

Reserve Contributions

PARKFAIRFAX 5-YEAR RESERVE SCHEDULE

Report Name: Revision 1-17-2025 FF				
Study Year 2025				
Component Line	Component Name	M/D Reserve Study Plan 2025-2026	25-26 Mgmt Proposed per M/D Study	Comments/Recommendations
001.000 - Residential Buildings				
001.001 - Roof Replacement				
	Roof Replacement Allowance for 6 Buildings	\$660,000	\$660,000	
	Roof Replacement Assembly - TOTAL	\$660,000	\$660,000	
001.002 - Windows Replacement Allowance				
	Windows Replacement Allowance			
	Windows Replacement Allowance - TOTAL	\$0	\$0	
001.003 - Asbestos Abatement-crawlspaces				
	Asbestos Abatement - Allowance	\$60,000	\$60,000	
	Asbestos Abatement - TOTAL	\$60,000	\$60,000	
001.004 - Rhino Guards				
	Rhino Gutter Guards - TOTAL	\$3,500.00	\$3,500.00	
001.005 - Laundry Room Doors - (Covered on Allowances)				
	Laundry Room Doors			
001.005.0042	Laundry Room Doors - TOTAL	\$0	\$0	
001.006 - Cupola Replacement - 20 Roofs				
	Cupola Replacement - TOTAL	\$0.00	\$0.00	
001.007 - Electric Meter Bases				
	Meter Center, 100A			
	Electric Meter Bases - TOTAL	\$0.00	\$0.00	
001.008 - Domestic Water (PEX) Pipe Replacement				
	Domestic Water (PEX) Replacement -TOTAL	\$0.00	\$0.00	project completed
001.009 - Sanitary & Storm Sewer Lateral Lines				
	Storm Sewer Laterals - TOTAL	\$0	\$0	Laterals decommissioned
Plumbing Infrast Supply & Drainage, Repair Allow.	Plumb. Infr. Supply & Drainage Allow -TOTAL	\$269,000.00	\$269,000.00	
001.010 - Water Heater Replacement				
	Water Heater Replacement - TOTAL	\$0.00	\$0.00	This item is covered under allowances
001.011 - Heater Room Doors				
	Heater Room Doors - TOTAL	\$0.00	\$0.00	This item is covered under allowances
001.012 - Annual Maint. Allowances - All Buildings				
	Annual Maintenance Allowances - TOTAL	\$2,663,162.00	\$2,515,623	
002.000 - Swimming Pools				
002.001 - Pool A - Martha Custis Drive				
	Pool A - Martha Custis Drive - TOTAL	\$0.00	\$0.00	
002.002 - Pool B - Lyons Lane				
	Pool B - Lyons Lane - TOTAL	\$0.00	\$0.00	
002.003 - Pool C - Coryell Lane				
	Engineer Pool Assessment	\$6,500	\$6,500	
	Pool C - Coryell Lane - TOTAL	\$6,500	\$6,500	
003.000 - Recreation Areas				
003.001 - Tennis & Basketball Courts				
	Tennis & Basketball Courts - TOTAL	\$0.00	\$0.00	
003.002 - Tennis Courts				
	Tennis Courts - TOTAL	\$50,040	\$0	Suggest be moved to 26-27 FY
003.003 - Volleyball Courts				
	Volleyball Courts - TOTAL	\$11,000	\$0	Suggest be moved to 26-27 FY
003.004 - Tot Lot #1				
	Tot Lot #1 - TOTAL	\$0.00	\$0.00	
003.005 - Tot Lot #2				
	Tot Lot #2 - TOTAL	\$0.00	\$0.00	
003.006 - Tot Lot #3				
	Tot Lot #3 - TOTAL	\$0.00	\$0.00	
003.007 - Tot Lot #4				
	Tot Lot #4 - TOTAL	\$29,770	\$29,770	
003.008 - Tot Lot #5				
	Tot Lot #5 - TOTAL	\$0.00	\$0.00	
003.009 - Tot Lot #6				
	Tot Lot #6 - TOTAL	\$2,000	\$2,000	
003.010 - Tot Lot #7				
	Tot Lot #7 - TOTAL	\$0.00	\$0.00	
003.011 - Tot Lot #8				
	Tot Lot #8 - TOTAL	\$0.00	\$0.00	
003.012 - Tot Lot #9				
	Tot Lot #9 - TOTAL	\$0.00	\$0.00	
003.013 - Tot Lot Site Furniture				
	Tot Lot Site Furniture - TOTAL	\$0.00	\$0.00	
003.014 - Fitness Center				
	Fitness Center - TOTAL	\$0.00	\$0.00	
003.015 - Community Room				
	Community Room - TOTAL	\$0.00	\$0.00	
004.000 - Roads and Flatwork				
	Roads and Flatwork - TOTAL	\$131,080	\$113,761	Decreased
005.000 - Maintenance Yard/Buildings				
	Maintenance Yard/Buildings - TOTAL	\$293,720	\$0	
006.000 - Signage and Site wide components				
006.001 - Signage				
	Signage - TOTAL	\$0.00	\$0.00	
006.002 - Fencing				
	Fencing - TOTAL	\$0.00	\$14,874.00	
006.003 - Stair/Site/Wall Railings				
	Stair/Site/Wall Railings - TOTAL	\$0.00	\$0.00	
007.000 - Retaining Walls				
	Retaining Walls - TOTAL	\$22,572.00	\$83,661.00	Allow. for timber and brick walls Inc.
008.000 - Vehicles				
	Vehicles - TOTAL	\$101,500.00	\$107,499.00	
009.000 - Admin. Office Building				
	Admin. Office Building - TOTAL	\$33,200.00	\$3,200.00	
009.000 - Miscellaneous				
009.000.0016	Miscellaneous - TOTAL	\$60,849.00	\$36,400.00	
010.000 - Macro Allowance				
	Generic BCI Component			
MILLER DODSON REPEATED ITEMS TO CORRECT				
	Building mold abatement allowance	\$20,000		
	Wood Trim Replacement Allowance	\$147,485		
	M/D REPEATED ITEMS TO CORRECT-TOTAL	\$167,485		
TOTALS M/D STUDY BEFORE SUBSTRACTING REPEATED ITEMS		\$4,565,378	\$3,905,788	
FINAL CORRECTED TOTALS		\$4,397,893	\$3,905,788	



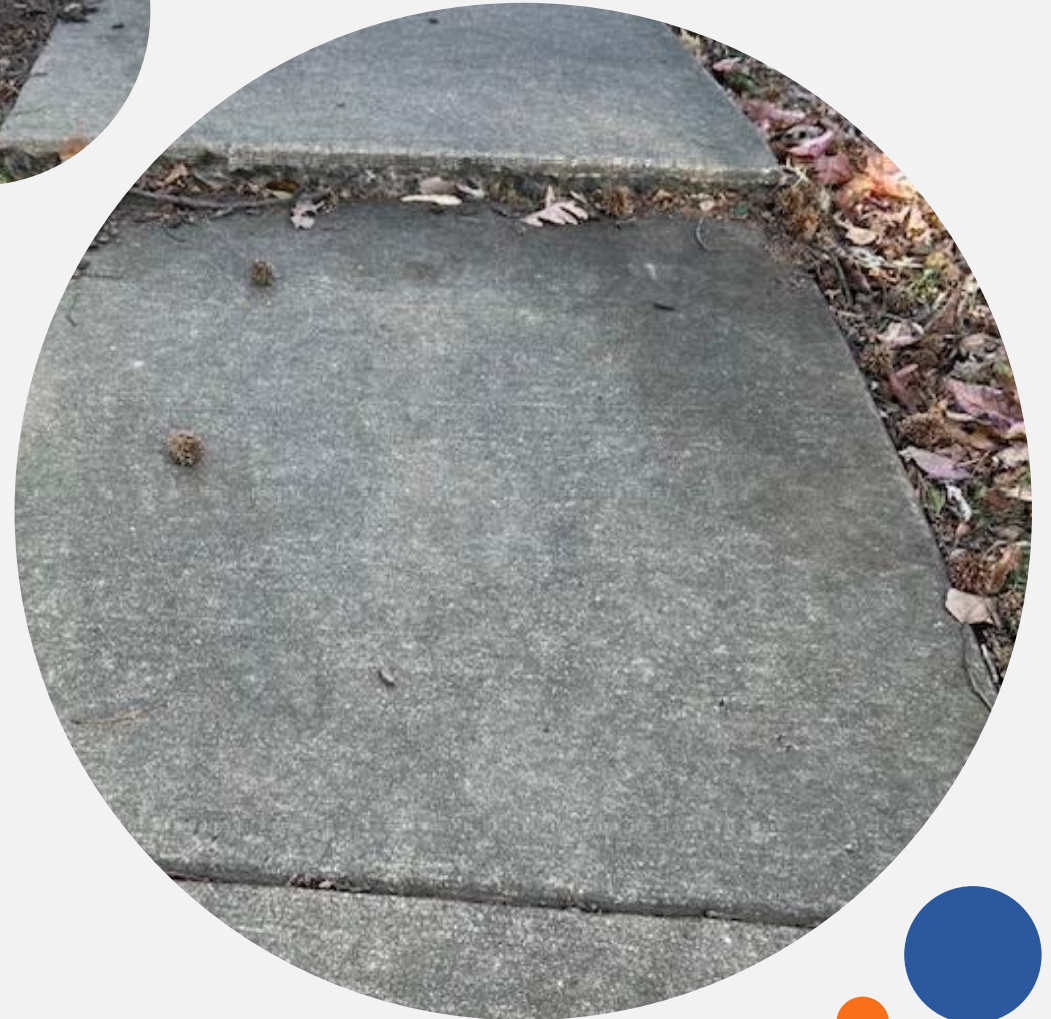
Parkfairfax Finance Committee

2025 Budget Workshop

January 25, 2025

Components in Poor Condition

The Miller Dodson 2025 Reserve Study rates the condition of the components that make up our property. Although the overall condition of our property was rated **FAIR**, many components were rated **POOR**



Reserve Study

Components in the reserve study include:

Roofs, gutters, sidewalks, plumbing, stoops, parking areas, pools, lanes and many more.

Components are rated as:

Excellent

Good

Fair

Marginal

Poor



Components in Poor Condition

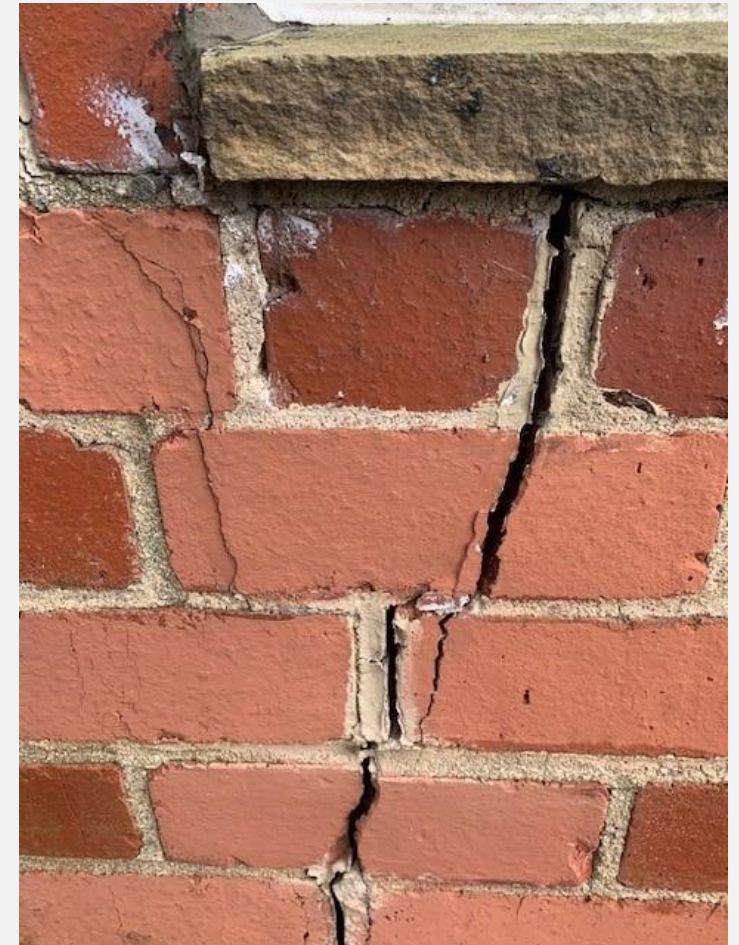
Lanes, Pools, Paths, Sidewalks, Stairs, Trucks

Project 2025

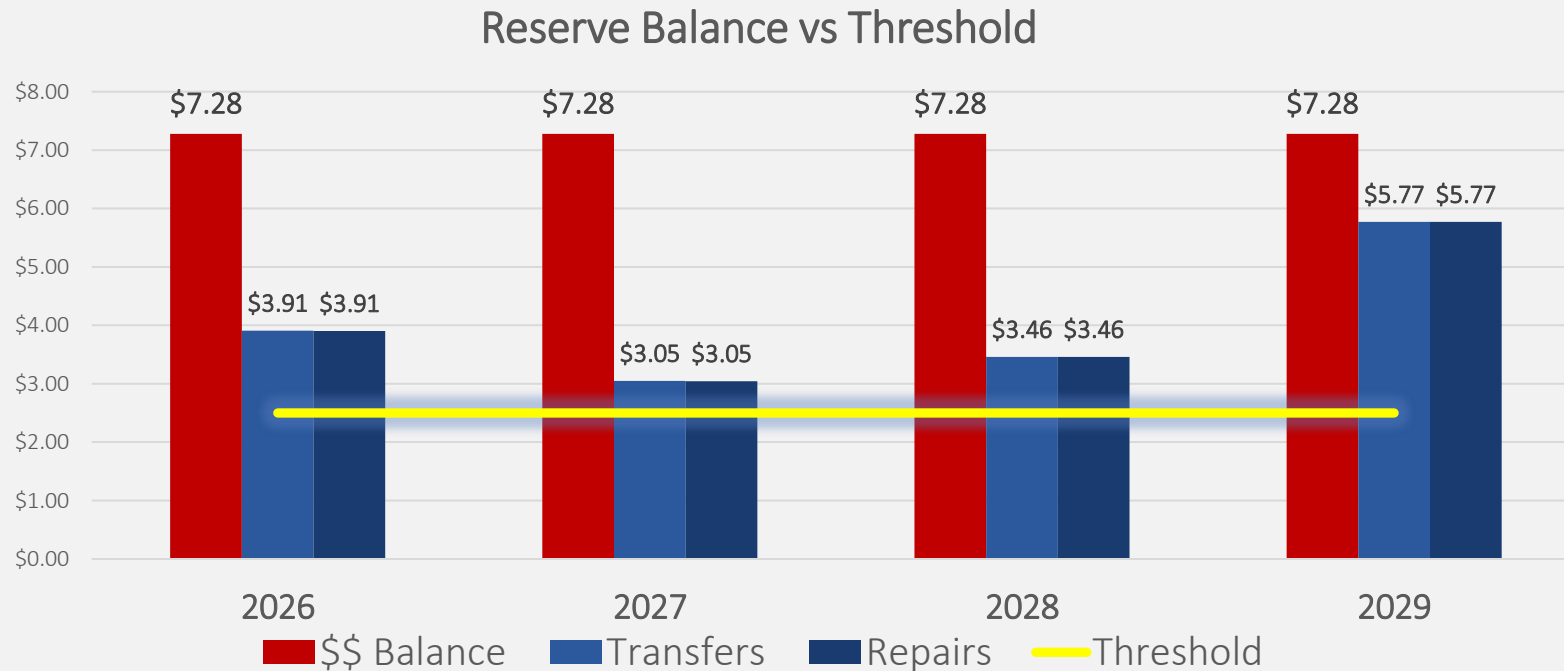
How to make Parkfairfax Good Again

The Plan:

Repair or replace components in poor condition so they are **good** again.



How to fund the repairs



November 2024

Threshold is the minimum balance that must be maintained. The current threshold is \$2.5M

The current balance of the reserve fund is sufficient for significant additional repairs.

Reserve Fund Balance as of 11/2024:	\$7,279,646
Recommended Threshold:	\$2,500,000
Additional \$\$\$\$\$ Available for Repairs:	\$4,779,646

What can be made good again?

\$4,779,646 will fund:

341,403 square feet of sidewalks		(\$14/sq ft)
4 swimming pool renovations + 1 gym		
39 Terracotta Roofs	(14%)	(\$120,000/)
265 Building Gas Lines	(93%)	(\$18,000/)

Make Parkfairfax Good Again

2025 *MPGA*



Finance Committee: Greg Drone, Tim Buzby, Gary Hucka

From: [Dave Bush](#)
To: [Robin Davis](#); [Dana Cross](#)
Subject: Re: Tot Lots
Date: Monday, January 20, 2025 12:42:08 AM

Thanks -- since Tot Lot 4 is on the list recommended for decommissioning we should take it off the reserve list. **Through this I am asking Dana to place this email in the Board Workshop Packet** in the section on reserves so we can at least begin the discussion of decommissioning tot lots - a long time in coming.

On 1/19/2025 3:08 PM, Robin Davis wrote:

Hi Dave,
I'm copying Francisco as he had a few more discussions that I did on the matter. But here's what I'm aware of:

We have 9 tot lots in Parkfairfax. Here's the map: <https://parkfairfax.org/community-info/recreational-resources/tot-lots-3/>

A link to the survey results (from Box) is available here: <https://www.dropbox.com/scl/fi/s8yxu2bf6pcmjfpzn6lab/Tab-13-Playground-Survey-Results.pdf?rlkey=scoqp87kiwzpoibmtwt175q77&st=el0nzzch&dl=0>

The discussion by the Board was to go from 9 lots to 5. Up for discussion for **removal** (and to be made into gathering areas or fully decommissioned) was:

- Tot Lot 2 Holmes Lane – Between Buildings 511 and 512, 3706-3708
Equipment-Climbing structure with slide; 2 benches; large area
- Tot Lot 3 Valley Drive Tennis Courts – Up the hill from the Valley Drive parking area and by the tennis courts
Equipment- Climbing structure with slide Has picnic area and picnic tables, and bathrooms (both are now defunct).
- Tot Lot 4 Gunston Road #1 – Behind Building 730, 3310 to 3320 Gunston
Equipment-Two baby swings; 1 slide; 1 bench
- Tot Lot 7 Mount Eagle Place (North) – Between Buildings 965 and 967, 1582- 1600 Mount Eagle Place
Equipment – Two baby swings; 1 wooden climbing unit with a slide; 1 bench

Keeping the following:

- Tot Lot 1 Lyons Lane – Between Buildings 533 and 535, 3727- 3729 Lyons Lane (Next to Lyons Lane Pool)
Equipment -Three-piece animal bouncing ride; separate metal climbing unit; separate wooden climbing unit with slide
- Tot Lot 5 Wellington Road - Between Buildings 105 and 107, 3138- 3200 Wellington Road
Equipment – Two slides with a wooden climbing unit; 2 benches
- Tot Lot 6 Ripon Road – Between Buildings 841 and 843, 1616-1620 Ripon

Place

Equipment – Four swings (2 baby/2 regular); 2 slides with a climbing unit

- Tot Lot 8 Mount Eagle Place (South) – Behind Building 939, 1601 – 1607
Mount Eagle Place

Equipment – One climbing structure; 1 bench

- Tot Lot 9 Gunston Road #2 – Between Buildings 901 and 902, 3766 – 3768
Gunston Road

Equipment – Two regular swings; 1 climbing unit; 1 bench

The idea was to have one tot lot easily available to most residents, and have it farther away from City or County playgrounds (CB Elementary or Fairlington). It had also been discussed for the equipment that was in good shape be moved from decommissioned lots to lots being kept to make the lots more age appropriate.

I don't believe the previous Board was ready to move on this, happy to discuss more if you have time.

Robin

Robin Davis

703/980-6647 (cell)

sororobin@gmail.com

On Fri, Jan 17, 2025 at 5:32 PM Dave Bush <akhetequus@earthlink.net> wrote:

Francisco just sent to the Finance Committee, Mulrooney and me, his review of expected reserve expenses. The review included tot lots with the note that the Landscape Committee had presented a report on possible closures for a number of lots -- could you remind me of which lots were recommended. Personally I would like to get the ten present lots down to not more than four and that lot #4, which is due for refurbishment under the next year (lot behind the Administrative Office) should be closed altogether. Thanks in advance for the help.