

March 2019 Reserve Expenditures Resolution Worksheet

Date: May 15, 2019

Suggested Motion:

"I move to approve March 2019 Reserve Expenditures in the amount of \$154,104 with funds to come from GL 3200, Reserve Expenditures."

2nd:

Summary: Attached are the March 2019 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Susan Cox				
James Konkell				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Maria Wildes				
Robin Woods				

March 2019 Reserve Expenditures

<u>Code</u>	<u>Reserve Item Description</u>	<u>Amount</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Invoice Description</u>
1.003	Asbestos	\$2,950.00	19771	Envirotex	1420 Martha Custis Drive- Performed asbestos abatement in the attic
		\$3,650.00	19774	Envirotex	Maintenance Yard- picked up and disposed of bags that contain asbestos pipe insulation.
		<u>\$2,500.00</u>	19787	Envirotex	3419-3421 Valley Drive: performed asbestos abatement located within the attics
		\$9,100.00			
1.006	Settlement	\$388.50	13220	SRG	Bldgs 527, 845 & 929: Services for the period of 1/1/19-1/31/19: included various communications with the owner and contractor regarding bldgs 845 and 929 pricing as well as a review of Avon's bid for 845 and 929.
		\$1,875.72	13219	SRG	High Priority Façade Repairs: Services for the period 1/1/19-1/31/19: included two site visits on 1/4/19 and 1/8/19 to survey cracks with unit 3221, building 712 and unit 3716, building 537 as well as preparation of site observation report and coordinator of site visit to unit 3206, building 716.
		<u>\$829.75</u>	13221	SRG	Building 112: foundation rehabilitation contract- services for period of 1/1/19-1/31/19 included preparation of contract for building 112.
		\$3,093.97			
1.009	Waterproofing	\$4,445.00	866-1108	E&G	Building 108: Excavate and water seal front and side corner of building between stoops at 3213 and 33215 Gunston Road. Excavate 5' depth, 3' wide x 8'. Hand dig. Backfill and regrade. Clean wall and insepct for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		<u>\$5,445.00</u>	866-1706	E&G	Building 706: Excavate and water seal front of building 705, between stoops at 3301 and 3303 Valley Drive. Excavate 5' depth, 3' wide x 12'. Hand Dig. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		\$9,890.00			

March 2019 Reserve Expenditures

1.012	Railings	\$320.00	15132	Ravensworth Railing	1111 Beverly Drive- Rail post repair
		\$1,375.00	15133	Ravensworth Railing	3325 Martha Custis Drive- Single top railing
		\$1,695.00			
1.021	Fascia Repairs	\$2,700.00	1413	Dynasty	Building 917: full gable and fascia replacement. Final balance due now \$2,7000.
		\$5,400.00	1418	Dynasty	Bldg 801: full gable and fascia replacement.
		\$625.00	1428	Dynasty	3702 Ravensworth Place- replaced small section of fascia in rear.
		\$825.00	1432	Dynasty	3558 Martha Custis Drive- Repaired damaged fascia in rear.
		\$450.00	1030	Dynasty	Building 920: fascia repair
		\$10,000.00			
1.024	Gutters	\$265.00	20657	NVR	1413 Martha Custis Drive- Properly re-installed gutter guard, sealed gutter/fascia edge
		\$678.50	1031	Dynasty	Building 226: Installed gutter guards, sealed hole.
		\$678.50	1032	Dynasty	Building 228: Installed gutter guards, sealed hole.
		\$675.00	20615	NVR	3236 Valley Drive: replaced 25ft of upper roof gutter
		\$478.50	1033	Dynasty	Building 230: Installed gutter guards

March 2019 Reserve Expenditures

		\$690.00	1028	Dynasty	Building 834: Installed gutter guards
		\$3,465.50			
1.03	Mold	\$11,800.00	19787	Envirotex	3419-3421 Valley Drive: performed mold remediation located within the attics
		\$7,900.00	19760	Envirotex	3239 Ravensworth Place: performed mold remediation
		\$1,950.00	19763	Envirotex	1673 Preston Road: performed mold encapsulation
		\$21,650.00			
1.033	Roofing	\$110.00	20782	NVR	3207 Ravensworth Place: Replaced 2 broken tiles.
		\$110.00	20777	NVR	3317 Valley Drive: Replaced 2 broken tiles.
		\$265.00	20844	NVR	1628 Mount Eagle Place: Replaced 3 tiles.
		\$110.00	20842	NVR	3466 Gunston Road: Replaced 1 tile.
		\$110.00	20843	NVR	1712 Preston Road: Re-secured 2 tiles.
		\$110.00	20888	NVR	3451 Martha Custis Drive: Replaced 1 tile.
		\$110.00	20861	NVR	1024 Valley Drive: Re-secured 2 tile.
		\$539.60	20610	NVR	3530 Valley Drive: removed existing pipe collar and replaced with new, replaced tiles that were removed and sealed as needed.
		\$539.60	20559	NVR	3428 Martha Custis Drive: Removed existing pipe collar and replaced with new. Replaced tiles that were removed and sealed as needed.
		\$489.60	20563	NVR	3111 Ravensworth Place: removed existing pipe collar and replaced with new, replaced tiles that were removed and sealed as needed.
		\$2,765.00	20615	NVR	3236 Valley Drive: removed existing flat roofing & edge metal to roof deck, replaced any damaged decking at an additional cost of \$8.00/LF, mechanically fastened 1/2 inch fiberboard insulation over wood deck, fully adhered .060 EPDM membrane over fiber board, accomplished all seams, flashings & terminations in accordance with manufactures guide lines, installed all new edge metal, shop fabricated & installed coper edge & counter metal, cleaned up & hauled away all job related materials.

March 2019 Reserve Expenditures

		\$110.00	20914	NVR	3412 Gunston: Replaced 5 tiles.
		\$110.00	20918	NVR	3245 Gunston: Replaced 2 tiles.
		\$110.00	20919	NVR	3744 Holmes: Replaced 3 tiles.
		\$110.00	20912	NVR	3103 Valley Drive: Replaced 1 tile.
		\$265.00	20730	NVR	3303 Correll Lane: Replaced 10 tiles
		\$110.00	20908	NVR	1605 Mount Eagle Place: Replaced 2 tiles.
		\$220.00	20883	NVR	3706 Gunston- Removed 4 tiles, found no rotted wood.
		\$265.00	20783	NVR	1004 Valley Drive- Cleaned valley, replaced 5 tiles, re-secured 7 tiles.
		<u>\$110.00</u>	19083	NVR	3713 Lyons Lane: Replaced 1 tile.
		\$6,668.80			
1.043	Roof Flashing	\$3,137.00	20614	NVR	1644 Preston Road- Removed approximately 365 tiles from the valley & set aside for reinstallation. Removed old valley flashing. Inspected for rotted wood & replaced as needed. Shop fabricated new copper flashing to replace existing that was removed. Installed new copper flashing. Installed new ice & water shield where old tiles where removed. Re-installed tiles. Sealed new flashing as needed.
		\$2,885.00	20817	NVR	1715 Preston: removed approximately 350 tiles from rear and set aside for reinstallation, removed old wall flashing, shop fabricated new copper flashing to replace existing that was removed, installed new flashing, installed new ice and water shield where old tiles were removed, reinstalled tiles, sealed new flashing as needed.

March 2019 Reserve Expenditures

		\$5,961.00	20616	NVR	3326 Gunston- removed approximately 500 tiles from the front and rear of the bldg. removed old flashing, shop fabricated new flashing to replace existing , installed new flashing, reinstalled tiles, installed new ice and water shield where old tiles were removed, sealed as needed.
		\$3,267.00	20633	NVR	1447 Martha- removed 175 tiles, checked for rotted wood, removed damaged wall flashing, installed ice and water shield, installed new copper flashing, sealed copper flashing, installed new tiles.
		\$110.00		NVR	1715 Preston: Roof inspection found damaged wall flashing
		\$15,360.00			
1.048	Tuckpointing	\$4,720.00	2019-056	Almo	1502 Mount Eagle: tuck point wall and remove and replace broken bricks. 1534 & 1536 Mount Eagle: remove mortar joints from wall by the steps and remove broken bricks. Remove and replace brick at building wall along the steps. 1506 Mount Eagle: remove and replace 8lf of roll lack. remove all mortar joints along the steps.
1.54	Wood Trim	\$647.46	6771372	Lansing	(20) Wolf 1x6x18 trim board smooth
		\$3,286.91	6770983	Lansing	(30) Wolf 1x12x18 trim board smooth, (40) Wolf 2-3/4 crown, (40) Wolf shingle moulding
		\$3,934.37			
1.55	Louver/Vent Gable	-\$5,400.00	1418	Dynasty	Building 801- full fascia replacement. <i>Reclassification from GL1.55 to 1.021 fascia repair.</i>
1.06	Pex Piping	\$10,185.00	866-2835	E&G	Building 835: crawlspace pex piping

March 2019 Reserve Expenditures

1.069	Sewer Line Repairs	\$7,445.00	866-8505	E&G	Building 508: Removed and installed 135' of 4" schedule 40 pvc in crawlspace. Hand dig. Backfill and re-grade.
		<u>\$5,445.00</u>	866-8831	E&G	Building 831: Removed and installed 85' of 4" schedule 40 pvc in crawlspace. Hand dig. Backfill and re-grade.
		\$12,890.00			
6.015	Storm Drain	\$8,445.00	866-8529	E&G	Building 529: Install 40' of 4" schedule 40 pvc 3-5' depth into main storm drain at bottom of rear courtyard. Installed 100' of 6" schedule 40 pvc 3-5" depth to tie in buildings 533 and 535. 6" core drill into main storm drain. Installed (2) 18x18 storm drains. Hand dig. Installed (1) cleanout. Backfill and re-grade.
		\$8,445.00	866-8533	E&G	Building 533: Install 150' of 4" schedule 40 pvc 3-5' depth into main storm drain at top of rear courtyard. 6" core drill into main storm drain. Hand dig. Installed (4) cleanouts. Backfill and re-grade.
		\$7,445.00	866-8535	E&G	Building 535: Install 120' of 4" schedule 40 pvc 3-5' depth into main storm drain at top of rear courtyard. 6" core drill into main storm drain. Hand dig. Install (2) cleanouts. Backfill and re-grade.
		<u>\$5,445.00</u>	866-3954	E&G	Building 954: Install 86' of 4" schedule 40 pvc from downspouts, installed 12"x12" drain, hand dig, install (5) cleanouts, backfill and re-grade.
		\$29,780.00			
6.021	Concrete Sidewalks				
		\$1,100.00	2018-604	Almo Construction	3225 Gunston Road: replaced slab at rear door.
		\$5,904.90	2019-058	Almo Construction	3314-3316- 3318 Ravensworth: Removed and replaced 53'x5' sidewalk, removed and replaced 53LF of header curb, removed and replaced 14.5'x5' sidewalk, removed and replaced 14.5LF of header curb

March 2019 Reserve Expenditures

		\$540.00	2019-055	Almo Construction 3301 Valley Drive: repair one step with sika 122	
		\$495.00	2019-047	Almo Construction 3439 Martha- repaired corner of steps with Sika 122	
		<u>\$4,580.00</u>	2019-052	Almo Construction 3262-3260: repaired joints at flagstone walk, 3270-3284: repair joints at flagstone walk.	
		\$12,619.90			
6.033	Landscape Upgrades	\$3,360.00	1002842	CLS	Woodlands: Natural area trash cleanup: removing trash, bottles, and plastic containers along the edge of the natural areas to a depth of 20' into the natural area in sections 2, 7, 8 & 9. Policing the entire natural area in section 5 for debris. All debris resulting from the job will be removed from the premises.
		\$1,091.52	929861	Neff Brothers Stone	Turfstone (279) 3 pallets
		<u>\$4,451.52</u>			
		\$154,104.06			

April 2019 Reserve Expenditures Resolution Worksheet

Date: May 15, 2019

Suggested Motion:

"I move to approve April 2019 Reserve Expenditures in the amount of \$218,082 with funds to come from GL 3200, Reserve Expenditures."

2nd.

Summary: Attached are the April 2019 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
James Konkel				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Maria Wildes				
Robin Woods				

April 2019 Reserve Expenditures

<u>Code</u>	<u>Reserve Item Description</u>	<u>Amount</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Invoice Description</u>			
1.003	Asbestos	\$3,321.89	19791	Envirotex	Crawlspace Abatement building 835			
		\$3,321.89	19730	Envirotex	Crawlspace Abatement building 309			
		<u>\$3,321.89</u>	19791	Envirotex	Crawlspace Abatement building 835			
		\$9,965.67						
1.006	Settlement	\$69,718.20	12146	AVON	Pay application # 1 for settlement work at building 112			
		\$248.00	13364	SRG	Pre-bid summary letter building 112 period 2/1/19 to 2/28/19			
		\$1,375.49	13367	SRG	Contract preperation building 112 period 2/1/19 to 2/28/19			
		\$542.50	13221	SRG	527, 845, 929 Foundation Repair additional design hourly service period 2/1/19 to 2/28/19			
		\$128.50	13316	SRG	Crack guage monitoring building 822 period 2/1/19 to 2/28/19			
		\$861.00	13317	SRG	High priority Façade repairs crack gauge monitoring period 2/1/19 to 2/28/19 summary letter			
		\$455.36	13365	SRG	High priority Façade repairs crack gauge monitoring period 2/1/19 to 2/28/19 site inspections buildings 111. 209, 537, 720, 830, 838, 845, 929 and pool A			
		\$148.50	13361	SRG	Crack guage monitoring building 112 period 2/1/19 to 2/28/19			
		\$1,558.50	13363	SRG	Services for period 12/1/18 to 2/28/19 crack monitoring and summary letter from site visit building 716			
		\$914.86	13335	SRG	Additional Services period 2/1/19 to 2/28/19 inspection of interior cracks at 718 units 3212 and 3214 Gunston Road			
		<u>\$140.00</u>	13362	SRG	Crack guage monitoring building 206 period 2/1/19 to 2/28/19			

April 2019 Reserve Expenditures

[illegible]

April 2019 Reserve Expenditures

		\$489.60	20745	NVR	1673 Preston Road: Removed existing pipe collar and replaced with new. Replaced tiles that were removed and sealed as needed.			
		\$539.60	20726	NVR	3617 Gunston Road: Removed existing pipe collar and replaced with new. Replaced tiles that were removed and sealed as needed.			
		\$110.00	20918	NVR	3245 Gunston Road: replaced 2 tiles			
		\$110.00	20919	NVR	3744 Holmes : Replaced 3 tiles.			
		\$110.00	20917	NVR	3109 Valley Drive: Replaced 13 tiles.			
		\$220.00	20916	NVR	1511 MT Eagle repalce broken tiles, repair shifted tiles and seal mitre, clean gutter and seal wall falshing			
		\$110.00	20914	NVR	3412 Gunston Road: Replaced 5 red tile.s			
		\$110.00	20913	NVR	3530 Valley Drive: Replaced 4 tiles.			
		\$110.00	20912	NVR	3103 Valley: replace 1 tile			
		\$220.00	20883	NVR	3706 Gunston- Removed 4 tiles, found no rotted wood.			
		\$269.60	20911	NVR	3102 Wellington: Removed existing pipe collar and replaced with new. Replaced tiles that were removed and sealed as needed.			
		\$110.00	20908	NVR	1605 MT Eagle: replace 2 tiles			
		\$110.00	20886	NVR	3757 Gunston Road: repair ridgecap and replace 4 tiles			
		\$110.00	20885	NVR	1000 Valley Drive: Replaced 2 tiles			
		\$110.00	20884	NVR	3740 Gunston Road: Replace 5 tiles			
		\$220.00	20883	NVR	3706 Gunston Road: repair plywood and hole at step down replace 4 tiles no rotted wood			
		\$110.00	20840	NVR	1631 Preston Road: replace 1 tile			
		\$7,554.42						
1.043	Roof Flashing	\$275.00	1100	DYNASTY	Buidling 920 repair window flashing			

April 2019 Reserve Expenditures

		\$5,961.00	20818	NVR	FAR 20727 Remove 500 tiles, remove flashing, fabricate and install new copper flashing, install new ice and water shield, re-install tiles and seal flashing where needed.			
		\$5,961.00	20616	NVR	3326 Gunston- removed approximately 500 tiles from the front and rear of the bldg. removed old flashing, shop fabricated new flashing to replace existing , installed new flashing, reinstalled tiles, installed new ice and water shield where old tiles were removed, sealed as needed.			
		\$2,885.00	20817	NVR	3326 Gunston- removed approximately 350 tiles from the front and rear of the bldg. removed old flashing, shop fabricated new flashing to replace existing , installed new flashing, reinstalled tiles, installed new ice and water shield where old tiles were removed, sealed as needed.			
		\$2,897.00	20617	NVR	3630 Valley- removed approximately 365 tiles from the front and rear of the bldg. removed old flashing, shop fabricated new flashing to replace existing , installed new flashing, reinstalled tiles, installed new ice and water shield where old tiles were removed, sealed as needed.			
		\$5,961.00	20623	NVR	3734 Holmes- removed approximately 500 tiles from the front and rear of the bldg. removed old flashing, shop fabricated new flashing to replace existing , installed new flashing, reinstalled tiles, installed new ice and water shield where old tiles were removed, sealed as needed.			
		\$23,940.00						
1.048	Building Masonry Tuckpointing	\$1,430.00	2019-086	ALMO	3300-3308 Gunston Tuck Point by downspouts			
		\$3,150.00	2019-061	ALMO	1659 Preston rear wall tuck point			
		\$2,875.00	2019-067	ALMO	1615-1636-1634 Fitzgerald: repair damaged brick and tuck point			

April 2019 Reserve Expenditures

		\$1,190.00	2019-078	ALMO	3748 Gunston Road: excavate 1.5' deep rear wall and tuck point in various locations				
		<u>\$4,690.00</u>	2019-064	ALMO	3210-3218 Valley rear: tuck point form ground up to 3rd level				
		\$13,335.00							
1.55	Louver/Vent Gable	\$5,400.00	1095	Dynasty	Building 548- full fascia and gable replacement.				
		<u>\$1,456.08</u>	1903-159644	TW PERRY	(6) Custom Triangle Gables				
		\$6,856.08							
1.069	Sewer Line Repairs	\$7,945.00	866-8954	E&G	Building 954: Removed and installed 135' of 4" schedule 40 pvc in crawlspace. Hand dig. Backfill and re-grade.				
		<u>\$5,945.00</u>	866-7835	E&G	Building 835: Removed and installed 95' of 4" schedule 40 pvc in crawlspace. Hand dig. Backfill and re-grade.				
		<u>\$13,445.00</u>	866-8914	E&G	Buildings 914-915 Fitzgerald: Replace damages terra coota sewer lines to and from sewer main clean out manhole. Snaked all line clear to street.				
		\$27,335.00							
6.015	Storm Drain	\$9,445.00	866-8914(a)	E&G	Building 914: Rear of 1618 Fitzgerald. Install 240' feet of schedule 40 pvc 3-5' depth into main storm drain from hillside down to main storm drain, 6" core drill into main storm drain.				
		\$6,445.00	866-8912	E&G	Building 912: Install 156' of 4" schedule 40 pvc 3-5' depth into main storm drain at top of rear courtyard. 6" core drill into main storm drain. Hand dig. Installed (3) 18" x 18" drain boxes. Backfill and re-grade.				
		\$15,890.00							
6.021	Concrete Sidewalks								

April 2019 Reserve Expenditures

		\$3,907.00	2018-057	Almo Construction	3233-3231-3229 Ravensworth: Replace 6.5" x 5', 10' x 4' and 23' x 5' sidewalks; 3232 Ravensworth: Replace 9' x 5', 12' x 4' and 12LF header curb				
		\$1,519.00	2019-060	Almo Construction	Spruce Island: Install (6) pads for new benches and building 316 remove and replace 3.5' x 3.5' of sidewalk				
		\$4,052.00	2019-073	Almo Construction	3307 Valley Drive: remove and replace 4' x 4' sidewalk and 3531-3529 Martha Custis remove and repalce (2) 7' x 4' stoops, 45' x 4' of sidewalks and 14' x 3.5' of walk with 2 steps				
		<u>\$4,940.00</u>	2019-047	Almo Construction	3102-3104-3108-3108 Valley Drive repairs flagstone walks, joints.				
		\$14,418.00							
6.024	Fences	\$950.00	042319E	ALASKA FENCE	Repair fence Martha Custis (rear of 200'S)				
6.033	Landscape Upgrades	\$10,085.00	1003109	CLS	Turf restorations: 306, 312, 401, 514, 521, 804, 806, 810 and 822				
		<u>\$950.00</u>	1003145	CLS	Remove shrubs in front of 112 for settlement work access				
		\$11,035.00							
		\$218,082.15							