



FORT SILL

FORT SILL, OKLAHOMA



The U.S. Army and Corvias are partners in the creation of a long-term housing solution for service members at Fort Sill.

When the global financial crisis of 2008 hit, Corvias assumed a full operational close at risk which allowed the partnership to move forward without delay. This approach ensured our partner would not be subject to undue financial strain.

PROJECT SCOPE

On November 1, 2008, at a time when there was significant uncertainty and risk in the market, Corvias began serving the residents at Fort Sill. During that period, Corvias began providing 24-hour emergency maintenance, which improved response time to service requests. In addition, Corvias implemented a curbside-recycling program, developed a free recreational vehicle storage lot, improved playgrounds and parks, and initiated free resident events.

In the summer of 2010, Corvias secured the financing necessary to begin construction and redevelopment activities, bringing the comprehensive benefits of the partnership goals to realization. The Corvias partnership provides Fort Sill with 1,808 new and renovated, high-end, single- and multi-resident homes, including a new neighborhood, Buffalo Soldier Acres. Corvias also performed renovations to 808 existing homes, including 332 historic homes, which required a more sensitive approach to design and renovation standards. In addition to the development and operation of the on-post homes, Corvias implemented a stormwater pollution prevention plan to combat stormwater runoff for the program's 889 acres.

ENVIRONMENTAL AWARENESS

Corvias places a high priority on incorporating green infrastructure, as well as LEED/ sustainability standards, into projects. This includes water-efficiency measures, low-water landscaping, Energy Star appliances, high-efficiency HVAC equipment, a construction waste-management plan, and using local laborers and regional materials. Additionally, the use of radiant-barrier roof sheathing, joint sealants, and slab-perimeter insulation demonstrate Corvias' holistic approach to energy



50
YEARS
2008-2058



\$564
MILLION
TOTAL
DEVELOPMENT
COST



1,808
HOMES
(2.8 MILLION GSF)



\$2.5
BILLION
TOTAL LOCAL
ECONOMIC IMPACT



\$363
MILLION
TO BE REINVESTED
IN THE
PARTNERSHIP

Approximately 534 homes at Fort Sill are heated and cooled with geothermal systems. Our team is given specific training on geothermal units, including troubleshooting problems and increasing efficiency.

Continued



efficiency. These improvements have led to better Home Energy Rating System (HERS) scores and increased comfort for residents.

Approximately 534 homes at Fort Sill are heated and cooled with geothermal systems. Because many of the historic homes with geothermal systems were built prior to modern standards, the maintenance team at Fort Sill is given specific training on geothermal units, including troubleshooting problems and increasing efficiency. This on-going training is provided by a local, third-party company with specialized expertise in this area

FOCUS ON QUALITY OF LIFE

From start to finish, all levels of Corvias management interact with post and community leadership, first by keeping them informed of the status of the program, then by gaining valuable

feedback to make knowledgeable decisions. As a testament to Corvias’ operation and management team, the Garrison Commander of Fort Sill initiated ‘home tours’ of Corvias properties for off-post landlords, property managers, and realtors, to raise the bar on the quality of homes and service for families living off-post.

HISTORIC PRESERVATION

By collaborating with the State Historic Preservation Office, Corvias helped to revitalize the communities of the 332 historic homes. This was achieved by adding modern amenities, while maintaining the homes’ historic character. Corvias’ team at Fort Sill has been working diligently, building a relationship with the local historic authority to develop Standard Operating Procedures (SOP) for routine maintenance issues associated with the 332 historic homes at Fort Sill.

- **Property management for 1,728 homes, including 332 historic homes**
- **Day-to-day operations, maintenance, and long-term development**
- **Incorporates LEED/Sustainability**
- **Dedicated reserve accounts for deferred maintenance**

DURATION	50 years, 2008-2058
CAPITAL RAISE	\$107 million
PROGRAM SIZE	1,808 homes/5,460 beds/2,850,259 GSF/889 acres
INITIAL DEVELOPMENT	\$180.9 million
LONG TERM DEVELOPMENT	\$564 million in planned replacement/renovation of all housing
TOTAL LOCAL ECONOMIC IMPACT	\$2.5 billion
TOTAL PROJECTED TO BE RETURNED TO PARTNER	\$363 million

**Represented facts and figures are subject to change. 05/23*

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