DISCUSSION ITEM

Verizon Fios Proposal

MEMO TO: Parkfairfax Board of Directors
FROM: Mike Rothenberg, Ward 1 Board Representative & BUC Liaison
SUBJECT: Verizon and Ting Agenda Item
DATE: June 21, 2024

At the Building and Utilities Committee meetings in May and June, the BUC addressed the General Manager's request for them to review the Verizon and Ting requests to deploy fiber throughout Parkfairfax to provide internet services.

While no vote was taken by the BUC, there was some concern that the committee did not have enough bandwidth (they are down several members) to take on this task. In addition, the submissions provided by both Verizon and Ting were just engineering diagrams and couldn't be considered proposals, and, therefore, did not have enough information to evaluate. Also, a member felt that this should be something the Board would need to direct them to do before taking on the task.

At least one member of the BUC -- and I agree -- felt that questions raised by the Verizon and Ting submissions require that both companies should make initial presentations to the Board. In addition to the BUC, other Parakfairfax committees (such as the Architecture and Planning Board, Landscape, Covenants, and Transportation and Land Use) should also be invited. All have expertise and areas of responsibility that come into play. In essence, the BUC agreed with the General Manager's initial reports to the Board that both companies make presentations to the Board and the community.

I think this needs to be done so the Board can get a clear understanding of the magnitude of the undertaking and give it and the community the opportunity to ask questions and address any possible concerns.

Following their respective presentations, I'd like to suggest to the Board that it ask Verizon and Ting to come back with full proposals that address questions and concerns of the Board, the committees in attendance, and residents. Following submission of the full proposals, the Board may want to consider establishing an ad hoc committee comprised of representatives of the various Parkfairfax committees and any others the Board feels appropriate.

The General Manager gave a brief summary of each companies' request in his February Report to the Board in which he stated in part:

"The new internet services provider Ting and Verizon Fios have submitted their intended plans to install their equipment throughout Parkfairfax to provide internet services to the community.

Verizon plans to do it in phases and proposes starting on Ward One for this year. Their plans suggest going as far as attaching boxes to each building and running wiring through the attics.

Ting proposes setting their infrastructure up until the front of each building by installing handholes (HH) and tapping from there to the units only as residents request their services. For the installation of such infrastructure, both companies propose to do a large amount of trenching throughout the community, which they will remediate after installation."

I have taken a look at the Verizon and Ting submissions as have some members from the BUC .

Following are some questions, concerns, and comments that come to mind:

- There is agreement that these submissions are not proposals, but rather engineering diagrams showing where each entity wants to lay fiber in the community -- under streets, sidewalks, lawns.
- There is nothing in their docs, for example, about remediation, whether or not they will go around tree roots or cut right through them.
- There is no mention as to what services will be offered (Will Verizon also offer its FIOS video streaming services in addition to internet), what the pricing will be, nor any committment concerning technical quality of service or quality of customer service.
- Also, Verizon mentions running the fiber cable the width of buildings in the attics, which raises concerns about how this could impact the decommissioned pipes wrapped in asbestos insulation and residents' use of the attics for storage.
- It also is unclear how and where they will attach to the buildings and whether fiber cable will run up the outside of buildings.
- The Board may also want to get input from the Parkfairfax legal advisor to see if there are any issues as a result of existing agreements with Comcast/Xfinity or the city.
- Verizon mentions that they will do this at no cost to Parkfairfax, but I wonder if perhaps both Verizon and Ting should pay Parkfairfax if the Board agrees to let them move forward with their plans.
- If Verizon and Ting get the go-ahead, it seems like it will be very disruptive. So, we need to be sure that there will be genuine benefits to Parkfairfax residents.
- Finally, the Board might want to consider whether either provider of these fiber services are necessary in light of Verizon just rolling out a 5G wireless internet service for our community and the availability of a T-Mobile wireless internet service.

In an email I sent to Francisco, expressing many of these concerns, he responded as follows:

"Their proposed diagrams show extreme disruption throughout our community buildings and grounds. I think the first question here is, will the community allow the installation of their infrastructure throughout the community to have other alternatives to Comcast?

During my preliminary meetings with them, they assured me that everything damaged would be restored. However, some of these damages may not be able to be reversed, for example, if they kill trees by running through roots during installation.

Regarding the legal aspect, I have consulted with our attorney. The Association has the authority to permit competitors to install equipment, but we are not allowed to advertise their services. It's important for the providers to appeal to customers directly within these legal boundaries."

verizon

Pathway Creation Design

PROJECT NAME

PARK FAIRFAX

FULL ADDRESS

PHASE 1

3360 GUNSTON RD
ALEXANDRIA, VA 22302

DESIGN PRESENTED FOR APPROVAL		Work Order # 1A6DU8Y	Wire Center BARCROFT	VZ Block	BDMS Property ID 23406683	Phase #	
Presented by	Date	Region MidAtlN		Geo Code	Locus ID	# of Buildings 61	
Presented to	Date	Property Contact Name Francisco Foschi		Title	RES 334	BUS	
PROPERTY OWNER OR AUTHORIZED AGENT		Email ffoschi@parkfairfax.org		Phone 703-598-1398	Total Units 334		
Presented to	Title	Survey Date		FDH	Suite Entry Required (Y/N)		
Signature	Date	Lat		Long			
COMMENTS		Surveyor LLOYD SAUNDERS	Email lloyd.saunders@rjetelecom.com	Phone 703-963-6415			
		Verizon Engineer Christopher Ely	Email christopher.ely@rjetelecom.com	Phone 703-444-1496			

RJE TELECOM

Construction Notes

4,5,6, 8 UNIT

1) RJE to Place Nema Cabinet on end of each building exact placement to vary based on field conditions on each.
2) RJE to Place (1) Transition box at the base of each with (1) approx. 2' piece of PVC to be place up to Nema Cabinet
3) RJE to Place (1) piece of Metal Molding from Nema Cabinet to Attic entry point color to be either red brick or white based on building.
4) RJE to Place (1) Microduct the connected Attics and down into the upstairs of each unit and place latch molding to fiber wall plate locationg
5) RJE to Place (1) Fiber Wall Plate in each unit at the same height as existing outlets and jacks.
6) Single floor units that are located on opposite end from Nema Cabinet location of building that do not have Attic access to have a small transition box place at base with matching Metal Molding up to entry point into unit. Placement will vary based on field conditions.
7) Some 4,5-,6- and 8-unit buildings have an offset Attic Space. For these building types a transition box with Metal Molding runs on each side of the building will be necessary and will be determined at time of install.

5/6 UNIT

8) Placement of Nema Cabinet set up on side/rear of building, exact placement to vary on each building.
9) Metal molding to be placed from Nema Cabinet to Attic Entry Point, Molding to be either Red Brick Color or White to be match exterior of building
10) Microduct to be place thru Attic space and (1) Microduct to be dropped off into each unit and covered with latch molding to a fiber wall plate. location to vary base on conditions at time of install

10 UNIT LAYOUT

11) The design for these will utilize and handhole placed in the rear with (1) 1.25" innerduct placed to a 4"x4" Transition Box placed at the outside rear of each building.
12) On the inside opposite of the Transition Box a fiber wall plate is to be placed at the same height as existing Outlets and Jacks
13) VERIZON TO PLACE AND INNERDUCT AND HANDHOLES SHOWN ON THE DESIGN. DIGGING AND BORING WILL BE REQUIRED

verizon	PROJECT ID :	PROPERTY CONTACT : Francisco Foschi 703-998-6315 ffoschi@parkfairfax.org	PROPERTY LOCATION : 3360 GUNSTON RD ALEXANDRIA VA 22302	RJE TELECOM	DESIGNER : CHRISTOPHER ELY COMPANY: RJE TELECOM ADDRESS: 31 JUBAI EARLY DR CITY, ZIP: WINCHESTER, VA PHONE:703-444-1496	PROPERTY OWNER / AUTHORIZED AGENT Initial: Date:	Construction Notes SHEET : 2

FIRESTOPPING FOR GYPSUM BOARD PENETRATION

FIRE STOPPING CATEGORY: PEN SEALS/CABLE.

ASSEMBLY PENETRATED: GYPSUM WALLBOARD ASSEMBLY.

PENETRATING ITEM: 9mm RISER RATED MINI PLASTIC CONDUITS **VISUAL**

PERCENTAGE OF OPENING FILLED: 80%

HOURLY RATING REQUESTED / TYPE: 1 AND 2 HOUR / F

OPENING SIZE: 2 INCHES

ANNULAR SPACE: AS PER UL W-L-3195

SPACE BETWEEN PENETRANTS: AS PER UL SYSTEM W-L-3195

SPECIAL CONDITIONS: 1 AND 2 HOUR GYPSUM WALL WITH PLASTIC MICRODUCT CABLES GOING THROUGH 2 INCH OPENING. 80 PERCENT VISUALLY FILLED.

APPLICATION DETAILS: TO FIRESTOP THIS APPLICATION, INSTALL IN ACCORDANCE WITH UL SYSTEM W-L-3195 WITH THE FOLLOWING MODIFICATIONS;

1. THE INCLUSION OF THE PLASTIC MICRODUCT CABLES USING MOLDABLE PUTTY IN PLACE OF CP 25WB + SEALANT SHOULD NOT ADVERSELY AFFECT THE PERFORMANCE OF THE FIRESTOP SYSTEM, PROVIDED ALL OTHER SYSTEM PARAMETERS ARE MET.

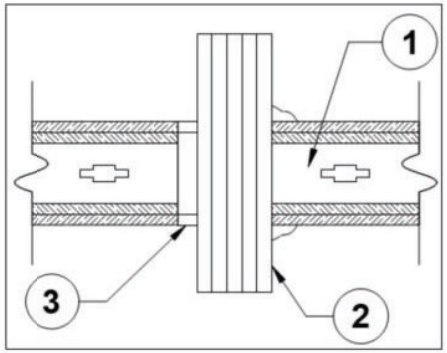
3M FIRE BARRIER MATERIAL: MOLDABLE PUTTY+ OF CP 25WB+ SEALANT

BASED ON: W-L-3195

ADDITIONAL REFERENCED SYSTEM(S): SEE DETAIL ON RIGHT

THE FIRE STOP DESIGN SHOULD ACHIEVE THE HOURLY RATING REQUESTED. THIS ENGINEERING JUDGEMENT IS BASED ON PERFORMANCE RESULTS OBTAINED IN TESTING INDEPEND LABORATORY SYSTEMS AND OR INTERNAL 3M FIRE TESTS, WHICH HAVE BEEN TESTED ACCORDANCE TO ASTM E814 (UL1479).

3M ENGINEERING JUDGEMENT NO. 519292 MODIFIED SYSTEM NO.W-L-3195 REQUESTED F RATING - 1 & 2 HR



SECTION A-A

1. **GYPSUM WALLBOARD ASSEMBLY**
2. **PLASTIC MICRODUCT CABLES**
3. **CP 25WB+ SEALANT OR MOLDABLE PUTTY+**

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Floor or Wall Assembly - Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m3) concrete floors or min 3 in. (76 mm) thick reinforced lightweight or normal weight concrete walls. Floor assembly may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units*. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diameter of opening 12-3/4 in. (324 mm). Max diameter of opening in floors constructed of hollow-core concrete is 7 in. (78 mm). See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in Fire Resistance Directory for names of manufacturers.

1A. Steel Sleeve - (Optional) - Nom 12 in. (305 mm) diameter (or smaller) Schedule 10 (or heavier) steel sleeve cast or grouted into floor or wall assembly. Steel sleeve may be installed flush or may project max 2 in. (51 mm) beyond the floor or wall surfaces. As an alternate, nom 12 in.(305 mm) diameter (or smaller) sleeve fabricated from nom 0.019 in. (0.48 mm) thick galvanized steel cast or grouted into floor or wall assembly flush with floor or wall surfaces.

2.Through Penetrant - One metallic pipe, conduit, tubing or flexible metal piping installed concentrically or eccentrically within opening. Annular space between penetrant and periphery of opening or sleeve shall be min of 0 in. (0 mm) (point contact) to max 2 in. (51 mm). Penetrant to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used:

- **A. Steel Pipe** - Nom 10 in. (254 mm) diameter (or smaller) Schedule 10 (or heavier) steel pipe.
- **B. Iron Pipe** - Nom 10 in. (254 mm) diameter (or smaller) cast or ductile iron pipe.
- **C. Conduit** - Nom 6 in. (152 mm) diameter (or smaller) steel conduit or nom 4 in. (102 mm) diameter (or smaller) steel electrical metallic tubing.
- **D. Copper Tubing** - Nom 4 in. (102 mm) diameter (or smaller) Type L (or heavier) copper tubing.
- **E. Copper Pipe** - Nom 4 in. (102 mm) diameter (or smaller) Regular (or heavier) copper pipe.
- **F. Through Penetrating Product*** - Flexible Metal Piping - The following types of steel flexible metal gas piping may be used:

1.) Nom 2 in. (51 mm) diameter (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

OMEGA FLEX INC

2.) Nom 1 in. (25 mm) diameter (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

GASTITE, DIV OF TITEFLEX

3.) Nom 1 in. (25 mm) diameter (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.

WARD MFG INC

3. Fire stop System - The details of the fire stop system shall be as follows:

A. Packing Material -

Min 2 in. (51 mm) thickness of min 4 PCF (64 kg/m3) mineral wool bat insulation firmly packed into opening as a permanent form. Packing material to be recessed from top surface of floor or top edge of sleeve or from both surfaces of wall or both ends of sleeve as required to accommodate the required thickness of fill material. In floors constructed of hollow-core concrete, packing material to be recessed from top and bottom surfaces of floor or sleeve as required to accommodate the required thickness of fill material.

B. Fill, Void or Cavity Materials* - Caulk or Sealant -

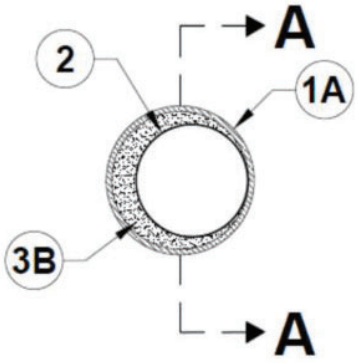
Min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top surface of floor or top edge of sleeve or with both surfaces of wall or both ends of sleeves. In floors constructed of hollow-core concrete,min 1/2 in. (13 mm) thickness of caulk applied within the annulus, flush with top and bottom surfaces of floor or sleeve. Min 1/4 in.(6 mm) diameter bead of caulk applied to the penetrant/concrete or penetrant/sleeve interface at the point contact location on the top surface of floor or both surfaces of wall or hollow-core.

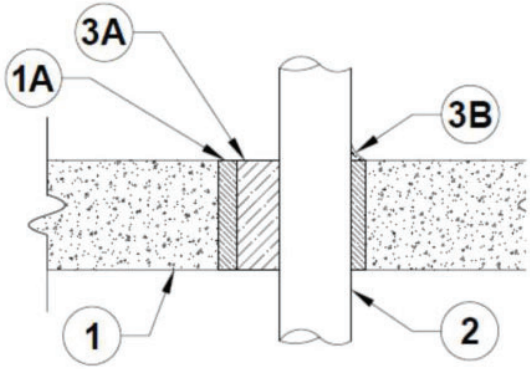
3M COMPANY

- IC 15WB+, CP 25WB+ caulk or FB-3000 WT sealant

(Note: W Rating applies only when FB-3000 WT is used.)

*Bearing the UL Classification Mark





SECTION A-A

FIRE STOPPING REQUIREMENTS FOR METALLIC PIPES THROUGH CONCRETE
NOTE:
THIS MATERIAL WAS EXTRACTED & DRAWN BY 3M FIRE PROTECTION PRODUCTS FROM THE 2007 EDITION OF THE UL FIRE RESISTANCE DIRECTORY

SYSTEM NO. C-AJ-1427 MARCH 05, 2007
F RATING - 3HR. T RATING - 0 HR.
W RATING - CLASS 1 (SEE ITEM 3)

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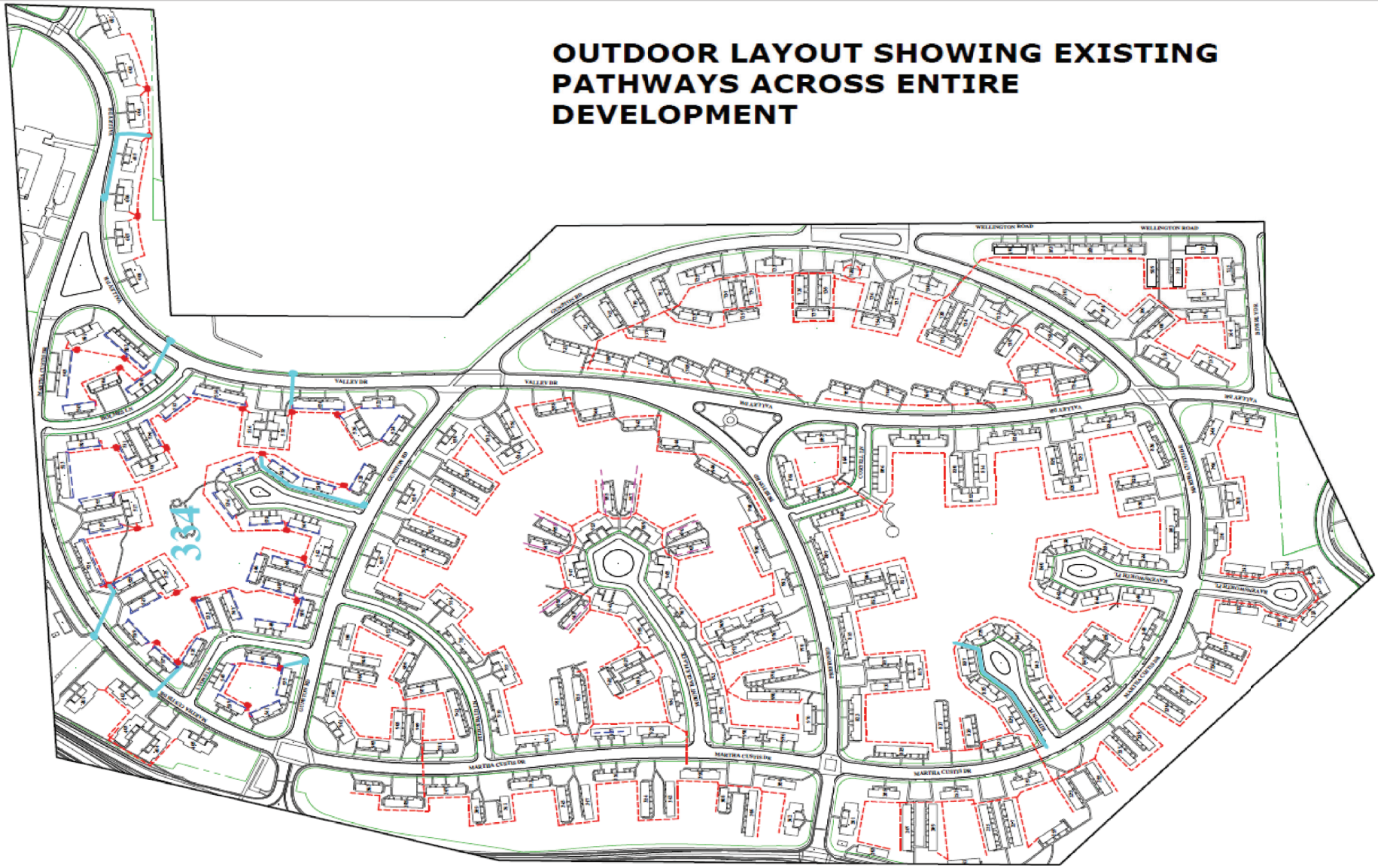
OUTDOOR LAYOUT SHOWING EXISTING PATHWAYS ACROSS ENTIRE DEVELOPMENT



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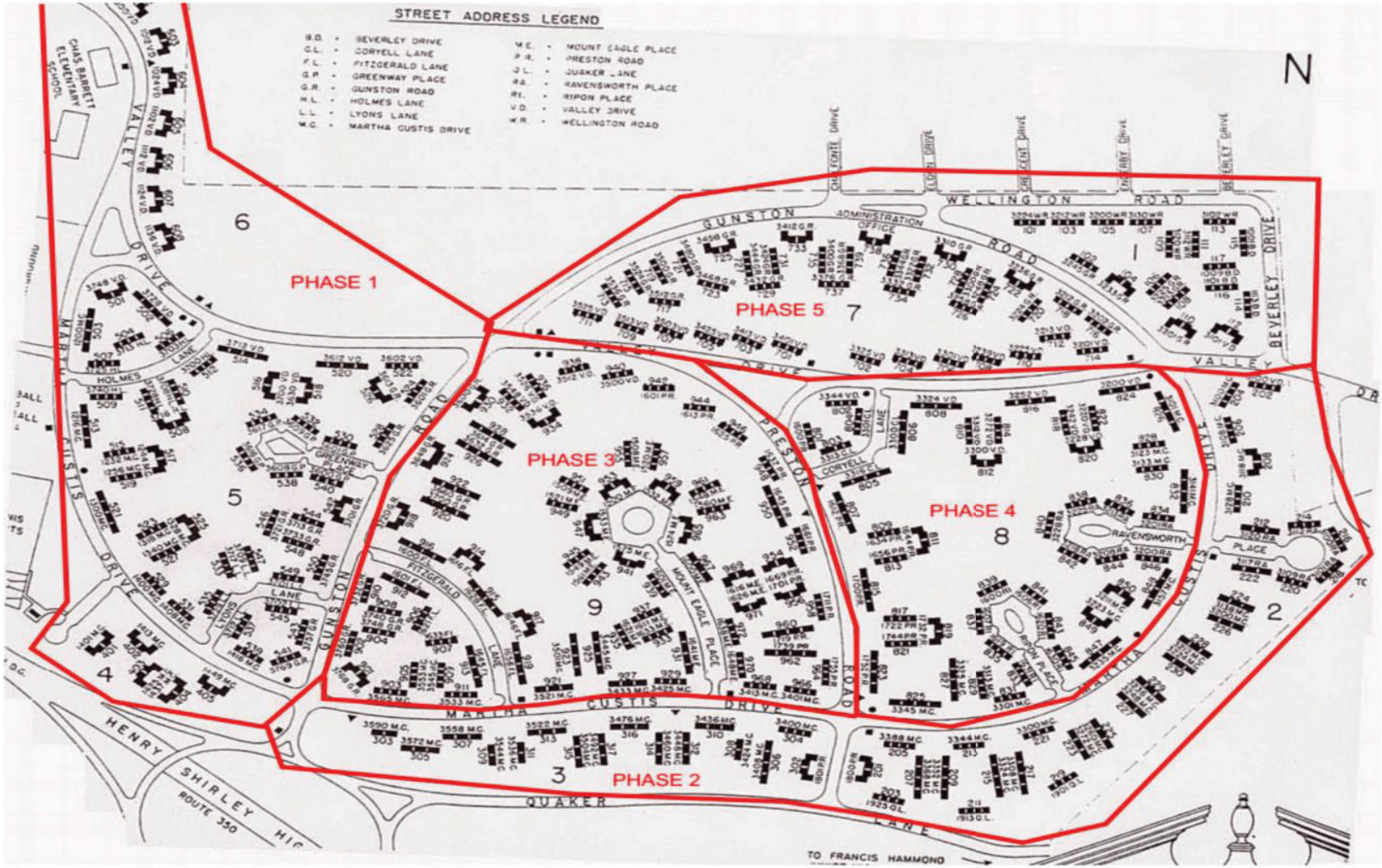

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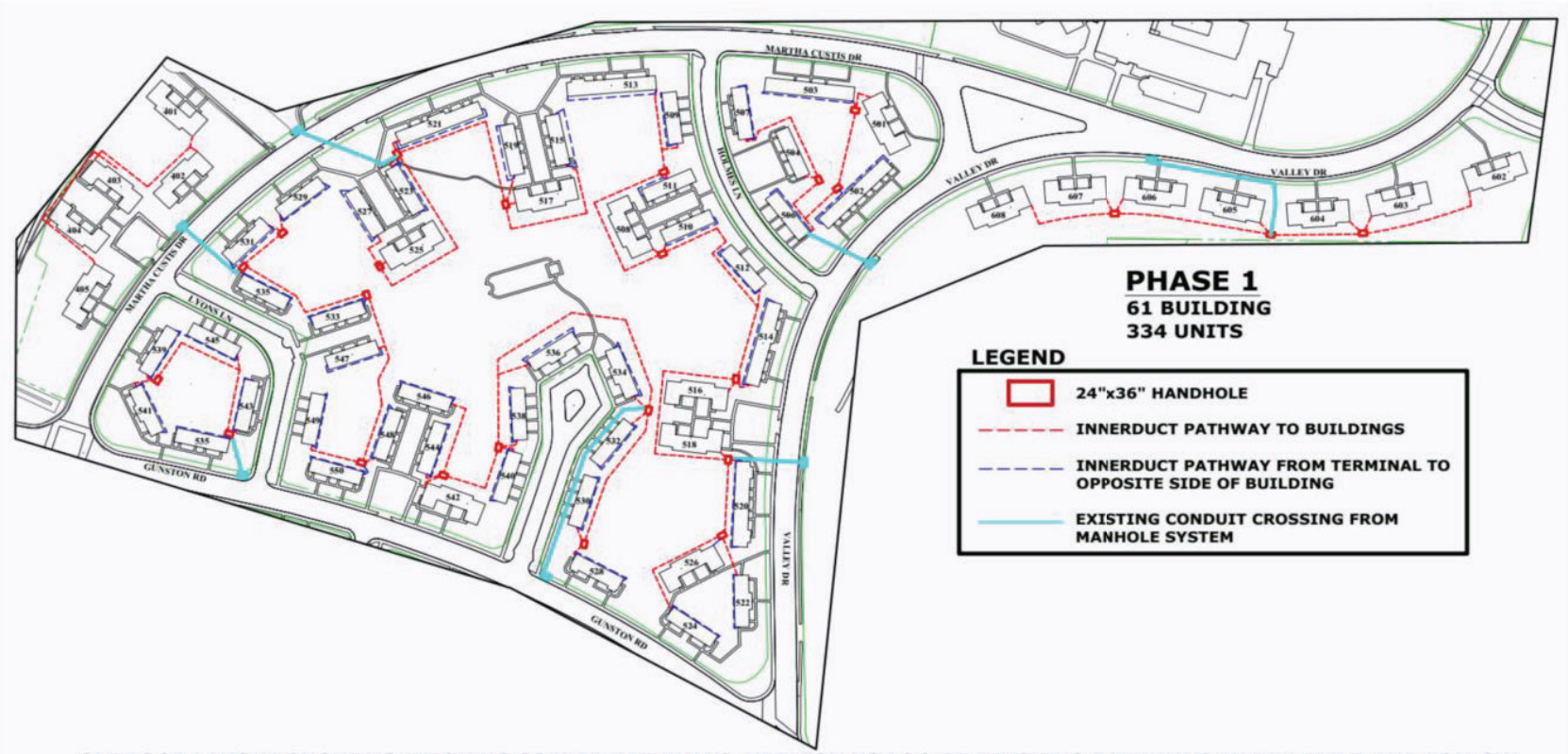

OUTDOOR LAYOUT SHOWING EXISTING COPPER PATHWAYS. VERIZON TO LOCATE EXISTING PATHWAYS IN THE FIELD AND FOLLOW.

PLACEMENT OF HANDHOLES AND ROUTING OF INNERDUCT ARE NOT EXACT AND CAN CHANGE DUE TO OBSTRUCTION AT TIME OF INSTALL.

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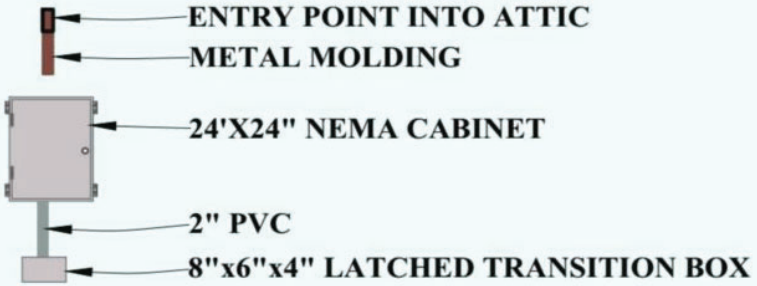

Typical showing placement of Nema Cabinet set up on side of building, exact placement to vary on each building.

Metal molding to be placed from Nema Cabinet to Attic Entry Point, Molding to be either Red Brick Color or White to be match exterior of building

Microduct to be place thru Attic space and (1) Microduct to be dropped off into each unit and covered with latch molding to a fiber wall plate. location to vary base on conditions at time of install

Some 5,6 and 8 unit building to require a small section of molding placed for a lower unit that does not have Attic access. Placement of this to vary based on conditions in the field at time of install

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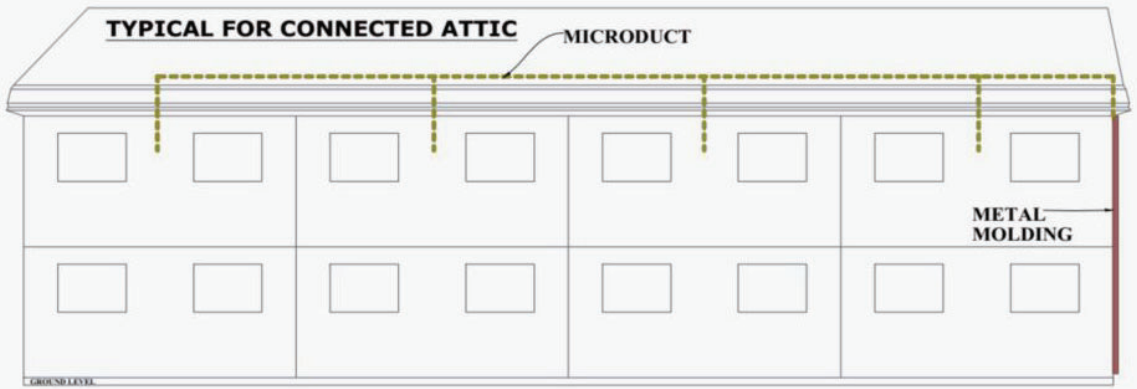
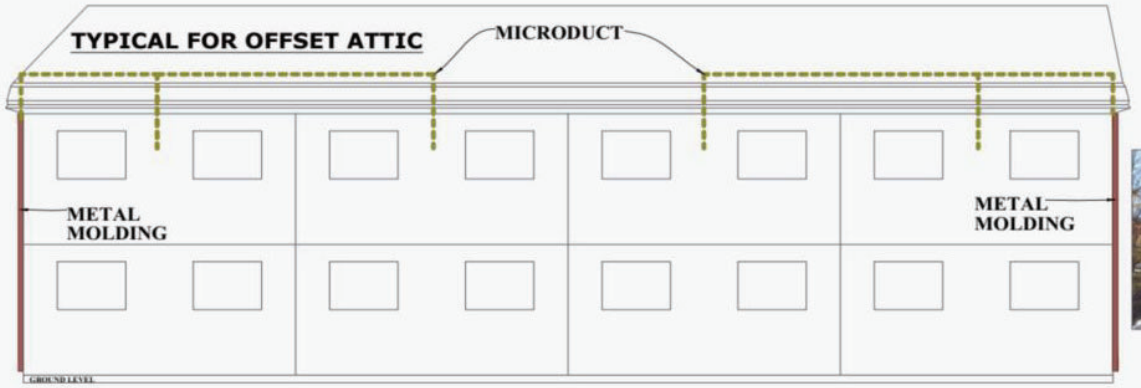


CONNECTED ATTIC

Typical showing Microduct to be place thru Attic space and (1) Microduct to be dropped off into each unit. location to vary base on conditions/access at time of install

Some 4,5,6 and 8 unit buildings have an offset Attic Space. For these building types a transition box with molding runs on each side of the building will be necessary and will be determined at time of install.

CABLES LEGEND
MICRODUCT
MOLDING



OFFSET ATTIC

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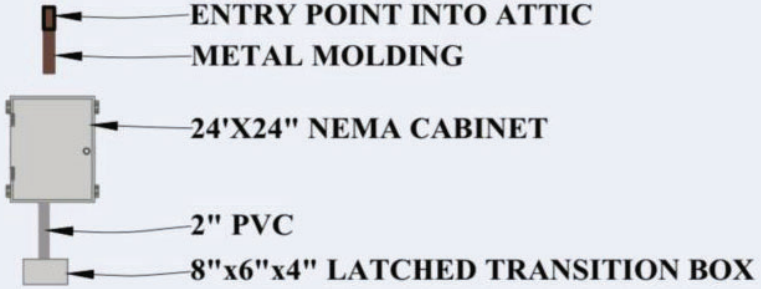
SIDE VIEW

SHEET : 9



TYPICAL 5/6 UNIT LAYOUT

This type of Building typical has 5/6 Units with connected attic spaces as shown in the photo below

Placement of Nema Cabinet set up on side/rear of building, exact placement to vary on each building.

Metal molding to be placed from Nema Cabinet to Attic Entry Point, Molding to be either Red Brick Color or White to be match exterior of building

Microduct to be place thru Attic space and (1) Microduct to be dropped off into each unit and covered with latch molding to a fiber wall plate. location to vary base on conditions at time of install

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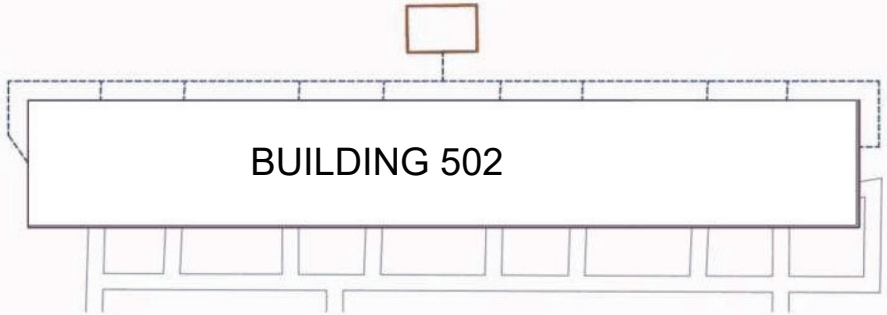

CABLES LEGEND
----- INNER DUCT

TYPICAL 10 UNIT LAYOUT

This type of Building typical has 10 Units and offsetting and unconnected attic spaces as shown in the photo below

The design for these will utilize and handhole placed in the rear with (1) 1.25" innerduct placed to a 4"x4" Transition Box placed at the outside rear of each building.

On the inside opposite of the Transition Box a fiber wall plate is to be placed at the same height as existing Outlets and Jacks

FIBER WALL PLATE

TYPICAL FLUSH TO GRADE 24"X36" HANDHOLE

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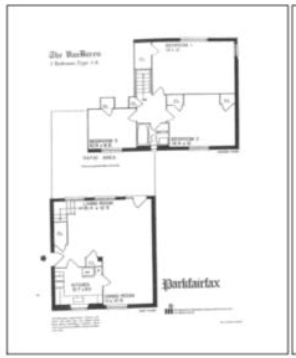










UNIT LAYOUTS

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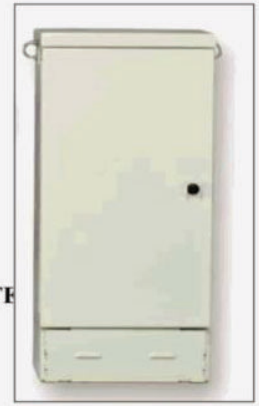
TYPICAL MATERIALS USED

TYPICAL FIBER TERMINAL
SIZE: 14.5" W x 16.2" L x 6" D

TYPICAL HANDHOLE
WITH FIBER
TERMINAL



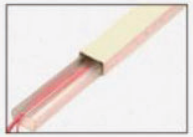
TYPICAL
VERIZON
FIBER HUB

TYPICAL
12.7MM MICRODUCT

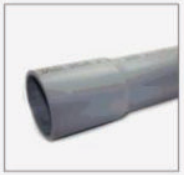
TYPICAL FIBER WALL PLATE

TYPICAL NEMA CABINET
SIZE: 24" W x 24" L x 10" D

TYPICAL TRANSITION BOX



TYPICAL LATCH MOLDING



TYPICAL 2" PVC CONDUIT

TYPICAL METAL MOLDING

TYPICAL
OF METAL
MOLDING
IN USE

verizon	PROJECT ID :	PROPERTY CONTACT : Francisco Foschi 703-998-6315 ffoschi@parkfairfax.org	PROPERTY LOCATION : 3360 GUNSTON RD ALEXANDRIA VA 22302	RJE TELECOM	DESIGNER : CHRISTOPHER ELY COMPANY: RJE TELECOM ADDRESS: 31 JUBAI EARLY DR CITY, ZIP: WINCHESTER, VA PHONE:703-444-1496	PROPERTY OWNER / AUTHORIZED AGENT Initial: Date:	TYPICAL MATERIALS SHEET : 13