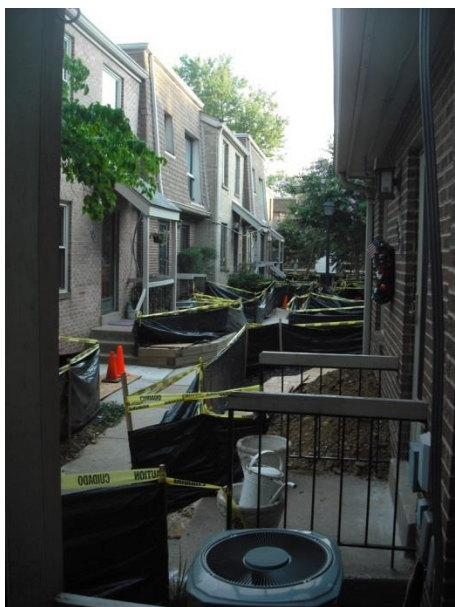


March – October, 2015: “The Big Dig”

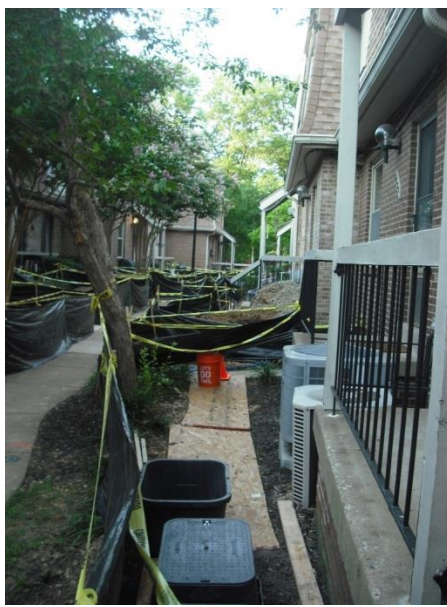
In 2015 the Association undertook the most costly project in its history with the replacement of the electric supply lines serving 24 units, from 1601-1647 Kenwood Avenue. This unplanned expenditure was necessitated first by the failure of the line serving 1613 Kenwood Avenue on March 6, and later by the failure of the line serving 1625 Kenwood Avenue on May 21. The Board took immediate action to install temporary power lines while developing a project plan for repairs.

Unfortunately the project was beset by problems from the very beginning, required a change in vendors, and necessitated multiple redesigns. The initial plan was to install new meters on the Dogwood side of the affected building for 1613 Kenwood, and a work proposal was approved by the Board – and then the 1625 Kenwood outage occurred in May, requiring a complete redesign of the project. In June, the Board approved a new way forward, until Dominion Power stated it would not fund the relocation of the main power lines, which would potentially cost the Association an additional \$70,000. The Board thus approved a third project plan in July, notified all affected unit owners on July 15, and had its vendor secure required permits. However in August, the Association experienced another electrical failure in a different part of the community (see “The Dogwood Dig”) which forced a temporary suspension of “The Big Dig” work. Then, in late August, the City of Alexandria imposed new, costly code requirements on the project – leading to further delays. The Big Dig (an Association nightmare) was completed the week of October 22.

The Board of Directors wishes to express its appreciation for the stalwart patience shown by all residents in this area.



View from 1625 Kenwood Avenue



View from 1623 Kenwood Avenue



All of the Crape Myrtle trees were saved or relocated, saving thousands of dollars.



Protective barriers were installed around the trenching in front of each unit as a safety measure.



View from 1609 Kenwood Avenue.

The Big Dig, In Summary...

Service	Cost (\$)
Investigation and installation of temporary power lines Vendor #1 – 1613 Kenwood Avenue Vendor #2 – 1625 Kenwood Avenue	\$ 5,766 \$ 1,875 Subtotal \$ 7,641
Replacement of Electrical Lines Trench-digging Replacement of electrical supply lines, installation of meters Payment to Dominion Power to switch service to new meters	\$ 9,600 \$ 75,751 \$ 1,970 Subtotal \$ 87,321
City Code Compliance Requirements Payment to ECS for installation of new shut-off switches Additional trenching required	\$ 23,758 \$ 3,900 Subtotal \$ 27,658
TOTAL	\$122,620



The originally planned location for new meters would have required cutting through and underneath the stairs.



Piles of rocky subsoil were stored in front of several units while electric supply lines were replaced.



Entry holes had to be cut into the retaining walls on the side of each building, as pictured on the bottom right.



View of fence with section removed to install new meters on the wall; the fence will have to be rebuilt.



In late August, the City changed code requirements for the project, with the mandate that shutdown boxes (on the left) be added.

August 2015 – January 2016: “The Dogwood Dig”

The Association faced more bad news when yet another unit, 1750 Dogwood Drive, suffered a partial electrical outage – in the dead heat of mid-August.

With the heat creating unsafe conditions in that unit, the Board had to suspend work at The Big Dig (where all units continued to have power) and redirect the onsite contractors to investigate and address the outage as quickly as possible.

Once a temporary the line for 1750 Dogwood was replaced and the unit fully powered, further work in that area was suspended so that the contractors could return to completing The Big Dig project.

An electric line failure had previously occurred to 1748 Dogwood Dr in August, 2013. At that time, a new supply line was routed to the transformer located on the side of 1724 Dogwood. It was hoped that the new line for 1750 Dogwood could similarly be routed to the closer transformer. Unfortunately Dominion Power would not approve the change out of concern the aging transformer might then be overloaded. This led to the development of a project plan similar to The Big Dig.

“The Dogwood Dig” project was similar to the challenges experienced with The Big Dig in several respects:

- The electric supply line had to be replaced, not repaired.
- The unit involved was located the farthest point possible from the transformer.
- A trench would be needed across the front of all units using the same transformer, creating an opportunity to replace all supply lines at once cost-effectively to avoid future, similar outages.

Given the enormous expense associated with unplanned electrical outages, the Board worked to be cost-effective and proactive by including the replacement of the electric lines for five other units on that same trench-line and transformer. Similar to The Big Dig, all of the new lines would be placed in underground conduit in accordance with code, as protection against the elements, and to facilitate ease of future replacements or upgrades.

Work on The Dogwood Dig resumed in early December and was completed in January, 2016.



Areas initially excavated following a new electrical outage.



Note the electrical wires buried only inches below ground.



View from 1728 Dogwood Dr of protective barrier around the trench dug in front of 1748-1750 Dogwood Dr.

The Dogwood Dig, In Summary...

Project Item	Cost (\$)
Original Project: Shift 1750/1768 Dogwood to new transformer Required trenching Electric supply line replacements Subtotal	 \$ 1,100 \$ 3,750 \$ 4,850
Revised Project: Replace 1750/1768 Dogwood lines to current transformer Required trenching Electric supply line replacements (price reduced after project change) Subtotal	 \$ 1,350 \$ 800 \$ 2,150
Investment Project: Replace other units served by same transformer - 1730, 1744, 1746, 1754, and 1770 Dogwood Additional trenching Electric supply line replacements Subtotal	 \$ 1,050 \$ 15,075 \$ 16,125
TOTAL	\$ 23,125



Part of the trench dug for 1750 Dogwood Drive remains to facilitate the replacement of other units' electrical lines, using the same trench.



The area under the transformer has been repeatedly dug up for multiple electrical issues over the years, and has been stabilized for completion of The Dogwood Dig.

Grand Total, The Big Dig + The Dogwood Dig: \$145,745

In 2015, the Association also had to pay \$18,653 in snow removal costs; \$21,923 to perform a foundation repair; \$22,580 to replace four roofs; and \$46,805 to replace five fireplaces and repair others. The additional, significant costs of the electrical projects created cash flow problems. To address that challenge and ensure stability for the Association's finances, the Board proceeded to obtain a \$65,950 loan to be paid off over five years. The Board also approved a special assessment of \$159,840 to cover the estimated costs of electrical supply line replacements and replenish the Replacement Reserve Fund. Of that amount, \$145,745 was applied to the 2015 costs, and the balance of \$14,095 is being used to help offset the costs of 2018 electrical supply line replacements.