



FORT MEADE

FORT MEADE, MARYLAND



The U.S. Army and Corvias are partners in the creation of a community-focused military housing solution at Fort Meade.

Corvias and our partners at Fort Meade collaborated to solve the housing shortage for single service members by creating Reece Crossings, a pioneering solution.

PROJECT SCOPE

In 2001, the U.S. Army selected Corvias for a pilot program at Fort Meade which set the standard for all future military housing partnerships. Corvias' focus on putting residents first guides the partnership's approach to the delivery of exceptional operations and maintenance services and the development of community amenities tailored to its residents. Corvias is responsible for the design, build, finance, operation, and maintenance of 2,628 homes and four community centers across six residential communities at Fort Meade, as well as a first-of-its-kind, on-post apartment community, Reece Crossings. Corvias' partnership approach ensures a long-term plan for the modernization and sustainable growth for the post's housing assets.

Corvias is committed to improving the quality of life and the environment for the communities we serve; the stormwater pollution prevention and solar programs we have implemented at Fort Meade are prime examples of that commitment. Corvias implemented a Stormwater Pollution Prevention Plan that effectively protects the nearby Chesapeake Bay from stormwater runoff pollution, and solar energy projects have deployed 14.2MW of solar power; an additional 7.6MW of solar ground mounts are in development as part of the Army Climate Strategy. The savings from this initiative will be reinvested back into the partnership.

ENVIRONMENTAL CONCERNS

In an effort to help our partner meet aggressive renewable or alternative energy consumption targets, Corvias accepted the Department of Defense's (DoD) Privatized Housing Solar Challenge and installed solar panels on select homes, community centers, and support facilities. Corvias deployed 14.2MW of solar power on Fort Meade, for which the Army receives annual Renewable Energy Credits toward their renewable energy goals. All development, maintenance, and legal costs associated with the solar are funded entirely by private-sector financing, with no cost and no risk to the government.

Corvias is developing an additional 7.6 MW of solar power at Fort Meade as part of the Army Climate Strategy, at no cost and no risk to the government.



50
YEARS
2002-2052



\$1.3
BILLION
TOTAL
DEVELOPMENT
COST



2,628
HOMES
(4.2 MILLION GSF)



\$5.7
BILLION
TOTAL LOCAL
ECONOMIC IMPACT



\$2.1
BILLION
TO BE REINVESTED
IN THE
PARTNERSHIP



INNOVATIVE HOUSING SOLUTIONS

In a first-of-its-kind public-private partnership, Corvias was able to expand the scope of our partnership at Fort Meade to develop new apartment style housing on-post. The development, Reece Crossings, addresses the housing shortage for single service members and allows over 800 additional service members to live on-post and enjoy the services and collaborative environment that they would otherwise miss.

FOCUS ON QUALITY OF LIFE

Corvias takes our responsibility to improve the quality of life and environment for the communities we serve very seriously. When Corvias first assumed responsibility for the Fort Meade partnership, occupancy was in the low 70% range and there

was a maintenance backlog of more than 4,000 work orders. Corvias was able to clear the backlog within 60 days. Corvias' tremendous effort reaffirmed our commitment to put the needs of the Fort Meade residents first.

O&M OF STORMWATER INFRASTRUCTURE

Corvias oversees the design, construction, and long-term operations and maintenance of infrastructure that minimizes impervious acreage and downstream impact. In alignment with permit requirements and Chesapeake Bay Program goals, Corvias implements best management practices (BMPs) such as sand filters, grass pavers, bio-swales, and rain gardens across Fort Meade. All BMPs meet stringent requirements and are closely coordinated with Fort Meade Department of Public Works and Maryland Department of the Environment.

- **Acquired a leasehold interest in existing housing and developed new housing**
- **Provide day-to-day maintenance and operations and long-term repair and replacement for on-installation housing**
- **Incorporates LEED/sustainability standards**
- **Dedicated reserve accounts for deferred maintenance**

DURATION	50 years, 2002-2052
PROGRAM SIZE	2,628 homes/9,079 beds/4,254,159 GSF/1,038 acres
INITIAL DEVELOPMENT	\$345 million
LONG TERM DEVELOPMENT	\$1.3 billion in planned replacement/renovation of all housing
TOTAL LOCAL ECONOMIC IMPACT	\$5.7 billion
TOTAL PROJECTED TO BE RETURNED TO PARTNER	\$2.1 billion

**Represented facts and figures are subject to change.* 07/23

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