

## DISCUSSION ITEM

Joint Task Force review of Verizon Fiber Proposal

## Joint Task Force Verizon Comments

12/4/25

Prior to submitting final comments, the joint taskforce is requesting a meeting with RJE Telecom, Verizon's technical engineer, and the board or its representatives to find out more information regarding the proposal.

Fairlington proceeded with the fiber upgrade in previous years; it is the Joint Task force's suggestion to request information from Fairlington regarding their experience with Verizon and the installation contractor.

Please see the draft comments below.

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## General Comments:

1. The final installation in the units must be done with the approval of individual unit owners. Verizon should follow the [Cable and Telephone Assistance](#) guide for final connections when requested by the owner. Verizon may offer incentives for owners to install connections in their units during this project.
2. There are a variety of building configurations that are not pictured in the plan. Additional details about how service will be provided to these different types of buildings is requested.
3. Who will be the contractor performing the work? Please confirm if RJE Telecom is performing the work as indicated in the proposal drawings.
4. Non-residential buildings should be added to the plan for cable pull and potential service agreements:
  - a. Maintenance Yard (Four buildings, two gates)
  - b. Three pools (telephone service needed for safety)
  - c. Valley Drive Bathroom
  - d. Valley Drive Tennis Courts (four courts)
  - e. Martha Custis Tennis Courts Public Access Gate
  - f. Storage / Laundry Rooms
5. Following the completion of the fiber install, the abandoned copper wiring should be removed if possible. In addition, the above ground phone boxes and current equipment within laundry room phone closets should be removed.

## In Unit Work:

1. Clarify the scope required in individual units.
2. Unit subfloor and walls composition vary, repair and access details are required for each type. This includes but is not limited to, concrete and wood subfloors, lath & plaster, and drywall/sheetrock walls.
  - a. GPR scanning may be required before core drilling concrete floors for new fiber runs between unit levels.
3. Determine if utilizing existing copper lines in walls is feasible to avoid wall damage. Wire mold may also need to be used.

## Attic Access Comments / Concerns:

1. Where service through attics is not feasible, an alternative, such a crawlspace(s), needs to be identified. Parkfairfax has protocols for crawlspace and utility service [here](#). Service through the attic is infeasible for the following reasons:

- a. Parkfairfax cannot guarantee timely attic access for repairs or connections due to personal storage by residents.
  - b. Attic service is hazardous for Verizon's employees since flooring cannot be secured and does not extend to the eaves forcing them to walk on ceiling joists.
  - c. Verizon is opening itself (and the Association) to liability from ceiling detachment and collapse into the living space below.
  - d. Attic service lines cannot be accessed without obtaining keys to individual units. Access is only available on weekdays.
2. On plan sheet 8, clarify the last comment regarding "small amount of molding for lower units without attic access." Provide product data and plan showing where the molding will run.
3. Any exterior molding from the Nema box should be run in an inconspicuous area, such as along a downspout.
4. Where will the penetration be located to access the attic? Through the brick veneer or roof? Provide work plan / details of location and penetration repair.
5. Provide details for microduct installation in attic and crawlspace. Hangers, molding, etc.

#### Landscape & Trees:

1. An ISA-certified arborist must be onsite during fiber cable installations connecting fiber trunk lines along street to cable access boxes on buildings.
2. Understanding tree root systems is essential:
  - a. Tree root density is greatest within the "drip line" (furthest reach of its branches) of a tree.
  - b. Root depth closest to the trunk may be up to 5 feet for massive trees and 3 feet for smaller trees.
  - c. Root depth at the drip line is generally 18 inches.
  - d. Root systems generally reach out 3 times the length of the drip line (where unimpeded by compacted soil beneath sidewalks and other pavement) with a depth of 6 to 12 inches.
3. Protection of tree root systems within "protected root zones" (PRZs) is paramount when running fiber cable to connect trunk lines individual buildings.
  - a. Reference U.S. Forest Service – Tree Owner's Manual (which can be found at [www.treeownersmanual.info](http://www.treeownersmanual.info)) to determine the PRZ for a tree.
  - b. An ISA-certified arborist should determine the PRZ for each significant tree (greater than 10 inches in diameter at chest height).
  - c. Wherever possible, connection lines between trunk lines and buildings should not run through PRZs. Where a connection line must run through

a PRZ, boring is required at a depth of 2 to 3 feet. (Trenching is not allowed within PRZs.)

4. Boring to connect trunk lines to buildings is required (except where arborist allows an exception) when running cable outside of the PRZ but within the drip line of a tree. (Trenching within the drip line of a tree is to be avoided.)
5. Some trenching may occur beyond the drip line of a tree. Boring is always preferred when connecting trunk lines to buildings.
6. Unit owners should be given an opportunity to photograph landscape plantings before gardens are disturbed when installing connection lines to buildings.

#### Boring & Trenching:

1. Clarify boring size, depth, and route from trunk lines to buildings.
2. Clarify and/or identify where trenching may be required where boring cannot occur.
3. Coordination with “Miss Utility”/Virginia 811 ([www.va811.com](http://www.va811.com)) and Parkfairfax for marking and avoidance of existing utility lines.
4. Provide details and plans for repairing trenched areas, where trenching will be required.
5. Provide details and plans for replacing landscape plantings with similar plants where disturbance is necessary.
6. To increase reliability and minimize disruption in the event a wire is damaged, and to reduce the amount of boring around buildings, can additional conduits from manholes to buildings be added to the plan? (ie: install new teal lines on the map)

## Cable TV / Telephone Wires and Service

The Parkfairfax residential units were never made "cable-ready" either during the original construction (early 1940s) or as part of the condominium conversion (late 1970s). Soon after the conversion, however, Alexandria Cablevision (the cable TV provider at that time) installed a TV cable pedestal near each building from which coaxial cable could be installed at the request of a residential unit owner via a building crawl space and up a pipe chase (generally located alongside or between a kitchen and a bathroom) to the unit. During the condominium conversion, the telephone company (then Bell Atlantic) installed new underground telephone wiring to all the buildings, a new distribution box at each building and ran telephone wiring from the boxes through the crawlspace and up the pipe chases (or via whatever conduit was available) to each unit.

In the early 1980s both the phone company (Verizon then as now) and cable TV company (now Comcast) abandoned all regular maintenance and upkeep of the cable and wires running through the crawlspaces due to each company's policy on employee exposure to asbestos insulation. Parkfairfax soon developed procedures to aid each utility company with that portion of installation work that must be done in a crawlspace. See below for a few simple explanations of what Parkfairfax staff can and cannot do.

1. Parkfairfax maintenance staff cannot diagnose cable or telephone problems or run wiring to locations in your unit. The unit owner is a customer of the respective utility and all complaints or questions must be made to the respective utility company.
2. With advanced notice, the Parkfairfax Service Coordinators will schedule Parkfairfax maintenance staff to meet a cable/phone service technician at a building to assist the technician when work must be done in a crawlspace. Keep the following caveats in mind:
  - Parkfairfax limits assistance to one (1) cable/wire assist per day. This assistance work is assigned to the plumbing crew as a priority call, but unscheduled emergency responses such as broken water pipes, sewer back ups, etc., will always take priority with the Parkfairfax staff. This assistance work must be scheduled Monday through Friday, 9:00 a.m. to 11:00 a.m. or 1:00 p.m. to 2:30 p.m. The Association receives no portion of the cable/phone company's installation or service fee and the Association does not charge for this assistance service.
  - The resident (or cable service technician) must call the Parkfairfax Maintenance Office at (t) 703-578-3427 when the technician arrives on site as scheduled; a Parkfairfax plumber will respond promptly but will not wait for a technician and will not provide access to the respective residential unit (access to the unit must thus be worked out between the resident and the technician).
  - ***For residential units situated directly over the crawlspace.*** A Parkfairfax plumber will pass the new cable to the service technician utilizing existing openings into the unit. A plumber will not drill new holes through the building's floors or walls or spend an inordinate amount of time trying to "fish" a new wire through the pipe chase or existing conduits into the unit. A plumber is usually more successful when he can attach a new wire to an existing abandoned wire, thus allowing the utility technician to pull the entire length of old and new wiring into the unit.
  - ***For residential units situated directly over a laundry/storage room.*** A utility service technician may neatly run a new cable through the laundry/storage room and into the unit above. The color of the cable must be white and must be neatly installed and secured to minimize its visibility. Where this method of installation is an option, Parkfairfax staff need not be involved, thus allowing for the possibility of a weekend or after-hours service calls by the utility.
  - ***For all other residential units.*** A service technician may run a cable/wire from a respective utility box near the building along the rear perimeter of the building (burying it a minimum of 4 inches) and alongside a downspout to the residential unit above. Every effort must be taken to minimize the visibility of the cable/wire by choosing an appropriate color, by neatly tucking it behind the downspout, and by drilling an entry hole into the unit within three to four inches (3"-4") of the downspout; any disturbance to the grounds or plantings must be restored by the utility. The access point must be neatly caulked to keep water out. This method of installation is always available to the utility contractor and does not involve Parkfairfax staff, thus allowing service calls during weekends and after-hours.