

PARKFAIRFAX 5-YEAR RESERVE SCHEDULE

| Report Name: Revision 3-12-2025 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 | \$616,000 | Changed on Feb 19/25: replacement of four roofs rather than six roofs |
| | Chimney Stack Removals | | \$42,000 | Add on for chimney stack removals |
| | Roof Replacement Assembly - TOTAL | \$660,000 | \$658,000 | |
| 001.002 - Windows Replacement Allowance | | | | |
| | Windows Replacement Allowance | | | |
| | Windows Replacement Allowance - TOTAL | \$0 | \$0 | |
| 001.003 - Asbestos Abatement-crawlspaces | | | | |
| 001.003.0001 | Asbestos Abatement - Phase 2021 Buildings | | | |
| 001.003.0002 | Asbestos Abatement - Phase 2022 Buildings | | | |
| 001.003.0003 | Asbestos Abatement - Phase 2023 Buildings | | | |
| | Asbestos Abatement - Allowance | \$60,000 | \$10,000 | |
| | Asbestos Abatement - TOTAL | \$60,000 | \$10,000 | Changed from \$60,000 on Feb 19/25: to Asb. abatement |
| 001.004 - Rhino Guards | | | | |
| | Gutter and downspout. 3 Buildings Phase 1 | \$3,500 | \$3,500 | |
| 001.004.0001 | Rhino Guards Phase 2021 | | | |
| 001.004.0002 | Rhino Guards Phase 2022 | | | |
| 001.004.0003 | Rhino Guards Phase 2023 | | | |
| | 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 | | | | |
| 001.006.0001 | Hex. cupola w/ copper roof | | | |
| 001.006.0002 | Hex. cupola w/ copper roof | | | |
| 001.006.0003 | Hex. cupola w/ copper roof | | | |
| 001.006.0004 | Hex. cupola w/ copper roof | | | |
| 001.006.0005 | Hex. cupola w/ copper roof | | | |
| 001.006.0006 | Hex. cupola w/ copper roof | | | |
| 001.006.0007 | Hex. cupola w/ copper roof | | | |
| 001.006.0008 | Hex. cupola w/ copper roof | | | |
| 001.006.0009 | Hex. cupola w/ copper roof | | | |
| 001.006.0010 | Hex. cupola w/ copper roof | | | |
| 001.006.0011 | Hex. cupola w/ copper roof | | | |
| 001.006.0012 | Hex. cupola w/ copper roof | | | |
| 001.006.0013 | Hex. cupola w/ copper roof | | | |
| 001.006.0014 | Hex. cupola w/ copper roof | | | |
| 001.006.0015 | Hex. cupola w/ copper roof | | | |
| 001.006.0016 | Hex. cupola w/ copper roof | | | |
| 001.006.0017 | Hex. cupola w/ copper roof | | | |
| 001.006.0018 | Hex. cupola w/ copper roof | | | |
| 001.006.0019 | Hex. cupola w/ copper roof | | | |
| 001.006.0020 | Hex. cupola w/ copper roof | | | |
| | 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 | | | | |
| 001.008.0001 | Domestic Water (PEX) Pipe Replacement - Phase 2022 | | | |

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|--|---|-------------------------------------|---|--|
| 001.008.0002 | Domestic Water (PEX) Pipe Replacement - Phase 2021 | | | |
| 001.008.0003 | Domestic Water (PEX) Pipe Replacement - Phase 2023 | | | |
| 001.008.0004 | Domestic Water (PEX) Pipe Replacement - Phase 2024 | | | |
| 001.008.0005 | 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 Lateral | | | |
| | Storm Sewer Laterals - TOTAL | \$0 | \$0 | Laterals decommissioned |
| Plumbing Infrast Supply & Drainage, Repair Allow. | | | | |
| | Plumbing Infrastructure Supply & Drainage Allowance 2025 | \$269,000 | \$269,000 | |
| | Plumbing Infrastructure Supply & Drainage Allowance 2026 | | | |
| | Plumbing Infrastructure Supply & Drainage Allowance 2027 | | | |
| | Plumbing Infrastructure Supply & Drainage Allowance 2028 | | | |
| | Plumbing Infrastructure Supply & Drainage Allowance 2029 | | | |
| 001.009.0261 | Plumbing Infrastructure Supply & Drainage Allowance 2030 | | | |
| 001.009.0262 | Plumbing Infrastructure Supply & Drainage Allowance 2031 | | | |
| 001.009.0263 | Plumbing Infrastructure Supply & Drainage Allowance 2032 | | | |
| 001.009.0264 | Plumbing Infrastructure Supply & Drainage Allowance 2033 | | | |
| | Plumb. Infr. Supply & Drainage Allow -TOTAL | \$269,000.00 | \$269,000.00 | |
| 001.010 - Water Heater Replacement | | | | |
| 001.010.0001 | 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 | | | |
| | Heater Room Doors - TOTAL | \$0.00 | \$0.00 | This item is covered under allowances |
| 001.012 - Annual Maint. Allowances - All Buildings | | | | |
| | Roof Repl. Allowance (Formerly Pilot Proj.) | | | |
| | Heater Room Doors Allowance (2 per year) | \$8,400 | \$8,400 | |
| | Laundry Room Doors (Two per Year) | \$10,000 | \$5,000 | Allowance decreased |
| | Fire Hydrants Replacement (2 per year) | \$5,000 | \$5,000 | |
| | Building Stoop- Replacement (Yrs 1-10) | \$158,488 | \$158,488 | |
| | Building Mold Abatement Allowance | \$20,000 | \$20,000 | |
| | Water Heater Replacement Allowance (7-8 per year) | \$404,128 | \$110,000 | Changed from \$180,000 at Feb 19/25 |
| 001.012.0001 | Roof Repair Allowance | \$142,829 | \$150,000 | |
| 001.012.0002 | Wood Trim Replacement Allowance | \$147,485 | \$181,966 | |
| 001.012.0003 | Building Facia Repairs Allowance | \$113,450 | \$113,450 | |
| 001.012.0004 | Security Lighting Allowance | \$32,108 | \$32,108 | |
| 001.012.0005 | Gas Pipe Repair Allowance (10 Build. Per year) | \$166,000 | \$166,000 | |
| 001.012.0006 | Attic Smoke Alarms Allowance | \$7,000 | \$7,000 | |
| 001.012.0007 | Boiler Room Sump Pumps Allowance | \$5,964 | \$5,900 | |
| 001.012.0008 | Colonnade Porch Allowance | \$28,362 | \$28,362 | |
| 001.012.0009 | Sand Brick Allowance | \$14,000 | \$14,000 | |
| 001.012.0010 | Gable End Louvers Replacement Allowance | \$45,380 | \$45,380 | |

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|---|--|-------------------------------------|---|------------------------------------|
| 001.012.0011 | Waterproofing Allowance | \$132,929 | \$132,929 | |
| 001.012.0012 | Copper Roof Valleys Allowance | \$25,200 | \$25,200 | |
| 001.012.0013 | Copper Roof Replacement Allowance | \$85,998 | \$85,998 | |
| 001.012.0014 | Brick Tuckpointing Allowance (10 Build. Per year) | \$270,000 | \$270,000 | |
| | Caulking-Tuckpointing Allowance | \$95,000 | \$95,000 | |
| 001.012.0015 | Handrails at Stoops Allowance | \$38,000 | \$38,000 | |
| 001.012.0016 | Domestic Water (PEX) Pipe Allowance | | \$0 | No Funding- Proj. Completed |
| 001.012.0017 | Falling Ceiling Repair Allowance | \$41,999 | \$5,000 | Changed from \$30,000 at Feb 19/25 |
| 001.012.0019 | Hot Water Line Allowance | | \$0 | |
| 001.012.0020 | Storm Sewer Allowance | \$175,874 | \$175,874 | |
| 001.012.0021 | Sanitary Sewer Crawlspace Allowance | \$113,000 | \$113,000 | |
| 001.012.0022 | Shutter Replacement Allowance | \$8,568 | \$8,568 | |
| 001.012.0023 | Building Settlement Allowance | \$298,000 | \$350,000 | Increased due to 828 condition |
| | Asphalt Repairs Allowance | \$30,000 | \$30,000 | |
| | Boiler Rooms Electric Panels Upgrades | \$20,000 | \$20,000 | |
| | Playground repairs Allowance | \$20,000 | \$20,000 | |
| | Storm Sewer Laterals Allowance | | | |
| | Annual Maintenance Allowances - TOTAL | \$2,663,162.00 | \$2,420,623 | |
| 002.000 - Swimming Pools | | | | |
| 002.001 - Pool A - Martha Custis Drive | | | | |
| | Engineer Pool Assessment | | | |
| | Replace Coping Stones, Caulk, Waterline Tiles | | | |
| | Pool light fixtures | | | |
| | Main Pool- New Pool Structure, gunite bottom & sides, plaster finish, w/Demo | | | |
| | Wading Pool- New Pool Structure, gunite bottom & sides, plaster finish, w/Demo | | | |
| | Main Pool- Cement plaster resurface | | | |
| | Wading Pool- Main Pool- Cement plaster resurface | | | |
| | Main Pool- Replace Precast Pool Coping | | | |
| | Wading Pool- Replace Precast Pool Coping | | | |
| | Main Pool- Re caulk Pool Joints | | | |
| | Wading Pool- Re caulk Pool Joints | | | |
| | Main Pool- Replace Skim line Tile | | | |
| | Wading Pool- Replace Skim line Tile | | | |
| | Main Pool- Replace skimmer drains & strainers | | | |
| | Wading Pool- Replace skimmer drains & strainers | | | |
| | Main Pool- Ladders, stainless steel | | | |
| | Main Pool- Pipe Railing, stainless steel | | | |
| | Lifeguard chair, stainless steel | | | |
| | Replace Pool Patios | | | |
| | Diving boards, fiberglass | | | |
| | Diving stand, stainless steel | | | |
| | 4' Chain link fence | | | |
| | 4' Chain link gate | | | |
| | 6' Chain link fence | | | |
| | 6' Chain link gate | | | |
| | Main Pool- Pool equipment, sand filter 71" | | | |
| | Wading Pool- Pool equipment, sand filter 21" | | | |
| | Pool equipment, 10 HP Pump | | | |
| | Wading Pool- Pool equipment, 1 HP Pump | | | |
| | Pool equipment, chlorination system | | | |
| | Replace piping and valves | | | |
| | Water heater, residential, electric | | | |

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| Component Line | Component Name | M/D Reserve Study Plan 2025-2026 | 25-26 Mgmt Proposed per M/D Study | Comments/Recommendations |
|--------------------------------------|--|-------------------------------------|---|--------------------------|
| | Main Pool- Pool covers, mesh reinforced | | | |
| | Wading Pool- Pool covers, mesh reinforced | | | |
| | Alum. Light pole | | | |
| | Road/parking lot fixture, lantern | | | |
| | Poolhouse- Shingled roof, std. 3-tab asphalt shingles - simple ridge profile | | | |
| | Poolhouse- Aluminum gutter | | | |
| | Poolhouse- Brick tuck-pointing | | | |
| | Exterior HM frame & door, single, 3'-0 x 7'-0 galv. | | | |
| | Exterior HM frame & doors, double 7'-0 h x 6'-0 w galv. | | | |
| | Pool Furniture | | | |
| | Restroom Renovation | | | |
| | Pool A - Martha Custis Drive - TOTAL | \$0.00 | \$0.00 | |
| 002.002 - Pool B - Lyons Lane | | | | |
| | Engineer Pool Assessment | | | |
| | Replace Coping Stones, Caulk, Waterline Tiles | | | |
| | Main Pool- New Pool Structure, gunite bottom & sides, plaster finish, w/Demo | | | |
| | Wading Pool- New Pool Structure, gunite bottom & sides, plaster finish, w/Demo | | | |
| | Main Pool- Cement plaster resurface | | | |
| | Wading Pool- Main Pool- Cement plaster resurface | | | |
| | Main Pool- Replace Precast Pool Coping | | | |
| | Wading Pool- Replace Precast Pool Coping | | | |
| | Main Pool- Re caulk Pool Joints | | | |
| | Wading Pool- Re caulk Pool Joints | | | |
| | Main Pool- Replace Skim line Tile | | | |
| | Wading Pool- Replace Skim line Tile | | | |
| | Main Pool- Replace skimmer drains & strainers | | | |
| | Wading Pool- Replace skimmer drains & strainers | | | |
| | Main Pool- Ladders, stainless steel | | | |
| | Main Pool- Pipe Railing, stainless steel | | | |
| | Lifeguard chair, stainless steel | | | |
| | Replace Pool Patios | | | |
| | Mtl.. tube picket fence - 4'h | | | |
| | Mtl.. tube picket gate - 4'h | | | |
| | Mtl.. tube picket fence - 6'h | | | |
| | Mtl.. tube picket gate - 6'h | | | |
| | Main Pool- sand filter 36" TR-140 | | | |
| | Wading Pool- sand filter 18" TR-40 | | | |
| | Pool equipment, 10 HP Pump | | | |
| | Wading Pool- Pool equipment, 1 HP Pump | | | |
| | Pool equipment, chlorination system | | | |
| | Replace piping and valves | | | |
| | Main Pool- Pool covers, mesh reinforced | | | |
| | Wading Pool- Pool covers, mesh reinforced | | | |
| | Alum. Light pole | | | |
| | Road/parking lot fixture, lantern | | | |
| | Water heater, residential, electric | | | |
| | Panelboards, 225 amp, 36 circuits, w/ plug-in breakers | | | |
| | Exterior Cement plaster, on walls or ceilings | | | |
| | Exterior HM frame & door, single, 3'-0 x 7'-0 galv. | | | |
| | Pool Furniture | | | |

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|---|--|-------------------------------------|---|--------------------------|
| | Restroom Renovation | | | |
| | Pool B - Lyons Lane - TOTAL | \$0.00 | \$0.00 | |
| 002.003 - Pool C - Coryell Lane | | | | |
| | Engineer Pool Assessment | \$6,500 | \$6,500 | |
| | Replace Coping Stones, Caulk, Waterline Tiles | | | |
| | Pool light fixtures | | | |
| | Main Pool- Pool covers, mesh reinforced | | | |
| | Wading Pool- Pool covers, mesh reinforced | | | |
| | Main Pool- New Pool Structure, gunite bottom & sides, plaster finish, w/Demo | | | |
| | Main Pool- Cement plaster resurface | | | |
| | Main Pool- Replace Precast Pool Coping | | | |
| | Main Pool- Re caulk Pool Joints | | | |
| | Main Pool- Replace Skim line Tile | | | |
| | Main Pool- Replace skimmer drains & strainers | | | |
| | Main Pool- Ladders, stainless steel | | | |
| | Main Pool- Pipe Railing, stainless steel | | | |
| | Lifeguard chair, stainless steel | | | |
| | Replace Pool Patios | | | |
| | Mtl.. tube picket fence - 2'h | | | |
| | Mtl.. tube picket fence - 6'h | | | |
| | Mtl.. tube picket gate - 6'h | | | |
| | Main Pool- sand filter 36" TR-140 | | | |
| | Pool equipment, 10 HP Pump | | | |
| | Pool equipment, chlorination system | | | |
| | Replace piping and valves | | | |
| | Main Pool- Pool covers, mesh reinforced | | | |
| | Alum. Light pole | | | |
| | Road/parking lot fixture, lantern | | | |
| | Water heater, residential, electric | | | |
| | Panelboards, 225 amp, 36 circuits, w/ plug-in breakers | | | |
| | Exterior Cement plaster, on walls or ceilings | | | |
| | Exterior HM frame & door, single, 3'-0 x 7'-0 galv. | | | |
| | Exterior HM frame & doors, double 7'-0 h x 6'-0 w galv. | | | |
| | Single-ply roof 60-mil TPO - fully adhered | | | |
| | Skylights, unitary | | | |
| | Pool Furniture | | | |
| | Restroom Renovation | | | |
| | Pool C - Coryell Lane - TOTAL | \$6,500 | \$6,500 | |
| 003.000 - Recreation Areas | | | | |
| | Picnic Shelter, timber w/shingles, treated pine | | | |
| | Gazebo, pre-fab, treated pine w/shingles | | | |
| | Restroom Pavilion Renovation | | | |
| | Recreation Areas - TOTAL | \$0.00 | \$0.00 | |
| 003.001 - Tennis & Basketball Courts | | | | |
| 003.001.0001 | Tennis court sealer - 2 color | | | |
| 003.001.0002 | Play court asphalt | | | |
| | Tennis court net posts | | | |
| | Tennis court net | | | |
| 003.001.0005 | 10' Tennis & basketball court fence | | | |
| 003.001.0006 | Tennis & basketball court gates | | | |
| 003.001.0007 | Basketball court sealer, w/ painted lines | | | |
| 003.001.0008 | Basketball Backstops | | | |

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|------------------------------------|---|-------------------------------------|---|--|
| 003.001.0009 | Alum. Light pole | | | |
| 003.001.0010 | Road/parking lot fixture | | | |
| | Tennis & Basketball Courts - TOTAL | \$0.00 | \$0.00 | |
| 003.002 - Tennis Courts | | | | |
| 003.002.0001 | Tennis court sealer - 2 color | | \$7,884 | |
| 003.002.0002 | Play court asphalt | | \$38,106 | |
| 003.002.0003 | Tennis court net posts | | \$3,600 | |
| | Tennis court net | | \$450 | |
| 003.002.0005 | 10' Tennis court fence | | | |
| 003.002.0006 | Tennis court gates | | | |
| 003.002.0007 | Chain link fence, 4' | | | |
| 003.002.0008 | Alum. Light pole | | | |
| 003.002.0009 | Road/parking lot fixture | | | |
| | Tennis Courts - TOTAL | \$50,040 | \$0 | Suggest be moved to 26-27 FY |
| 003.003 - Volleyball Courts | | | | |
| | Volleyball poles, ground socket | | \$11,000 | |
| | R&R Sand Filter Media | | | |
| | Volleyball Courts - TOTAL | \$11,000 | \$0 | Changed to 1 court and decommission other |
| 003.004 - Tot Lot #1 | | | | |
| 003.004.0001 | Landscape edging, railroad ties, 6 x 8 | | | |
| 003.004.0002 | Playground wood chip mulch, 6 deep | | | |
| 003.004.0003 | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Monkey ladder | | | |
| | See-saw, spring, steel, 3 units | | | |
| | Tot Lot #1 - TOTAL | \$0.00 | \$0.00 | |
| 003.005 - Tot Lot #2 | | | | |
| 003.005.0001 | Landscape edging, railroad ties, 6 x 8 | | | |
| 003.005.0002 | Playground wood chip mulch, 6 deep | | | |
| 003.005.0003 | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Tot Lot #2 - TOTAL | \$0.00 | \$0.00 | Decommissioned |
| 003.006 - Tot Lot #3 | | | | |
| | Landscape edging, railroad ties, 6 x 8 | | | |
| | Playground wood chip mulch, 6 deep | | | |
| | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Tot Lot #3 - TOTAL | \$0.00 | \$0.00 | Decommissioned |
| 003.007 - Tot Lot #4 | | | | |
| 003.007.0001 | Landscape edging, railroad ties, 6 x 8 | | \$2,470 | |
| 003.007.0002 | Playground wood chip mulch, 6 deep | | \$4,500 | |
| | Swing set, 4 seats | | \$2,800 | |
| | Modular play slide tunnel, straight, stainless, 54 h deck | | \$20,000 | |
| | Tot Lot #4 - TOTAL | \$29,770 | \$8,000 | Changed on Feb 19/25: Decommissioned |
| 003.008 - Tot Lot #5 | | | | |
| 003.008.0001 | Landscape edging, railroad ties, 6 x 8 | | | |
| | Playground wood chip mulch, 6 deep | | | |
| 003.008.0003 | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Tot Lot #5 - TOTAL | \$0.00 | \$0.00 | |
| 003.009 - Tot Lot #6 | | | | |
| | Landscape edging, railroad ties, 6 x 8 | | | |
| | Playground wood chip mulch, 6 deep | | | |
| | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Swing set, 6 seats | | \$2,000 | |

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| 003.010 - Tot Lot #7 | | \$2,000 | \$2,000 | |
| Tot Lot #6 - TOTAL | | | | |
| 003.010.0001 | Landscape edging, railroad ties, 6 x 8 | | | |
| | Playground wood chip mulch, 6 deep | | | |
| | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| | Swing set, 4 seats | | | |
| | Tot Lot #7 - TOTAL | \$0.00 | \$0.00 | Decommisioned |
| 003.011 - Tot Lot #8 | | | | |
| Tot Lot #7 - TOTAL | | | | |
| 003.011.0001 | Landscape edging, railroad ties, 6 x 8 | | | |
| | Playground wood chip mulch, 6 deep | | | |
| 003.011.0003 | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| 003.011.0004 | Swing set, 2 seats | | | |
| | Tot Lot #8 - TOTAL | \$0.00 | \$0.00 | |
| 003.012 - Tot Lot #9 | | | | |
| Tot Lot #8 - TOTAL | | | | |
| 003.012.0001 | Landscape edging, polyethylene barrier, 6w | | | |
| | Playground wood chip mulch, 6 deep | | | |
| 003.012.0003 | Play Hub- Modular playground, activity panel, crawl through panel | | | |
| 003.012.0004 | Swing set, 4 seats | | | |
| | Tot Lot #9 - TOTAL | \$0.00 | \$0.00 | |
| 003.013 - Tot Lot Site Furniture | | | | |
| Tot Lot #9 - TOTAL | | | | |
| | Park bench, Steel tube brackets, with wood rails | | | |
| 003.013.0002 | 6' Picnic tables | | | |
| | Tot Lot Site Furniture - TOTAL | \$0.00 | \$0.00 | |
| 003.014 - Fitness Center | | | | |
| 003.014.0001 | Sheet rubber floors | | | |
| 003.014.0002 | Wall base, rubber | | | |
| 003.014.0003 | Repaint gyp/plaster walls/ceilings | | | |
| 003.014.0004 | Restroom ADA Renovation | | | |
| 003.014.0005 | Allowance for ADA Reconstruction | | | |
| 003.014.0006 | PROFESSIONAL CONSULTANTS | | | |
| 003.014.0007 | Interior air-handling unit, constant volume, w/ cooling/heating coils, filters, mixing box | | | |
| 003.014.0008 | Heat pump, air to air split system, 5 ton cooling, outside condensing unit only | | | |
| 003.014.0009 | Water heater, residential, electric | | | |
| 003.014.0010 | Solid-vinyl double-hung window | | | |
| 003.014.0011 | Doors, wood, decorator, exterior, flush, solid core, birch, 1-3/4 x 3'-0 X 7'-0 | | | |
| 003.014.0012 | Interior LED fixtures- Surface Strip Lights | | | |
| 003.014.0013 | Interior LED fixtures- Recessed Downlights | | | |
| 003.014.0014 | Lat pull down | | | |
| 003.014.0015 | Dumbbell set, cast iron, with rack, 5 pair | | | |
| 003.014.0016 | Sit up bench | | | |
| 003.014.0017 | Benches | | | |
| 003.014.0018 | Bars, plates and dumbbells | | | |
| 003.014.0019 | Mirrors | | | |
| 003.014.0020 | Leg extension/curl | | | |
| 003.014.0021 | Chin abdominal rack | | | |
| 003.014.0022 | Sit up bench | | | |
| 003.014.0023 | Hyper bench | | | |
| 003.014.0024 | Calf Raise Bench | | | |
| 003.014.0025 | Seated leg press | | | |
| 003.014.0026 | Abdominal machine | | | |

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|---|---|-------------------------------------|---|--------------------------|
| 003.014.0027 | Curl bench | | | |
| 003.014.0028 | Chest/Shoulder press | | | |
| 003.014.0029 | Health club equipment, rowing machine, hydraulic | | | |
| 003.014.0030 | Health club equipment, treadmill, electronic | | | |
| 003.014.0031 | Elliptical | | | |
| 003.014.0032 | Health club equipment, rowing machine, hydraulic | | | |
| 003.014.0033 | Stationary bicycle trainer | | | |
| 003.014.0034 | Stair master | | | |
| | Fitness Center - TOTAL | \$0.00 | \$0.00 | |
| 003.015 - Community Room | | | | |
| 003.015.0001 | Wood strip flooring | | | |
| 003.015.0002 | Wall Base w/ shoe mold, painted softwood | | | |
| 003.015.0003 | Paint walls w/ interior zero voc latex, smooth finish | | | |
| 003.015.0004 | Kitchen Cabinets & Counters | | | |
| 003.015.0005 | Kitchen Fixtures/Appliances | | | |
| 003.015.0007 | Lighting | | | |
| 003.015.0008 | French interior door, fir, 1-3/4, 3'-0 x 6'-8, with glass lights | | | |
| 003.015.0009 | PROFESSIONAL CONSULTANTS | | | |
| 003.015.0010 | Allowance for ADA Reconstruction | | | |
| 003.015.0011 | Restroom ADA Renovation | | | |
| 003.015.0012 | Interior air-handling unit, constant volume, w/ cooling/heating coils, filters, mixing box | | | |
| 003.015.0013 | Heat pump, air to air split system, 5 ton cooling, outside condensing unit only | | | |
| 003.015.0014 | Water heater, residential, electric | | | |
| | Community Room - TOTAL | \$0.00 | \$0.00 | |
| 004.000 - Roads and Flatwork | | | | |
| | Ravensworth P, asphalt mill and overlay | | | |
| | Building 208, Parking lot, asphalt mill and overlay | | \$50,000 | |
| 004.000.0001 | Concrete sidewalk, exposed aggregate | \$31,486 | \$31,486 | |
| 004.000.0002 | Concrete Steps, on-grade | \$30,275 | \$30,275 | |
| 004.000.0003 | Flagstone Pavers, Sand set (allowance) | \$2,000 | \$2,000 | |
| 004.000.0004 | Crack Filler | | | |
| 004.000.0005 | Asphalt sealcoating | | | |
| 004.000.0006 | Lot Striping | | | |
| | Concrete curb and gutter, (6% allowance) | \$3,840 | \$0 | |
| 004.000.0008 | Railing, steel/wrought iron (6% allowance) | \$43,879 | \$0 | |
| 004.000.0009 | Concrete patio, stoop at grade (allowance) | \$19,600 | \$0 | |
| 004.000.0040 | Mill and Overlay Asphalt - 2" | | | |
| | Roads and Flatwork - TOTAL | \$131,080 | \$113,761 | Decreased |
| 005.000 - Maintenance Yard/Buildings | | | | |
| | Chain link fence | | | |
| | Chain link rolling gate | | | |
| | Chain link rolling gate operator | | | |
| | Parking gates, inductive loop | | | |
| | Parking gates, barrier gate, non-programmable, with reader and 12' arm | | | |
| | Pipe Bollards | | | |
| | Garden house, steel building, excl. footings, slab | | | |
| | Maintenance Office- Single-ply roof 60-mil TPO - fully adhered | \$9,240 | \$0 | Push to next year |
| | Maintenance Garage- Single-ply roof 60-mil TPO - fully adhered | | | |
| | Maintenance Shop- Single-ply roof 60-mil TPO - fully adhered | \$185,600 | \$0 | Push to next year |

PARKFAIRFAX 5-YEAR RESERVE SCHEDULE

| Component Line | Component Name | M/D Reserve Study Plan 2025-2026 | 25-26 Mgmt Proposed per M/D Study | Comments/Recommendations |
|---|--|-------------------------------------|---|--|
| | Plumbing Building roofing fl,at | \$98,880 | \$0 | Push to next year |
| | Brick tuck-pointing | | | |
| | Block tuck-pointing | | | |
| | Exterior HM frame & door, single, 3'-0 x 7'-0 galv. | | | |
| | Exterior HM frame & doors, double 7'-0 h x 6'-0 w galv. | | | |
| | Overhead door, commercial | | | |
| | Solid-vinyl double-hung window | | | |
| | VCT, vinyl composition tile | | | |
| | Kitchen Consolidation/Renovation | | | |
| 005.000.0019 | Heat pump, air to air split system, 5 ton cooling, outside condensing unit only | | | |
| 005.000.0020 | Interior air-handling unit, constant volume, w/ cooling/heating coils, filters, mixing box | | | |
| 005.000.0021 | Water heater, residential, electric | | | |
| 005.000.0022 | PROFESSIONAL CONSULTANTS | | | |
| 005.000.0023 | Allowance for ADA Reconstruction | | | |
| 005.000.0024 | Restroom ADA Renovation | | | |
| | Maintenance Yard/Buildings - TOTAL | \$293,720 | \$0 | |
| 006.000 - Signage and Site wide components | | | | |
| 006.001 - Signage | | | | |
| 006.001.0001 | Marquee sign billboard w/roof | | | |
| 006.001.0002 | Marquee sign billboard w/roof | | | |
| 006.001.0003 | Marquee sign billboard w/roof | | | |
| 006.001.0004 | Marquee sign billboard w/roof | | | |
| 006.001.0005 | Marquee sign billboard w/roof | | | |
| | Building Number-Park Lot Signs (Marquee billboard) | | | |
| | Signage - TOTAL | \$0.00 | \$0.00 | |
| 006.002 - Fencing | | | | |
| | Chain link fence- 36"-42" height | | | |
| | Vinyl fence, picket | | | |
| | Vinyl fence, picket | | | |
| | Vinyl fence, picket | | | |
| | Vinyl fence, picket | | | |
| | Vinyl fence, 3-rail - 4'h | | | |
| | Wall and stair rail (Vinyl fence, picket) | | \$7,437 | |
| | Wall and stair rail (Vinyl fence, picket) | | \$7,437 | |
| | Chain link fence | | \$0 | push to next year |
| | Fencing - TOTAL | \$0.00 | \$14,874.00 | |
| 006.003 - Stair/Site/Wall Railings | | | | |
| | Wall Top Railing (Balcony railings) | | | |
| | Wall railing | | | |
| 006.003.0003 | Site stair/walkway railing (Balcony railings from database) | | | |
| | Stair/Site/Wall Railings - TOTAL | \$0.00 | \$0.00 | |
| 007.000 - Retaining Walls | | | | |
| | Timber retaining wall | | \$45,709 | |
| | Brick retaining walls- Replace | | \$37,952 | |
| | Brick retaining walls- tuck-pointing | \$22,572 | | |
| | Retaining Walls - TOTAL | \$22,572.00 | \$83,661.00 | Allow. for timber and brick walls Inc. |
| 008.000 - Vehicles | | | | |
| | Dump Truck | | \$59,999 | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |

PARKFAIRFAX 5-YEAR RESERVE SCHEDULE

| Component Line | Component Name | M/D Reserve Study Plan 2025-2026 | 25-26 Mgmt Proposed per M/D Study | Comments/Recommendations |
|--|---|-------------------------------------|---|--|
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | Pickup Truck | | | |
| | 2004 Chevy express van | \$47,500 | \$47,500 | |
| | New Holland Tractor | \$18,000 | \$0 | Push to next year |
| | Steiner Tractor | \$18,000 | \$0 | Push to next year |
| | Snow plow 1 | \$18,000 | \$0 | Push to next year |
| | Utility Van | | | |
| 008.000.0016 | Utility Van | | | |
| | Vehicles - TOTAL | \$101,500.00 | \$107,499.00 | |
| 009.000 - Admin. Office Building | | | | |
| | Main Office front door replacement | \$3,200 | \$0 | Changed from \$3,200 at Feb 19/25 |
| | Yard Wood door | \$30,000 | | Push to next year |
| | Carpet Tile, tufted nylon, 35 oz. | | | |
| | VCT, vinyl composition tile | | | |
| | Wall Base w/ shoe mold, painted softwood | | | |
| | Paint walls w/ interior zero voc latex, smooth finish | | | |
| | 1st Floor Kitchen Cabinets & Counters | | | |
| | 1st Floor Kitchen Fixtures/Appliances | | | |
| | 2nd Floor Kitchen Cabinets & Counters | | | |
| | 2nd Floor Kitchen Fixtures/Appliances | | | |
| | Restroom ADA Renovation | | | |
| | Allowance for ADA Reconstruction | | | |
| | PROFESSIONAL CONSULTANTS | | | |
| | Interior air-handling unit, constant volume, w/ cooling/heating coils, filters, mixing box | | | |
| | Heat pump, air to air split system, 5 ton cooling, outside condensing unit only | | | |
| | Interior air-handling unit, constant volume, w/ cooling/heating coils, filters, mixing box | | | |
| | Heat pump, air to air split system, 5 ton cooling, outside condensing unit only | | | |
| | Admin. Office Building - TOTAL | \$33,200.00 | \$0.00 | |
| 009.000 - Miscellaneous | | | | |
| | KMS 2070 water jet | \$18,400 | \$18,400 | |
| | Sewer camera | \$18,000 | \$18,000 | |
| | Generator Portable | \$1,499 | \$0 | Push to next year |
| | Cement mixer | \$4,950 | \$0 | Push to next year |
| | Portable water pump (trash) | \$18,000 | \$0 | Push to next year |
| 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 | \$3,733,818 | |
| | FINAL CORRECTED TOTALS | \$4,397,893 | \$3,733,818 | |

PARKFAIRFAX 5-YEAR RESERVE SCHEDULE

| Component Line | Component Name | M/D Reserve Study Plan 2025-2026 | 25-26 Mgmt Proposed per M/D Study | Comments/Recommendations |
|----------------|----------------|-------------------------------------|---|--------------------------|
| -70000 | | | | |
| -50000 | | | | |
| -21770 | | | | |
| 42000 | | | | |
| -5000 | | | | |
| -3200 | | | | |
| -151970 | | | | |