



# FORT NOVOSEL

FORT NOVOSEL, ALABAMA



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

Corvias utilizes an innovative home design at Fort Novosel that delivers a high-quality home and at the same time reduces costs and minimizes waste

### PROJECT SCOPE

At Fort Novosel, Corvias provides full-service management and operation of 1,476 homes, ranging from leasing to repairs and preventive improvements. Corvias redeveloped Fort Novosel and relocated 817 residents and families over the initial development period. Minimizing disruption to residents was the top priority throughout the redevelopment efforts and was achieved through fine-tuned planning, an attentive on-site operations and maintenance team, and effective communication. Residents have better access to on-post services in addition to living in high-quality, single-family or duplex layouts that utilize Energy Star appliances to be eligible for LEED-Silver certification. The partnership between Corvias and Fort Novosel allows student service members attending the Army Aviation Center of Excellence to live on base, providing a positive learning environment and fostering a sense of community.

In addition to an installation-wide housing program, Corvias is responsible for managing the infrastructure for 977 acres to ensure compliance with local, state, and federal regulations pertaining to water quality and stormwater runoff. Corvias is also going the extra mile to implement 7.2MW of clean solar energy at no cost to our Army partner. The stabilized utility rates as a result of the solar solution will generate cost savings that will be reinvested into the partnership, ensuring all homes and infrastructure are returned to Fort Novosel and the Army in new or like-new condition at the partnership's end.

Fort Novosel is targeting the modernization of some of our oldest homes on post and in 2023 will complete a project to replace HVAC units in 550 of our oldest homes, in addition to lighting and water efficiency upgrades. An additional 1,000 homes on post will also receive lighting and water efficiency.

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**50**  
**YEARS**  
2006-2056



**\$600**  
**MILLION**  
TOTAL  
DEVELOPMENT  
COST



**1,476**  
**HOMES**  
(2.3 MILLION GSF)



**\$2.3**  
**BILLION**  
TOTAL LOCAL  
ECONOMIC IMPACT



**\$391**  
**MILLION**  
TO BE REINVESTED  
IN THE  
PARTNERSHIP



### RESIDENTIAL SOLUTIONS AND SERVICES

In collaboration with Fort Novosel leadership and the flexibility of the available housing inventory, innovative programs were developed to leverage the existing surplus of housing and address the needs of the unaccompanied and temporarily-assigned service population. These previously under-served populations were provided a housing opportunity that had not previously been addressed. Corvias' proactive occupancy program also includes a highly-skilled Leasing and Relocation Team, effective advertising to the surrounding areas and installations, a popular resident referral program, and a user-friendly website.

Corvias' staff provides high-quality residential services through routine home inspections, daily property inspections, and an in-depth preventive maintenance program. By offering 24-hour emergency service, all maintenance requests are responded to in compliance with the set standards. Emergencies and urgent matters are responded to within an hour and completed within 24 hours.

### ENVIRONMENTAL AWARENESS

Corvias constructed 816 homes in compliance with LEED-Silver standards that minimize waste streams through an innovative approach to reuse existing slabs and infrastructure. This approach to home design maximizes cost savings and demonstrates Corvias' commitment to environmental awareness. Newly-constructed homes exceed the industry standard in the areas of construction-waste reduction, density, edge development, infill, and utilization of a previously developed site.

### ECONOMIC IMPACT

Corvias understands the importance of teamwork with subcontractors, but also provides the Army with the benefit of a single partner. Corvias routinely works in cooperation with other local and small business entities on long-term operation, maintenance, and property management projects. With 84% of the partnership scope awarded to small and local business to date, Corvias exceeds the original goal of 70%.

- **Property management for 1,476 homes and 3 community centers**
- **Day-to-day operations and maintenance and long-term development**
- **New homes at Fort Novosel are eligible for LEED®-Silver certification**
- **93% of the partnership scope awarded to small and local business to date**

DURATION	<b>50 years, 2006-2056</b>
PROGRAM SIZE	<b>1,476 homes/6,974 beds/2,327,977 GSF/977 acres</b>
INITIAL DEVELOPMENT	<b>\$154 million</b>
LONG TERM DEVELOPMENT	<b>\$600.6 million in planned replacement/renovation of all housing</b>
TOTAL LOCAL ECONOMIC IMPACT	<b>\$2.3 billion</b>
TOTAL PROJECTED TO BE RETURNED TO PARTNER	<b>\$391 million</b>

*\*Represented facts and figures are subject to change. 09/24*

For more information or to speak with a representative from one of our offices nationwide, please contact:

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