



## Kingstowne Reserve Study

### Alexandria, Virginia

In 2009, Facility Engineering Associates (FEA) performed a Condition Assessment and Reserve Study for the Kingstowne Residential Owners Association (KROC), a homeowners association located in Alexandria, Virginia on a 1,500-acre parcel of land.

The residential area includes 2,796 townhouses, 14 duplexes, 548 single-family homes, 712 condominiums, and 1,208 apartments. The studies determined the physical condition of the community's common elements in order to develop a funding plan based on projections of future repair and/or replacement costs. In addition to 2.3 million square feet of asphalt on KROC-owned and maintained streets, the community had:

- Six tennis courts
- Three multi-purpose courts
- Three volleyball courts
- 23 tot lots
- Kingstowne Lake (shared with commercial properties)
- Five storm water management ponds
- Two recreation centers with swimming pools
- One recreation facility with fitness center and offices

The reserve study determined the physical condition of the community's common elements in order to develop a funding plan based on projections of future repair and/or replacement costs.



#### PRIMARY CLIENT REFERENCE

Ronda DeSplinter  
Executive Director  
Kingstowne Residential Owners Corp  
6090 Kingstowne Village Parkway  
Alexandria, VA 22315  
(703) 922-9477  
[kingstowne@kingstowne.org](mailto:kingstowne@kingstowne.org)

**START DATE:** June 22, 2009

**COMPLETION DATE:** February 18, 2010

**PROJECT SIZE:** 5,300 homes

**VALUE OF CONTRACT:** \$19,200

#### CLIENT BENEFITS

- Reserve fund plan provided recommended funding levels
- Assessment of condition of all common elements
- Board of Directors indicated that the report and format were superior to two previous reserve studies
- Draft report submitted allowed review and comment by General Manager and Board of Directors
- Provided a useful planning tool to keep up with major repairs and replacements

#### SCOPE

- Condition assessment of all common elements
- Create a pavement and concrete repair cost model
- Develop a reserve fund plan
- Project cash flow for 20 years