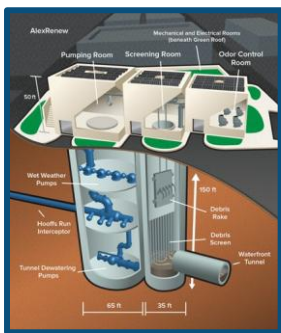
# RiverRenew Tunnel Project Snapshot

The Tunnel Project includes the following major components: a two-mile-long, 12-foot-wide, 100-foot-deep tunnel; a six-foot-wide sanitary sewer interceptor; diversion facilities to capture combined sewer discharges; and two pumping stations.



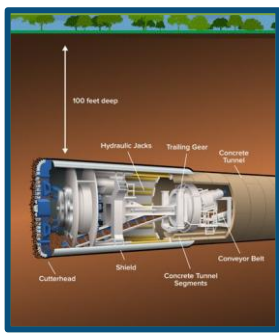
**Hoofts Run Interceptor**

Complete! Click [here](#) for a timelapse of construction.



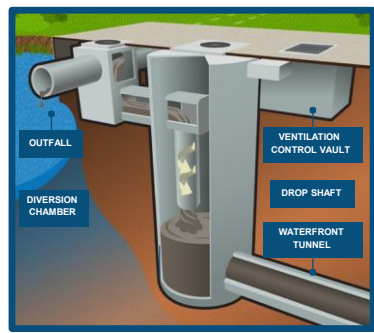
**Pumping Station**

Click [here](#) to take a 3D tour of RiverRenew's future pumping station.



**Waterfront Tunnel**

Complete! Click [here](#) to watch Hazel's journey.



**Diversion Facility**

Click [here](#) for an overview about diversion facilities.



# RiverRenew Tunnel Project Highlights

## Overall Project Progress\*

(Design and Construction)

Actual

88%

Planned

88%

### Royal Street Site



#### Ongoing

- Concrete shaft cover
- Diversion chamber connection to existing combined sewer

#### Upcoming

- Electrical duct banks and sanitary sewer installation
- Site grading and restoration

### Pendleton Street Site



#### Ongoing

- Permanent lighting
- Miscellaneous final punch list items

#### Upcoming

- Turnover of RiverRenew Plaza to the City

### Hooffs Run Site



#### Ongoing

- Final pocket park restoration at Duke Street

#### Upcoming

- Pocket park turnover to the City

### AlexRenew Site



#### Ongoing

- Superstructure exterior façade
- Pumping station mechanical, electrical, and plumbing work
- Staff training

#### Upcoming

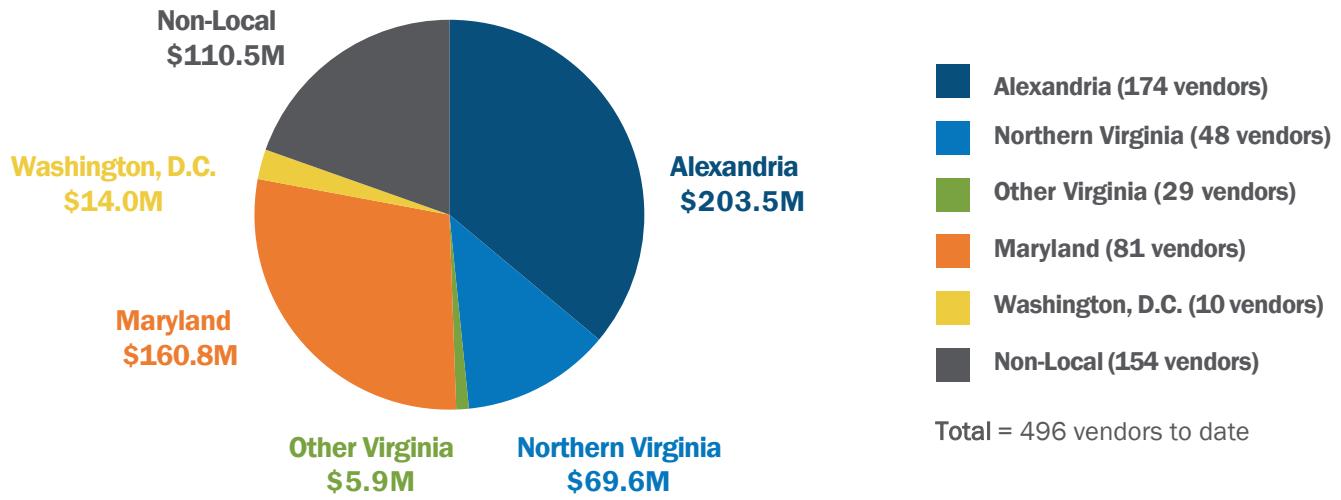
- Superstructure build-out
- Pump plumbing and fit-up
- Operational demonstration and commissioning

**\*Note:** Schedule and cash flow are based on Design-Builder's revised schedule and schedule of values, which have been updated to reflect the one-year extension of the Scheduled Substantial Completion date to July 1, 2026.



# RiverRenew Program Costs to Date

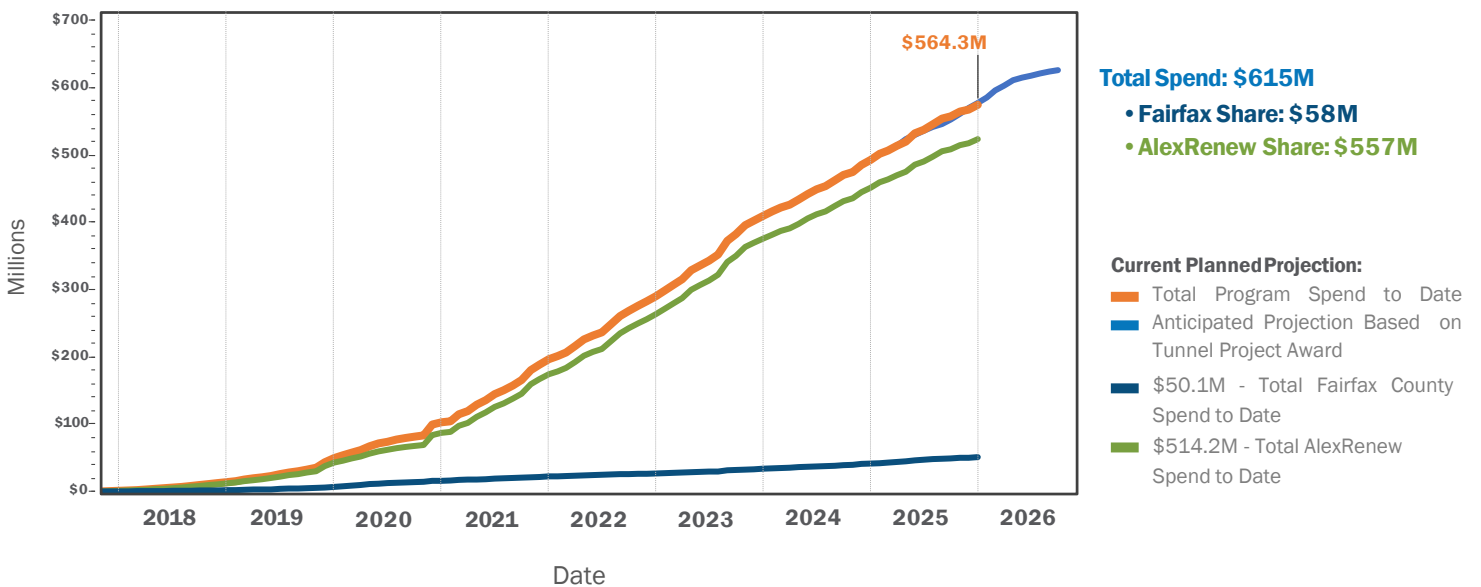
## RiverRenew Spend to Date by Locality



## RiverRenew Tunnel Project Contracts

| Vendor  | Role   | Contract Type         | Contract No. | Contract Date | Spent to Date (\$ millions) |
|---|--|-----------------------|--------------|---------------|-----------------------------|
| Traylor-Shea Joint Venture  | Design-Builder<br>Tunnel System Project                    | Design-Build          | 19-079       | Dec 2020      | \$388.8                     |
| Brown and Caldwell  | Owner's Advisor  | Professional Services | 17-022       | Nov 2017      | \$89.4                      |
| EPC   | Resident Engineering & Inspection<br>Tunnel System Project | Professional Services | 20-013       | Apr 2020      | \$32.4                      |
| Completed RiverRenew Wastewater Projects To Pave the Way for the Tunnel Project |  |                       |              |               | \$53.6                      |

## RiverRenew Cash Flow Analysis\*



Note: As of January 25, 2026.

\*Note: Schedule and cash flow are based on Design-Builder's revised schedule and schedule of values, which have been updated to reflect the one-year extension of the Scheduled Substantial Completion date to July 1, 2026.

# RiverRenew Community Outreach



## Digital Programming

Digital programming keeps the community connected to RiverRenew with program updates on [RiverRenew.com](#) and through AlexRenew’s social media pages.

Highlights:

- An [informational post](#) introducing the RiverRenew tunnel dewatering pumps. The post explains where the pumps were made, how much they weigh, and how they will operate to keep our waterways clean.



## Education

Education initiatives are intended to engage audiences of all ages and help them learn more about RiverRenew and its technical components.

Discover all RiverRenew educational content on Cloe’s Corner! [RiverRenew.com/cloes-corner](#)

Highlights:

- A [social post](#) with a kid-friendly science experiment for cold winter days! Children can follow the instructions to grow their own snowflake salt crystals.



## Community Days & Events

Community days feature project-specific events to celebrate construction progress on the Tunnel Project and engage the community along the way. Participating in or co-sponsoring **community events** strengthens AlexRenew’s relationship with its water and community partners.

Looking Ahead:

- No upcoming events



# Monthly Construction Spotlight



## The Superstructure's Interior Takes Shape

Protected from the winter weather, crews have made steady progress on the mechanical, electrical, and plumbing systems inside the superstructure and pumping station. Beyond the core facilities needed to operate and maintain the RiverRenew tunnel system, the new superstructure is being built with the future of AlexRenew in mind. It will feature modern training and meeting spaces designed to bring all staff together in one central location. With most interior walls now in place, these spaces are beginning to take shape as teams move forward on HVAC and conduit installation.

## Building for the Future of Alexandria's Waterways

To learn more, visit [www.RiverRenew.com](http://www.RiverRenew.com)





# phaseforward

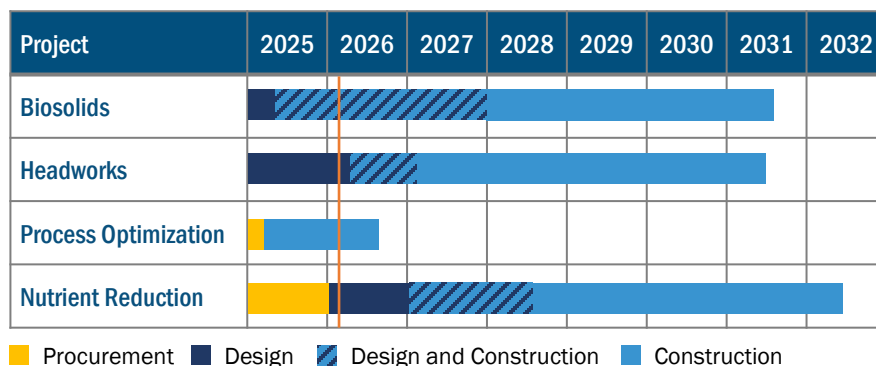
To support our evolving community, AlexRenew is making a significant investments to improve the resiliency of its infrastructure

## DASHBOARD | JANUARY 2026

The PhaseForward program includes a series of significant upgrades to critical wastewater processes that will allow us to meet evolving regulatory requirements and continue to improve the resilience of our infrastructure. PhaseForward includes four (4) major projects:

- Biosolids Diversification:** Upgrades to meet emerging regulations, increase bioenergy production, and realize alternative beneficial end uses for biosolids
- Headworks Renewal:** Improvements to aging equipment that provides initial screening of debris larger than a pea and settling for solids as small as a grain of sand. New pumping systems to ensure wastewater flows from the community through our wastewater treatment processes
- Process Optimization:** Installation of new equipment to enhance our nutrient removal processes and continue to improve water quality in the Chesapeake Bay and its tributaries
- Nutrient Reduction:** Rehabilitation of processes providing the final settling and filtration of wastewater to further reduce nutrient loads and allow for continued growth in our community

### PhaseForward schedule



### PhaseForward spending (to date)

| Project              | Estimate (1) | Design  | Construction | Total   | % Local (2) |
|----------------------|--------------|---------|--------------|---------|-------------|
| Biosolids            | \$355M       | \$11.2M | \$3.6M       | \$14.7M | 79%         |
| Headworks            | \$127M       | \$8.9M  | \$-          | \$8.9M  | 94%         |
| Process Optimization | \$10M        | \$1.8M  | \$3.8M       | \$5.6M  | 73%         |
| Nutrient Reduction   | \$190M       | \$1.8M  | \$-          | \$1.8M  | 100%        |
| Total                | \$682M       | \$23.7M | \$7.4M       | \$31.1M | 83%         |

Notes: (1) Current capital cost estimates (2) % Local spending from Alexandria, Northern Virginia, Maryland, and Washington, DC



BIOSOLIDS



HEADWORKS



PROCESS OPTIMIZATION



NUTRIENT REDUCTION



# Biosolids Diversification

With the temporary hot water system operational, crews began demolition of the existing permanent hot water system. This work involves removing existing pipes and replacing with new pipes, fittings, and valves. Once installed, the new hot water lines will supply hot water to the new heat exchangers to heat sludge for our digesters, allowing crews to then decommission the pre-pasteurization system.

## Other PhaseForward Projects

Our **Headworks Renewal** contractor received bids from subcontractors to construct improvements to the fine screening system. Staff executed a contract with for the **Nutrient Reduction** project and issued notice to proceed to commence design. Equipment installation continued on the **Process Optimization** project.





**\$157,846**  
**Disbursed To-Date**  
\$6,480 disbursed this period



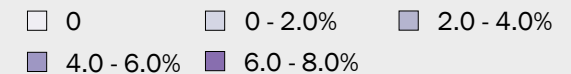
**193 Customers Assisted**  
9 customers assisted this period



**468 Service Disconnections for Nonpayment**  
39 customers disconnected this period

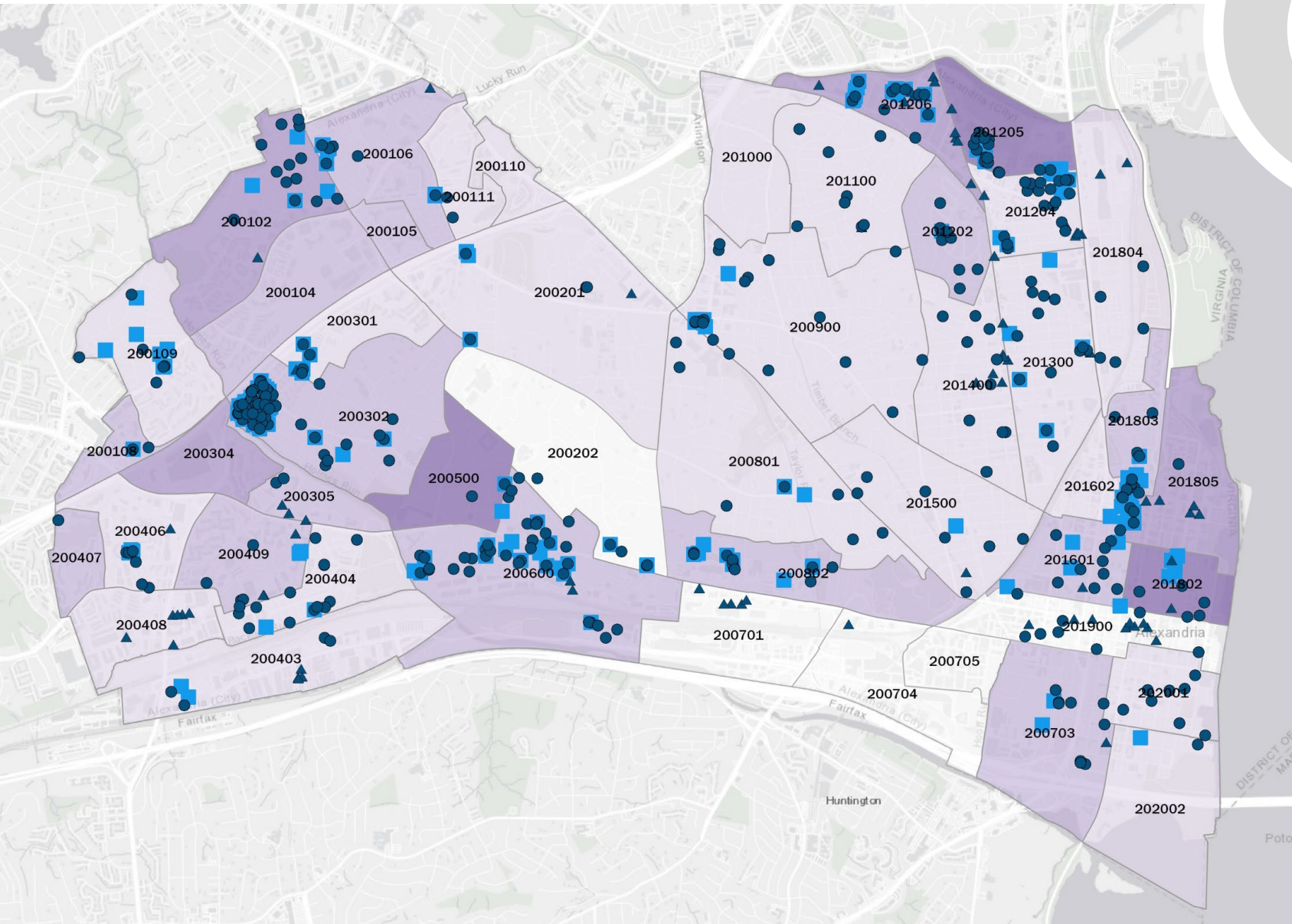
## Legend

### Percentage of Households Receiving SNAP



Averages: U.S. (12.5%); Virginia (3.0%); Alexandria (2.2%)

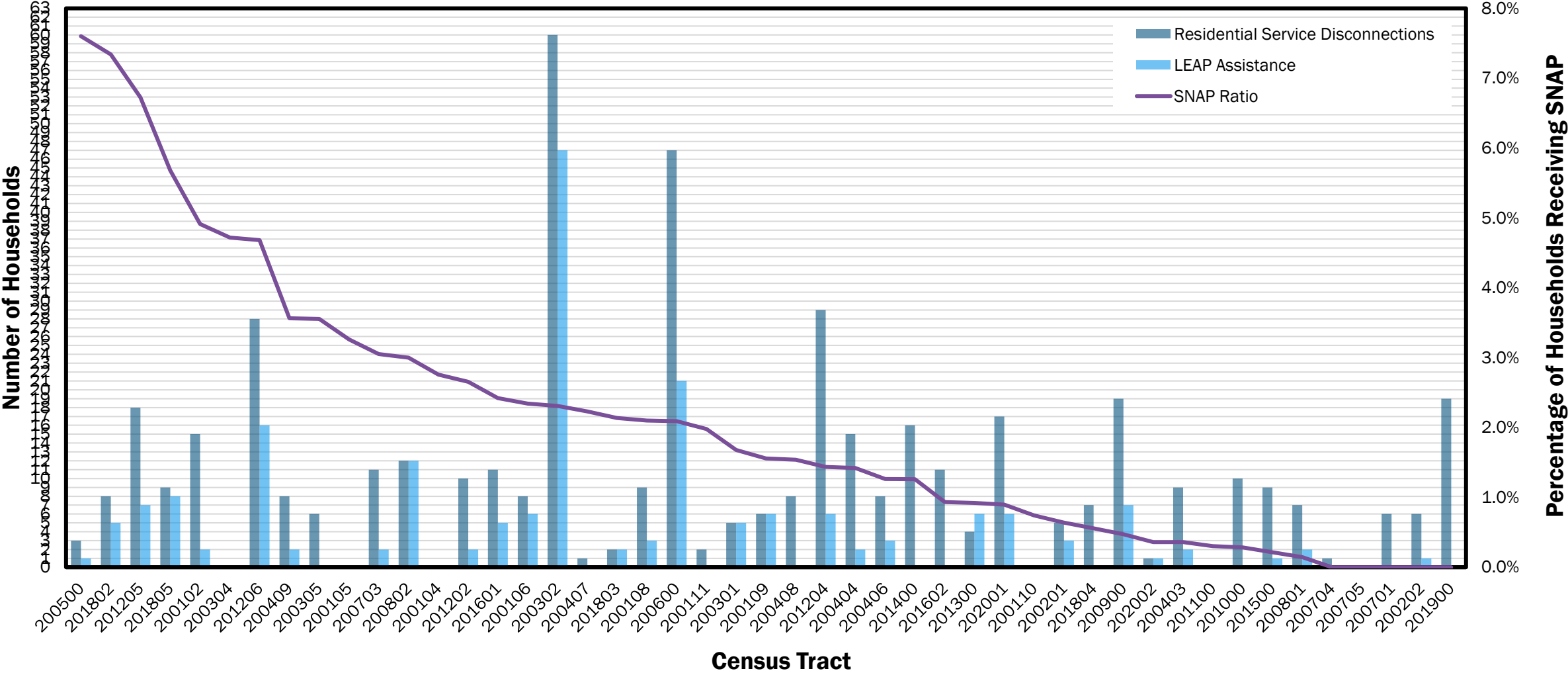
- Residential disconnections
- ▲ Commercial disconnections
- Residential customers receiving LEAP assistance





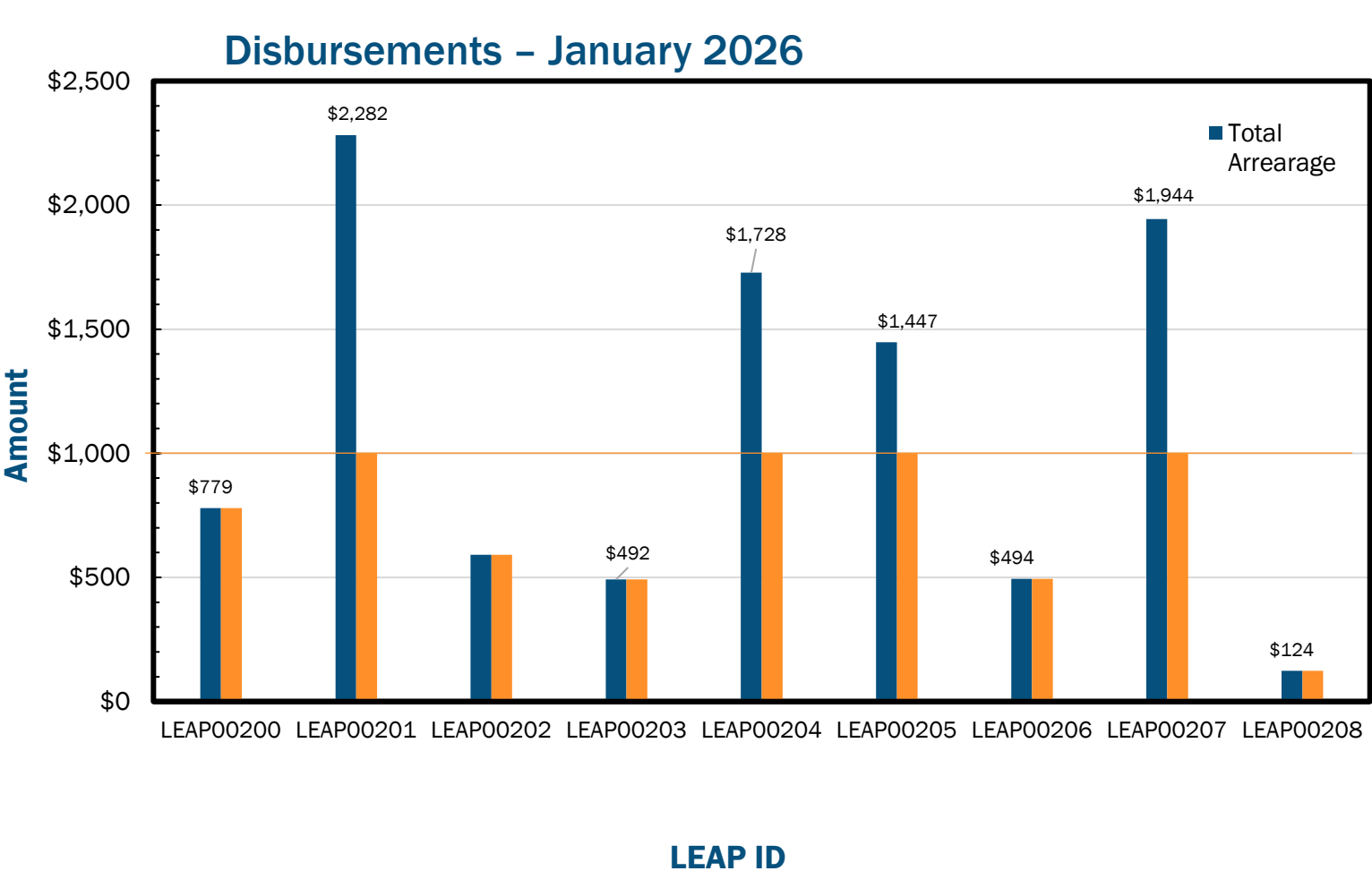
# LEAP Assistance, Service Disconnections, and SNAP Ratio by Census Tract

January 31, 2026



# LEAP Disbursements and Remaining Arrearage by Account

January 31, 2026



(January 2026)

| Disbursed  | Arrearage | % of Arrearage |         |
|------------|-----------|----------------|---------|
| \$1,000.00 | 2,282     | 43.82%         |         |
| \$1,000.00 | 1,944     | 51.44%         |         |
| \$1,000.00 | 1,728     | 57.87%         |         |
| \$1,000.00 | 1,447     | 69.11%         |         |
| \$779.00   | 779       | 100.00%        |         |
| \$591.00   | 591       | 100.00%        |         |
| \$494.00   | 494       | 100.00%        |         |
| \$492.00   | 492       | 100.00%        |         |
| \$124.00   | 124       | 100.00%        |         |
| Average:   | \$720     | \$1,098        | 80.25%  |
| Median:    | \$779     | \$779          | 100.00% |