

Monthly Report

July 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 July 2026.

1 Operational Excellence

1.1 Operations Update

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

Precipitation for July 2026 was 4.19 inches of rain, which is about the monthly average precipitation of 4.33 inches of rain for the month.

AlexRenew met all Virginia Pollutant Discharge Elimination System (VPDES) effluent parameters for July 2026 as outlined in Table 1-1.

Table 1-1. Summary of VPDES Permit VA0025160 Effluent Parameters

Parameter	Unit	Permit	Reported
Average Flow	Million gallons per day	54.0	29.8
Carbonaceous Biochemical Oxygen Demand	Monthly average (mg/L)	5.0	<QL
Total Suspended Solids	Monthly average (mg/L)	6.0	1.1
Ammonia (as N)	Monthly average (mg/L)	Seasonal (1)	0.12
Total Phosphorus	Monthly average (mg/L)	0.18	0.05
Dissolved Oxygen	Minimum (mg/L)	6.0	7.6
Total Nitrogen	Annual average (mg/L)	3.0	2.3
Total Nitrogen Load	Year-to-date (lb)	493,381	127,470
Total Phosphorus Load	Year-to-date (lb)	29,603	4,438

Notes: (1) Ammonia seasonal limit for April – October: 1.0 mg/L

Table 1-2 summarizes the performance of the combined sewer tunnel system for the month of July. The tunnel system prevented 26.9 million gallons of combined sewage from polluting the Potomac River and captured 1.8 tons of trash and debris. The most intense storm occurred on July 21 and filled the Waterfront Tunnel to 89 percent full. This event was calculated to be a 5-year storm, which has a 20 percent chance of occurring in any single year.

Table 1-2. Combined sewer tunnel system performance

Event Date	Rainfall (inches)	Captured Volume (million gallons)	Overflow Volume (million gallons)	Overflow Events
7/5/26	0.28	1.3	0	0
7/9/26	0.40	2.3	0	0
7/10/26	1.29	8.8	0	0
7/18/26	0.14	0.6	0	0
7/21/26	2.08	13.9	0	0
Totals	4.19	26.9	0	0

Additional updates on the RiverRenew project and performance of the combined sewer system are included in the RiverRenew Dashboard (attached).

1.2 Capital Improvement Program

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

Capital Improvement Projects

Updates on PhaseForward are outlined in the PhaseForward Dashboard (attached). Other major ongoing capital projects include:

- **Low-Pressure Steam System Improvements Project** – Rehabilitation of AlexRenew's low-pressure steam system including boilers, piping, and condensate return systems. The contract value is \$12.6 million, of which \$12.2 million remains to be spent, with an anticipated completion date of December 2027.
- **Building L and G Elevator Replacement Project** – Replacement of two (2) elevators in Building L and Building G. The contract value is \$3.7 million, of which \$0.7 million remains to be spent, with an anticipated completion date of December 2026.

Job Order Contracts

In June 2025, the Board approved four (4) Job Order Contracts (JOC) to support AlexRenew's ongoing construction and maintenance needs.

Currently, approximately \$10 million of work is being executed through JOC task orders which is illustrated in Figure 1-1 by major system. To date in Fiscal Year 2027, a total of \$280,000 of work has been issued under two (2) individual task orders. Major JOC task orders include:

- **Building F Room Replacement** – Replacing the original 1970s roof, which is well beyond its expected service life. The task order value is \$0.85 million, of which \$0.05 million remains to be spent, with an anticipated completion date of August 2026.
- **Locker Room Upgrades** – Upgrading and expanding the men's and women's locker rooms in Building G. The task order value is \$0.5 million, of which \$0.3 million remains to be spent, with an anticipated completion date of September 2026.
- **Methanol Fire Suppression System Replacement** – Installation of a new fluorine-free

foam fire suppression system. The task order value is \$1.0 million, of which \$1.0 million remains to be spent, with an anticipated completion date of December 2026.

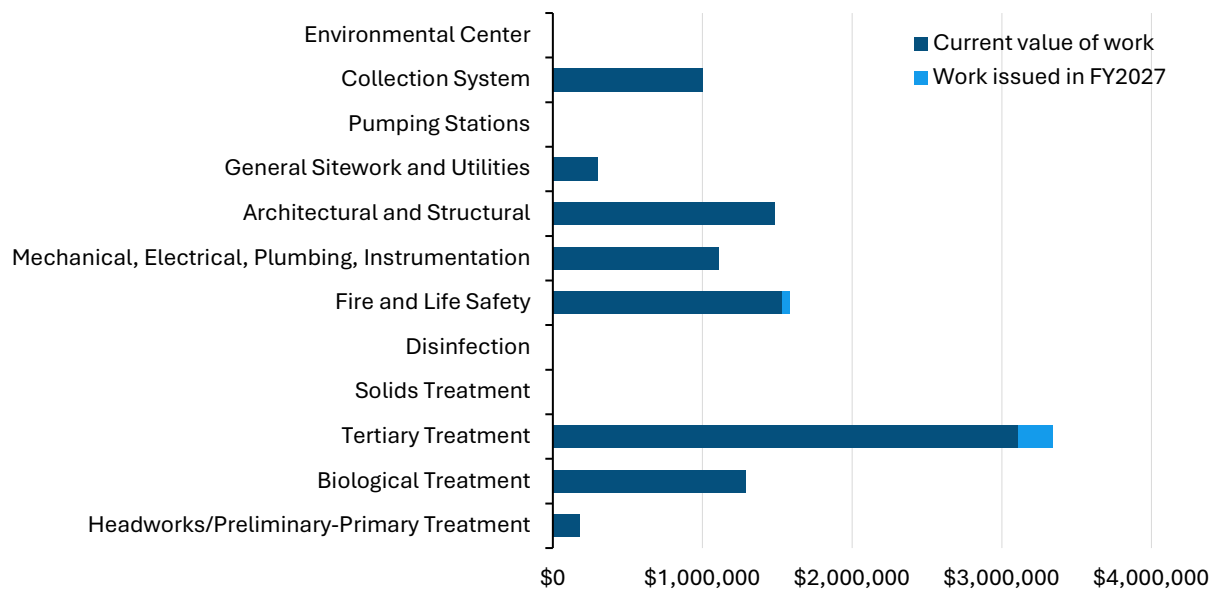


Figure 1-1. Summary of active JOC task orders

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 capital improvement program. Currently, 25 task orders at a total value of approximately \$8.6 million are being completed under these agreements. Major BOA task orders include Nutrient Reduction Project Owner's Advisor Services (\$0.9 million), Climate Resiliency Study (\$0.8 million), AI Feasibility Assessment (\$0.5 million), and Secondary Settling Tanks Refurbishment Design (\$0.6M).

1.3 Procurements and Amendments

Upcoming procurements and contract amendments that support the capital improvement program, as well as sole source and emergency contracts executed under delegated authority, are highlighted on a monthly basis.

Table 1-3 summarizes active and upcoming procurements and amendments to existing projects to support AlexRenew's capital improvement program.

Table 1-3. Active and upcoming procurements and amendments

Procurement	Project	Purpose	Board Action
Enterprise Resource Planning (ERP) Software	ERP	Request for Proposals (RFP) to select software that will manage finance and procurement processes	Feb 2027

Procurement	Project	Purpose	Board Action
ERP Implementation Services	ERP	RFP to procure services to assist with implementation of ERP software	Feb 2027
Change Order No. 1	Nutrient Reduction	Change order to finalize the design of the tertiary settling tanks	Sep 2026
Biosolids Thermal Dryer	Biosolids Diversification	RFP to procure thermal drying equipment	Sep 2026
Change Order No. 2	RiverRenew	Execution of a one-year service agreement for the combined sewer tunnel system	Oct 2026
Biosolids Thermal Dryer Facility Design	Biosolids Diversification	Procure an engineer to design said facility	Dec 2026

Sole Source and Emergency Contracts

In July, AlexRenew executed a sole source contract with Rexel USA, Inc. for hardware and software systems associated with AlexRenew's Supervisory Control and Data Acquisition (SCADA) system. Rexel is the only authorized distributor for Virginia associated with the hardware and software systems that meet AlexRenew's SCADA standards.

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.

Staff recognized AlexRenew's 70-year anniversary of operations on July 27 with an all-team meeting celebration that included AlexRenew history trivia and lunch.

On July 31, AlexRenew's three (3) summer interns completed their five-week internship program, concluding a summer of professional development and hands-on support to the Engineering, Water Quality, Information Technology, and Human Resources teams. This year's interns were part of the City of Alexandria's 2026 Summer Youth Employment Program.

Since July 23, 2026, AlexRenew has logged 4,820 hours without a recordable incident.

3 Strategic Partnerships

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

On July 31, AlexRenew was recognized with the City of Alexandria's Excellence in Youth Engagement Award at the closing ceremony for its 2026 Summer Youth Employment Program. The award recognized AlexRenew's support of the program and its exceptional commitment to creating meaningful experiences, fostering professional growth, and investing in the success of young people.

AlexRenew hosted the Northern Virginia Regional Biosolids Feasibility Study group and

provided a tour of the pumping station on July 28.

AlexRenew provided tours for the City of Alexandria Transportation and Environmental Services staff on July 24 and the Virginia Water Environment Association's Young Professionals group on July 27.

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 boilers that use biogas were offline as part of planned maintenance, so no biogas was used in plant processes. About 8,170 kilowatt hours of energy were generated from onsite solar panels, offsetting grid power by 0.2 percent.

AlexRenew's use of reclaimed water is tracked monthly. This month, AlexRenew recycled 79 million gallons of water to support our operations, which reduced our potable water use demand by 96 percent.

5 Commitment to the Community

5.1 Financial Update

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

Fiscal Year 2027 Expenditures

Table 5-1 summarizes AlexRenew revenues and expenditures for this period, including the following major takeaways:

- Wastewater Treatment Charge revenues (\$6.1 million) are trending in line with budget;
- Operating and maintenance expenses (\$3.3 million) are trending under budget; and
- Total expenses (\$14.3 million) are currently trending lower than the budgeted expenses primarily due to capital spending. This timing also impacts debt proceed revenues (\$4.0 million), which are lower than budgeted since most capital expenses are funded through debt.

Table 5-1. Revenues and Expenses through July 2026

Revenues and Expenses	FY2027 Budget (\$)	FY2027 To-date (\$)	% of Budget To-date	% of FY2027 Completed	Total FY2027 Projected
Revenues					
Wastewater Treatment Charge	67,892,993	6,086,748	9	8	67,800,000
Fairfax Operating Charge	16,961,053	1,413,421	8	8	16,900,000

Revenues and Expenses	FY2027 Budget (\$)	FY2027 To-date (\$)	% of Budget To-date	% of FY2027 Completed	Total FY2027 Projected
Fairfax Capital Contributions	76,478,042	2,742,228	4	8	56,300,000
Debt Proceeds and Other Sources	65,842,337	4,014,806	6	8	45,850,000
Total Revenues	227,174,425	14,257,203	6	8	186,850,000
Expenses					
Operating and Maintenance	44,054,684	3,304,862	8	8	43,900,000
Parity Debt Service	20,874,530	1,407,226	7	8	20,850,000
IRR (1)	15,501,284	1,886,234	12	8	16,500,000
Capital	146,743,928	7,658,881	5	8	105,600,000
Total Expenses	227,174,425	14,257,203	6	8	186,850,000

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

Financial Metrics

AlexRenew monitors two metrics to ensure sufficient cash reserves – Operating & Capital Days Cash on Hand and Total Days Cash on Hand. Days cash on hand or “days cash” is calculated by dividing the amount of unrestricted cash by the annual operating expenses, times 365 (total days in any given fiscal year). Operating & Capital Days Cash includes only a portion of AlexRenew’s unrestricted operating cash, while Total Days Cash includes all AlexRenew unrestricted cash and represents the days cash benchmark typically reviewed by rating agencies. Minimums required by the Financial Policy for Operating & Capital and Total Days Cash are 120 and 270 days, respectively.

AlexRenew’s Financial Policy also requires a debt service coverage of 1.6 times. Debt service coverage is calculated by dividing net revenue by annual debt service. This metric indicates AlexRenew’s ability to pay off its annual debt service payments.

AlexRenew’s current estimate exceeds its Financial Policy cash reserves and debt service coverage requirements as indicated in Tables 5-2 and 5-3.

Table 5-2. Cash Reserves

Days Cash on Hand	Minimum	FY2027 Annualized	Percentage of Goal
Operating and Capital Days Cash on Hand	120	125	104%
Total Days Cash on Hand	270	675	250%

Table 5-3. Debt Service Coverage

Item	FY2027 Budget	FY2027 Annualized
Total Revenues	\$86,554,046	86,400,000
Less Operating Expenses	(\$44,054,684)	(\$43,900,000)

Item	FY2027 Budget	FY2027 Annualized
Net Revenue	\$42,499,363	\$42,500,000
Annual Debt Service	\$20,874,530	\$20,850,000
Calculated Coverage	2.04 times	2.04 times

5.2 Customer Service

Each month, AlexRenew closely tracks customer interactions and engagements to continue to remain responsive, transparent, and focused on delivering high-quality service.

AlexRenew billed 23,541 residential accounts and 3,463 commercial accounts in July.

The AlexRenew customer service team received a total of 703 calls. The average wait time before calls were answered was 24 seconds. Call center staff answered 282 emails.

Additionally, AlexRenew mailed 14,336 customer bill inserts, sent 1,054 text messages to payment plan participants, and provided 1,326 payment reminders by phone and email.

Figure 5-1 illustrates active AlexRenew customer 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 662, a decrease of 6 accounts month-over-month;
- The total dollar amount owed to AlexRenew from these accounts was \$786,645, an increase of \$12,005 month-over-month;
- 351 accounts are enrolled in payment plans, representing \$584,954 in the total dollar amount (73 percent) owed to AlexRenew; and
- Approximately 51 percent of the delinquency value is from residential accounts.

AlexRenew has continued its communications campaign around LEAP. Over this period, 16 accounts received a total of \$10,113. Additional updates on LEAP are outlined in the LEAP Dashboard (attached).

On behalf of AlexRenew, Virginia American Water disconnected 42 customers for nonpayment of their sewer bill in July. Of the customers who were disconnected, twenty (20) paid their balance in full, thirteen (13) enrolled in a payment plan, nine (9) accounts closed, and zero (0) applied for a LEAP disbursement. Since July 2024, there have been 704 disconnections. Of these, 63 accounts received a total of \$55,693 in LEAP disbursements.

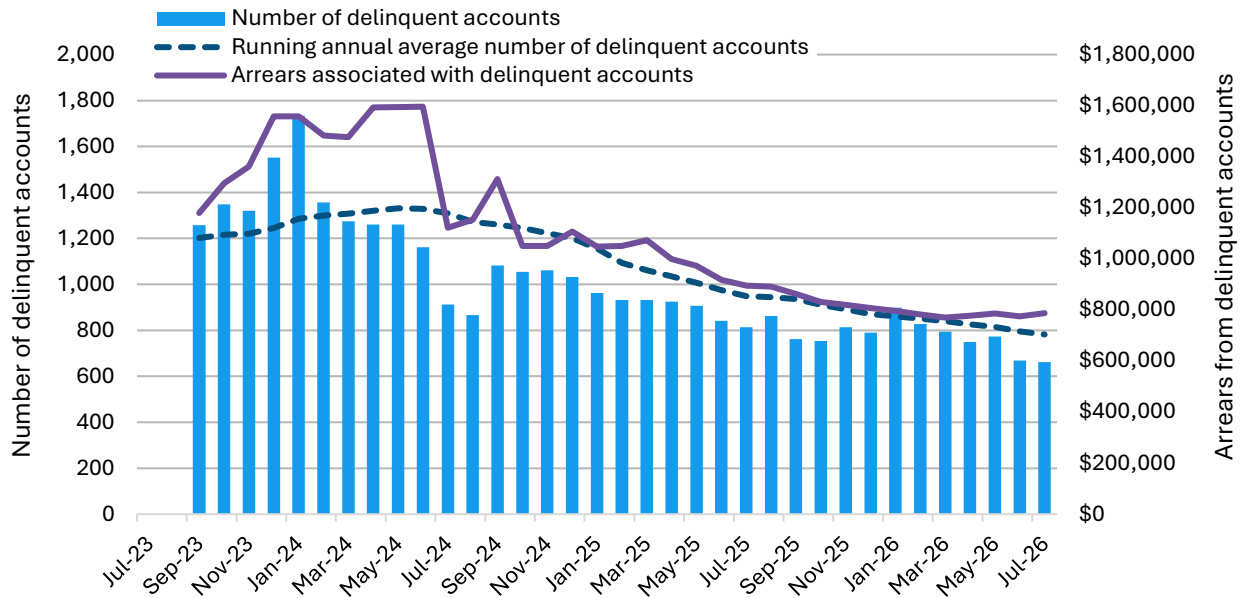


Figure 5-1. Active AlexRenew customer accounts 60 or more days delinquent

5.3 Community Engagement

AlexRenew shares a monthly summary of its community engagement metrics that highlight its contributions toward its commitment to engagement and trust.

Community engagement highlights for the month include:

- Staff participated in ACPS's Annual Summer Career Exploration Camp at Francis C. Hammond Middle School on July 15 to help support the City's workforce development efforts and highlight STEM careers.
- A [feature article](#) published by WTOP on the operations and benefits of the RiverRenew program on July 29.

Table 5-4 provides a summary of AlexRenew's community engagement metrics for the month.

Table 5-4. Summary of July 2026 Community Engagement Metrics

Parameter	Average	Total for Month	Notes
Website Visits	25,000	26,400	
Media Pickups	2.5	10	WTOP, ALXnow, Zebra, Alexandria Times
Social Media Impressions	45,000	91,000	
Email Opens	10,000	9,868	50.9% open rate
Tours	2	2	Virginia Tech (15), Capital Youth Empowerment (25)
Environmental Center Visitors	600	810 (1)	Election in lobby on 8/04

Notes: (1) Capital Youth Empowerment Program (25), Alexandria Soccer Association (45), Volunteers of America (10), Alexandria A Capella Collective (100), Future Port (5), and Alexandria City Public Schools (30)

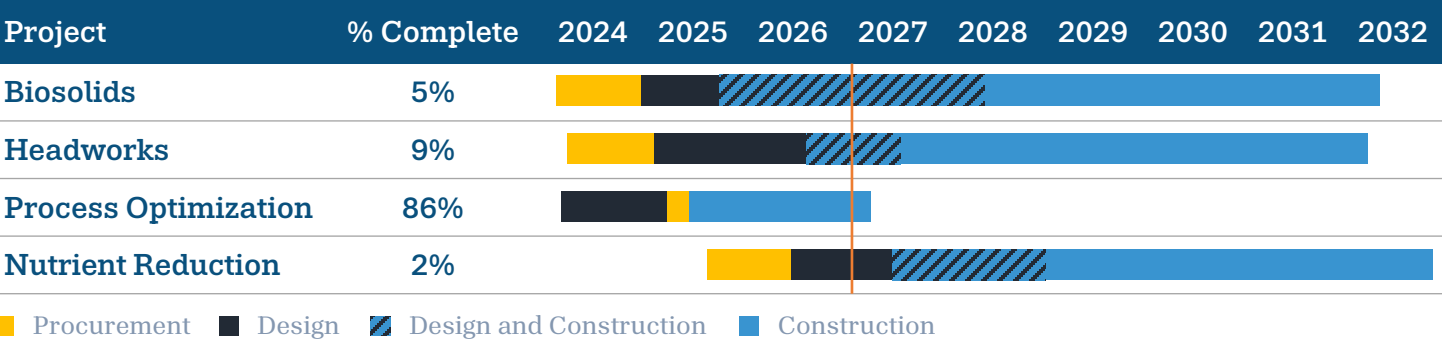
phaseforward

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

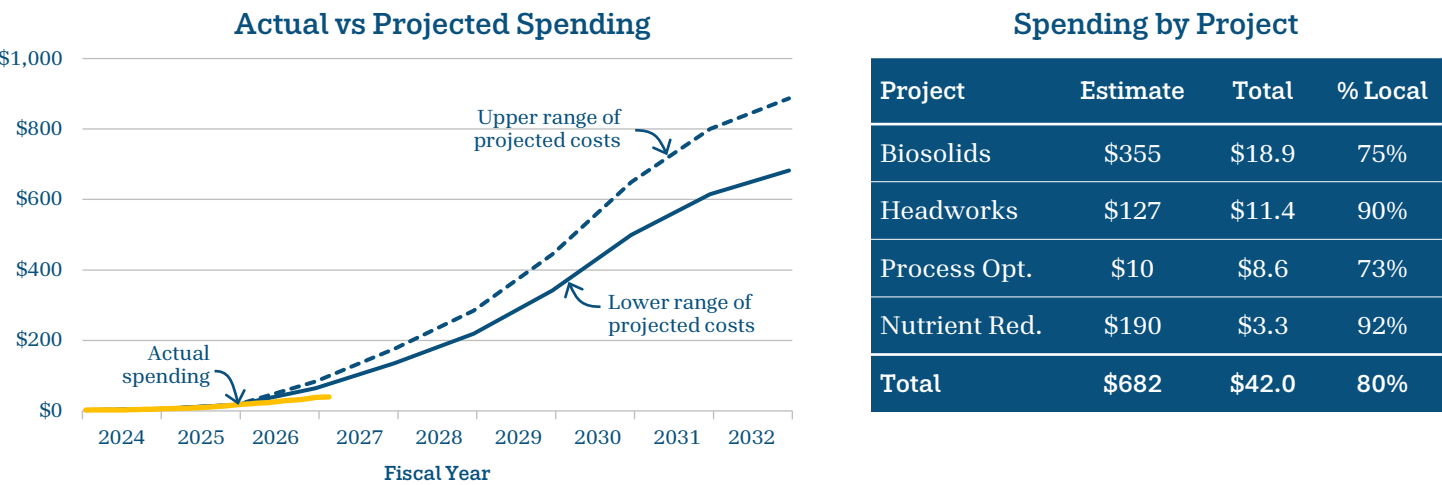
The PhaseForward program includes significant upgrades to critical wastewater processes that will allow us to meet new regulatory requirements and continue to improve the resilience of our infrastructure.

- **Biosolids Diversification:** Upgrades to meet emerging regulations, increase bioenergy production, and realize alternative beneficial end uses for biosolids
- **Headworks Renewal:** Improvements to preliminary and primary treatment systems and pumping station that remove debris and grit entering the plant from the community
- **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):



Notes: (1) Dollar amounts reflected in millions; (2) Estimates are based on current fiscal year capital costs; (3) Local spending % includes Alexandria, Northern Virginia, Maryland, and Washington, DC

Project Updates



Biosolids

- Began functional testing of new heat exchangers
- Installed new sludge pump for bypassing pre-pasteurization



Headworks

- Contractor trailer delivery and installation



Process Optimization

- Installed rotary screens, piping, and electrical connections
- Continued staff training to prepare for turnover and operations
- Coordinated “red bug” seeding source



Nutrient Reduction

- Developing the basis of design for the tertiary settling tank upgrades
- Continued development of process model



AlexRenew

TUNNEL SYSTEM OPERATIONS UPDATE

BOARD OF DIRECTORS UPDATE | AUGUST 18, 2026

Summary of Tunnel Events (since June 29, 2026)

Date	Rainfall (inches)	Peak Intensity (inches/hour)	Captured Volume (million gallons)	Overflow Volume (million gallons)	Tunnel % Full	# of Overflow Events
Jul 2026 (total)	4.19	--	26.9	0	--	0
Aug 2, 2026	1.85	1.68	11.9	0	49%	0
Aug 5, 2026	0.56	0.6	2.4	0	4%	0
Aug 11, 2026	0.42	1.92	2.4	0	12%	0
Aug 16, 2026	0.67	0.96	3.4	0	6%	0

47.0 million
gallons
captured

003.0

tons of total debris collected

Tunnel System in Action



In July, AlexRenew staff participated in the first of several RiverRenew group training sessions. Session 1 was focused on RiverRenew Diversion Facilities. Pictured (Left): AlexRenew staff learn about the purpose and features of the odor control facility at the Royal Street Diversion Facility. Upcoming trainings will focus on major elements of the system including the Tunnel Dewatering Pumping Station (Bottom Right) and supporting systems like the overhead cranes and lifting systems (Top Right).

Remaining Construction Work

95% Complete

AlexRenew Site



Ongoing

- Operational demonstrations for ancillary pumping station systems
- Installation of overhead cranes in pumping station
- Staff training
- HVAC, building mechanical, and plumbing
- Superstructure interior finishes and AV system
- Connection to plant odor control system
- Landscaping, paving, and site restoration

Upcoming

- Photovoltaic system installation
- Elevator installation
- Certificate of occupancy

Royal Street Site



Ongoing

- Landscaping and restoration
- Potomac Interceptor rehabilitation

Upcoming

- Odor control system commissioning
- Turnover to NPS

Pendleton Street Site



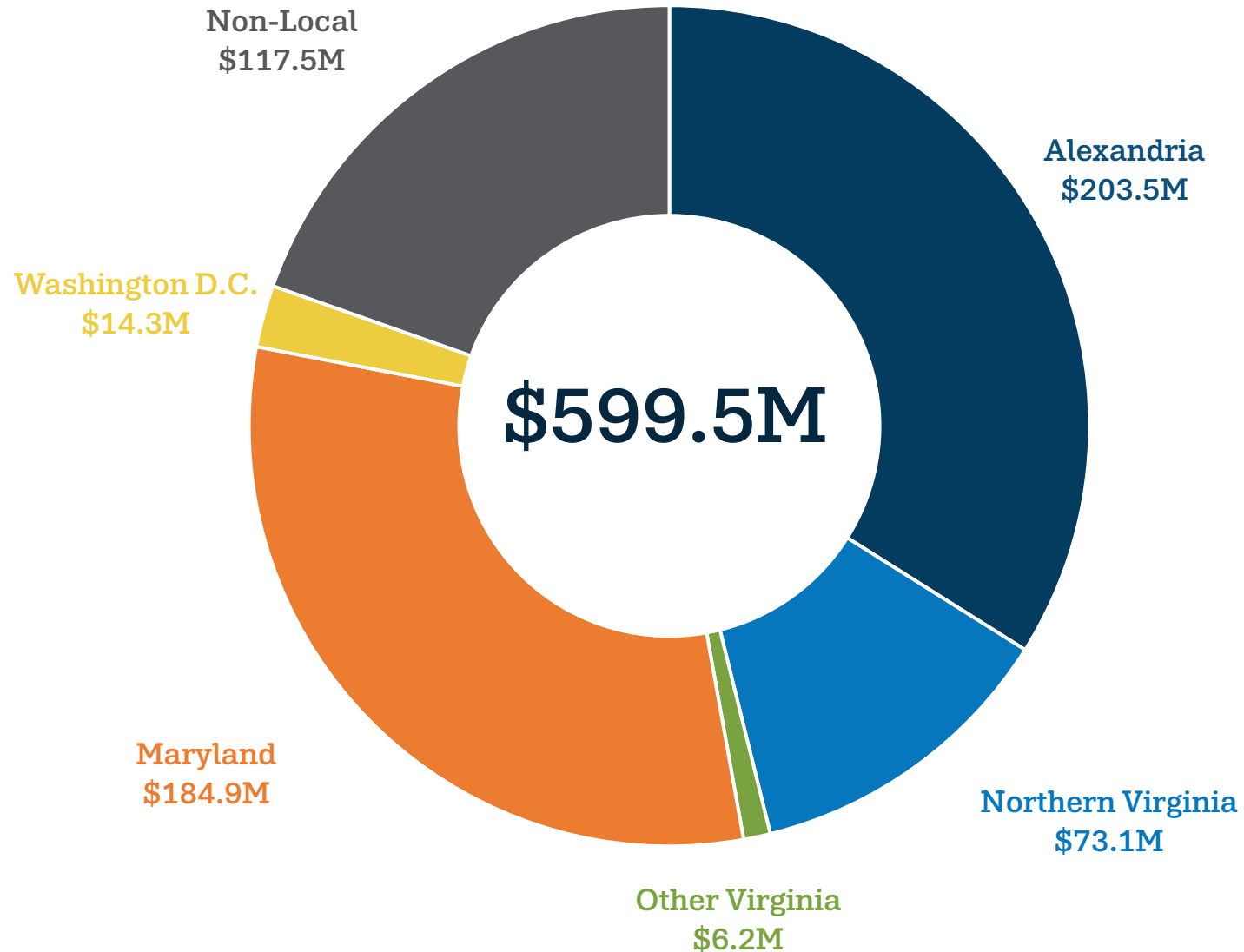
Ongoing

- Promenade lighting
- Cabinet painting
- Paving and striping

Upcoming

- Odor control system commissioning
- Turnover of RiverRenew Plaza to the City

RiverRenew Spending to Date by Locality



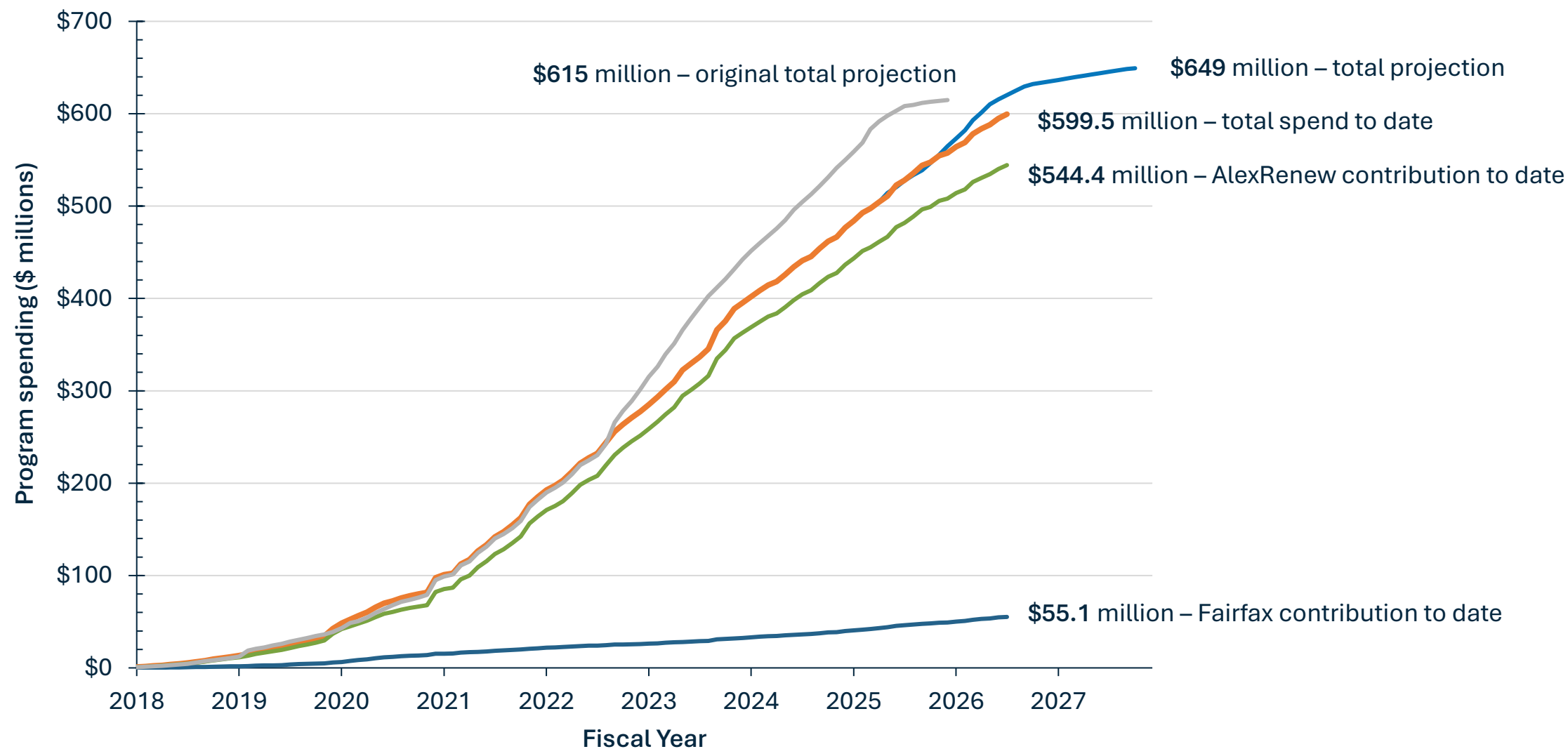
Summary:

- 34% in Alexandria
- 46% in Northern Virginia
- 47% in Virginia
- 78% in DC Metro Area (including Maryland)

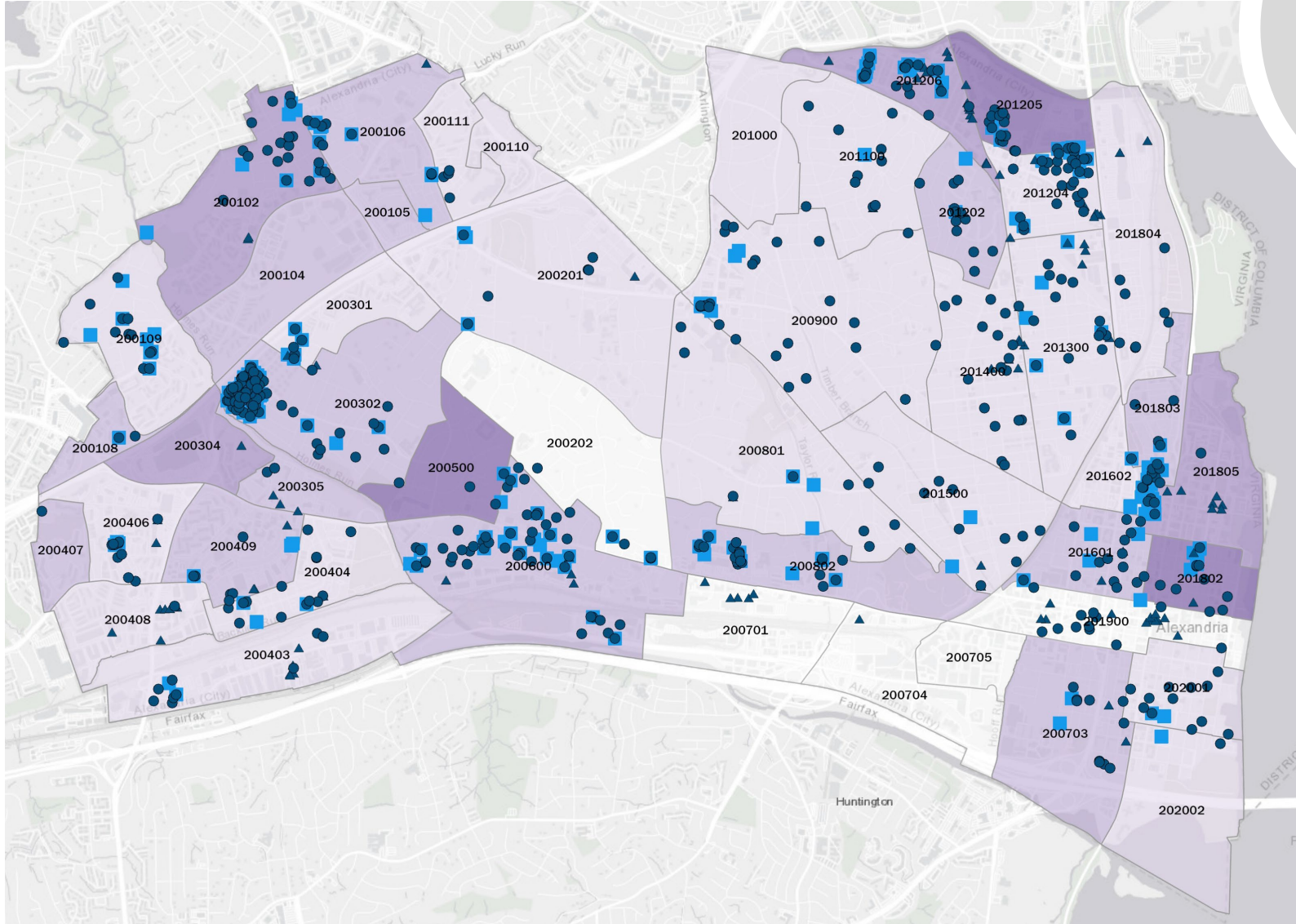
Program Spending by Contract

Vendor	Role	Contract Type	Contract No.	Contract Date	Spent to Date (\$ millions)
Traylor-Shea Joint Venture	Design-Builder	Design-Build	19-079	Dec 2020	\$418.7
Brown and Caldwell	Owner's Advisor	Professional Services	17-022	Nov 2017	\$92.1
EPC	Resident Engineering & Inspection	Professional Services	20-013	Apr 2020	\$35.1
Completed RiverRenew Wastewater Projects (various contracts)					\$53.6

RiverRenew Program Spending Cash Flow



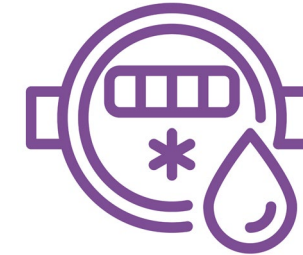




\$203,939
Disbursed To-Date
\$10,113 disbursed this period



256 LEAP Disbursements
227 customers assisted to date
16 customers assisted this period



704 Service Disconnections for Nonpayment
42 customers disconnected this period

Legend

Percentage of Households Receiving SNAP

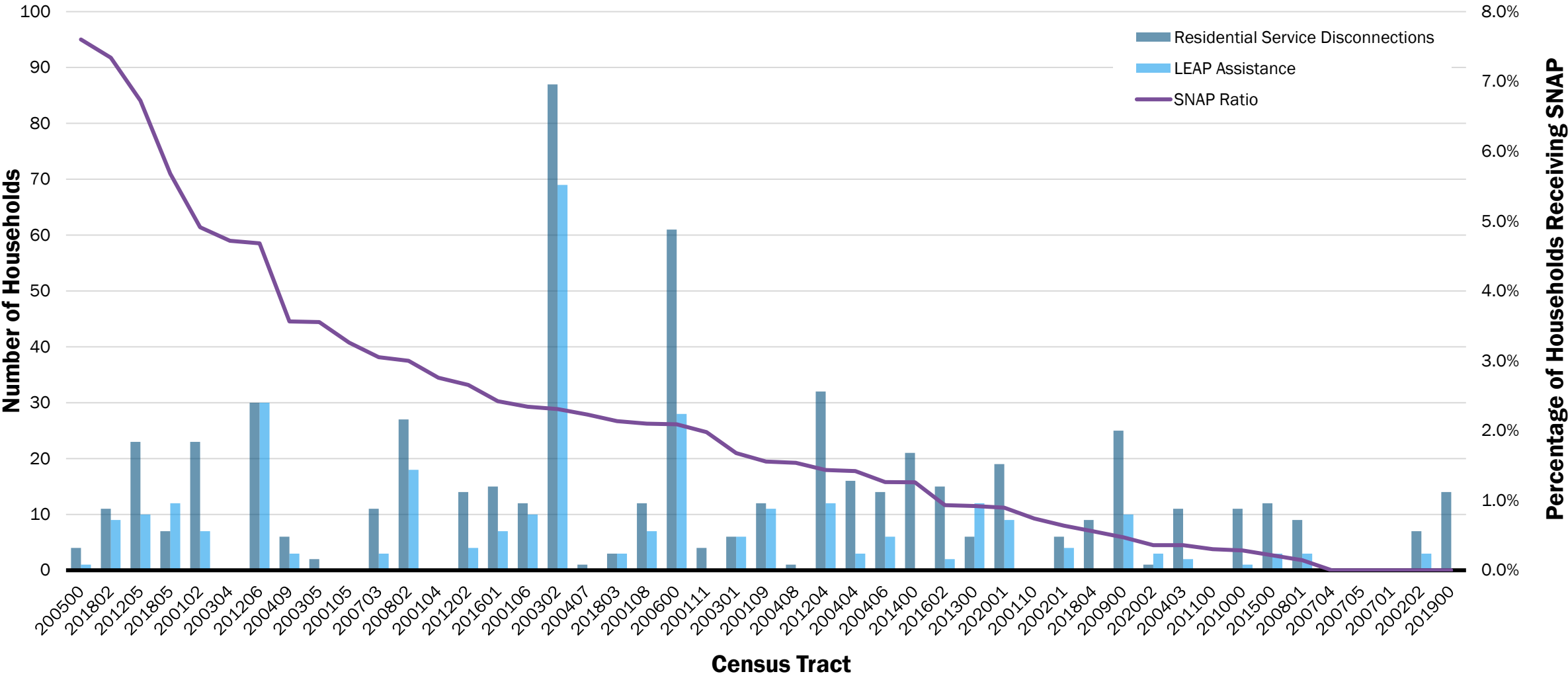
- 0
- 0 - 2.0%
- 2.0 - 4.0%
- 4.0 - 6.0%
- 6.0 - 8.0%

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

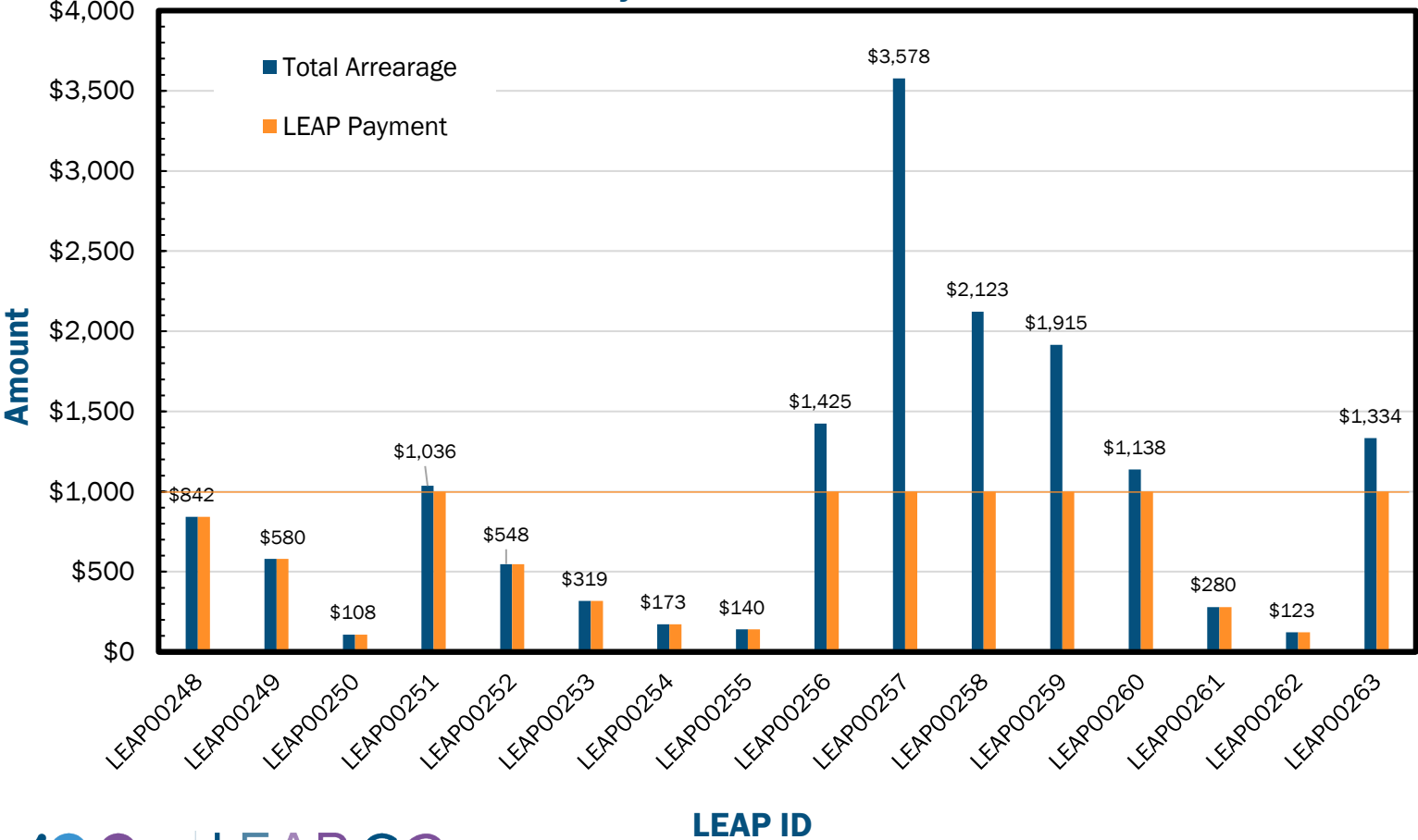
July 31, 2026



LEAP Disbursements and Remaining Arrearage by Account

June 31, 2026

Disbursements – July 2026



(July 2026)

Disbursed	Arrearage	% of Arrearage	
\$1,000	\$3,578	27.95%	
\$1,000	\$2,123	47.10%	
\$1,000	\$1,915	52.22%	
\$1,000	\$1,425	70.18%	
\$1,000	\$1,334	74.96%	
\$1,000	\$1,138	87.87%	
\$1,000	\$1,036	96.53%	
\$842	\$842	100.00%	
\$580	\$580	100.00%	
\$548	\$548	100.00%	
\$319	\$319	100.00%	
\$280	\$280	100.00%	
\$173	\$173	100.00%	
\$140	\$140	100.00%	
\$123	\$123	100.00%	
\$108	\$108	100.00%	
Average:	\$632.08	\$978.89	84.80%
Median:	\$711.00	\$711.00	100.00%