

December 2018 Reserve Expenditures Resolution Worksheet

Date: January 16, 2019

Suggested Motion:

"I move to approve December 2018 Reserve Expenditures in the amount of \$210,125 with funds to come from GL 3200, Reserve Expenditures."

2nd:

Summary: Attached are the December 2018 Reserve Expenditures.

Vote:

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

December 2018 Reserve Expenditures

Code	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
6.033	Landscape Upgrades	\$4,930.69	00018067-001	The Bench Factory	(6) Madison bench- 6' desert tan
		\$5,575.00	1002404	CLS	Retaining Wall - Hillside beside Bldg 956. Scope of work to include installing an approximately 16" high dry stack retaining wall between walkways on the hillside beside bldg 956 using Colonial Field Stone. Wall to be backfilled with topsoil and compost mix in preparation for planting. Drain pipe will be installed behind the wall & will feed into existing drainage. Retaining Wall between Bldg 956 and Stairs. Scope of work to include installing an approximately 9 - 12" tall colonial stone wall between the building and side of the steps. Wall to be dug into existing grade & soil will be added to take grade to the top of the wall.
		\$26,040.00	1002476	CLS	Spruce Island Renovation. Scope of work to include demolishing and removing all concrete walkways and concrete bunker from center section of Spruce Island, establishing a proper grade & installing sod, removing existing plant material from (3) corner beds & installing new trees, shrubs, and flowers (plant material TBD), installing benches (Parkfairfax to purchase), removing (1) Tuscarora Grape Myrtle and installing (1) 12' Norway Spruce. All newly installed plant material will be fertilized with a slow release fertilizer, mulched, & watered once upon installation.
		\$1,792.00	1002475	CLS	Bldg. 956- Installation of (3) oak leaf hydrangea, (5) pink azaleas, (10) iris, (21) daylily, (4) Hosta. newly installed plant material fertilized with slow release, mulched, and watered upon installation.
		\$38,337.69			
5.024	Tuck Pointing	\$3,665.00	2018-585	Almo Construction	Bldg. 725-tuck pointed wall near the ground. Bldg. 735 -Tuck point wall along downspout, Tuck point wall along the downspout. 1453 Martha Custis Drive- Tuck point wall along the downspout. 3506 Gunston Road- Tuck point stoop.
		\$1,500.00	2018-595	Almo Construction	1609 Fitzgerald- Tuck pint wall along downspout. 3704 Lyons Lane- rear tuck point wall near window at 3rd floor.
		\$1,630.00	2018-602	Almo Construction	3230 Valley Drive- tuck point mortar joints at rear wall. 3234 Valley Drive- tuck point mortar joints behind the downspout.
		\$6,795.00			
6.021	Concrete Sidewalks/Lead walks/Curbs/Steps	\$1,800.00	2018-600	Almo Construction	849-3223 Martha Custis Drive- Repair joints at flagstone sidewalks.
1.033	Roofing	\$627.53	19738	NVR	3514 Valley Drive- Responded to request to replace pipe collar at stack. Replaced old pipe collar with new lifetime collar. Replaced three broken tiles.

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\$708.77	19761	NVR	3656 Gunston Road- Responded to request to replace pipe collar and check flashing. Removed 30 tiles, replaced rotted plywood with new, reinstalled 24 tiles, replaced pipe collar with new collar, replaced 6 tiles.
\$437.53	19767	NVR	3717 Holmes Lane- Responded to request to check pipe collar and tiles. Replaced old pipe collar with new collar.
\$707.53	19831	NVR	3566 Martha Custis Drive- Responded to request to replace rotted sheathing. Replaced rotted plywood with new. Installed new ice and water shield. Replaced old pipe collar with new. Replaced 3 tiles.
\$835.00	20382	NVR	3508 Valley Drive- Responded to request to repair broken tiles. Replaced 40 tiles.
\$605.00	20380	NVR	3505 Valley Drive- Responded to request to replace rotted sheathing and broken tiles. Replaced rotted plywood with new. Replaced 30 tiles.
\$205.00	20322	NVR	3504 Valley Drive- Responded to request to replace rotted sheathing and broken tiles in the rear. Replaced 7 tiles in rear.
\$442.53	20190	NVR	3600 Gunston Road- Responded to request to repair/replace felt paper and wood around the pipe collar. Installed new ice and water shield, replaced pipe collar with new lifetime collar. Replaced 1 broken tile.
\$437.53	20031	NVR	1541 Mount Eagle Place- Responded to request to repair/replace damaged sheathing in the rear. Replaced pipe collar with new lifetime collar.
\$205.00	20187	NVR	3378 Gunston Road- Responded to request to check the roof by "A" frame. Roof inspection found roof in good condition.
\$739.59	20195	NVR	3202 Wellington Road- Responded to request to check roof for leaks. Roof inspection found rotted plywood, removed 5 tiles off area, replaced plywood with new, installed ice and water shield, replaced pipe collar with new lifetime pipe collar and replaced tiles that were removed.
\$110.00	20390	NVR	3630 Valley Drive- Replaced 1 tile.
\$110.00	20396	NVR	3702 Holmes Lane- Replaced 2 tiles.
\$110.00	20391	NVR	1613 Fitzgerald Lane- Replaced 2 tiles.
\$110.00	20388	NVR	3356 Martha Custis Drive- Replaced 1 tile.
\$110.00	20081	NVR	3614 Greenway Place- Replaced 4 tiles.
\$497.53	19847	NVR	1764 Preston Road- Responded to request to check holes in the roof. Replaced old pipe collar with new lifetime pipe collar.
\$497.53	20035	NVR	3726 Holmes Lane: Replaced pipe collar with new lifetime collar and replaced 1 tile.
\$627.00	20080	NVR	3441 Martha Custis Drive- Removed 30 tiles, replaced rotted plywood with new, installed ice and water shield, reinstalled tiles and replaced 7
\$497.53	20188	NVR	1401 Martha Custis Drive- Responded to request to replace broken tiles. Leak found underneath the tiles. Replaced pipe collar with new lifetime collar. Replaced tiles.

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		20087	NVR	\$930.00	3526 Martha Custis Drive- Responded to request to replace damaged tiles in the rear of the unit.
		20012	NVR	\$490.00	3204 Valley Drive- Responded to request to fix damaged tiles from fallen tree limbs on roof. Replaced 29 roofing tiles.
		19952	NVR	\$110.00	1338 Martha Custis Drive- Responded to request to replace missing tiles above the entrance front door. Replaced 1 tile.
		20196	NVR	\$110.00	1447 Martha Custis Drive- Inspection found several damaged slates and flashing. See FAR for permanent repairs.
		20387	NVR	\$110.00	3234 Valley Drive- Responded to request to replace broken tiles. Replaced 1 tile.
		20320	NVR	\$110.00	3619 Greenway Place- Responded to inspect roof for damage causing stains on ceiling. Replaced 1 tile.
				-\$300.00	Snowbird payment- 1658 Preston
				\$10,180.60	
1.043	Flashing	19207	NVR	\$5,961.00	1635 Ripon Place- Removed approximately 500 tiles from the front and rear of the building and set aside for reinstallation. Removed old flashing. Shop fabricated new copper flashing to replace existing that was removed. Installed new flashing. Installed new ice and water shield, re-installed tiles. Sealed new flashing as needed. Cleaned up and removed all job related debris.
		19829	NVR	\$5,981.00	1555 Mount Eagle Place- Removed approximately 500 tiles from the front and rear of building and set aside for reinstallation. Removed damaged plywood and replaced with new, removed old wall flashing, shop fabricated new copper flashing to replace existing that was removed, installed new copper flashing, installed new ice and water shield, reinstalled tiles, sealed new flashing as needed.
		19439	NVR	\$5,961.00	Removed approximately 500 tiles from front and rear of building and set aside for reinstallation • Removed old wall flashing • Shop fabricated new copper flashing to replace existing that was removed • Installed new copper flashing • Installed new ice and water shield where old tiles where removed • Re-installed tiles • Sealed new flashing as needed • Cleaned up and removed all job-related debris
				\$17,903.00	
1.024	Gutters/Downspouts	20309	NVR	\$855.00	3642 Gunston- Supplied and installed 90 feet of white seamless 6 inch gutter @ \$9.00/LF. Removed 90 feet of gutter foam @ \$.50/LF
		20389	NVR	\$110.00	3227 Martha Custis Drive- Responded to request to repair gutter miter. Sealed miter.
		18592	NVR	\$317.50	3200 Wellington Road- Supplied and installed 35 feet of white seamless 6 inch gutter. Removed 25 feet of gutter foam.

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	\$265.00	20311	NVR	3539 Martha Custis Drive- Responded to request to check gutter pitch in the front. Installed downspout extension.
	\$110.00	20395	NVR	3201 Martha Custis Drive- Responded to request to adjust gutter. Re-adjusted rhino guard
	\$2,450.00	20313	NVR	3404 Gunston Road- Removed 120 feet of gutter foam @ \$.50/LF. Supplied and installed 120 feet of white seamless 6 inch gutter @
	\$4,107.50			
1.03				
	\$7,950.00	19634	Envirotex	3206 Gunston Road- Mold remediation in the attic
	\$5,950.00	19622	Envirtotex	1506 Mount Eagle Place- Mold remediation.
	\$13,900.00			
1.003				
	\$7,950.00	19629	Envirotex	3203 Gunston Road- Asbestos abatement.
1.009				
	\$4,445.00	866-2936	E&G	3532-3534 Valley Drive- Excavate and water seal exterior front of bldg. 936. Excavate 5' depth, 3' wide x 6'. Hand dig. Installed one cleanout. Backfill and regrade. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
	\$6,445.00	866-1714	E&G	3203 & 3205 Valley Drive- Excavate and water seal rear. Excavate 5' depth, 3' wide x 16'. Hand dig. Point up mortar joints. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane. Regrade.
	\$6,445.00	866-1110	E&G	3203 Gunston Road- Excavate and water seal rear. Excavate 5' depth, 3' wide x 18'. Hand dig. Point up mortar joints. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane. Regrade.
	\$17,335.00			
1.069				
	\$5,445.00	866-8936	E&G	Bldg. 936- Removed and installed 80' of 4" schedule 40 pvc. Hand dig and regrade
	\$5,445.00	866-8224	E&G	Bldg. 224- Removed and installed 80' of 4" schedule 40 pvc. Hand dig and regrade.
	\$5,445.00	866-8223	E&G	Bldg 223- Removed and installed 80' of 4" schedule 40 pvc. Hand dig and regrade.
	\$5,445.00	866-8226	E&G	Bldg. 226- Removed and installed 80' of 4" schedule 40 pvc. Hand dig and regrade.
	\$5,445.00	866-8221	E&G	Bldg. 221- Removed and installed 80' of 4" schedule 40 pvc. Hand dig and regrade.
	\$27,225.00			

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3.01	Fitness Center Equipment	32561	Heartline Fitness	Removed current carpet and installed new carpet and padding on stairs (\$1,600), Everlast 8mm basic rolls (\$2,225), removal and disposal of existing carpet (\$342.4), breakdown and relocation of existing strength equipment per new flooring installation (\$684.8), Installation of Everlast Rubber flooring fully glued (\$3,424), Everlast Grip III 4 gallon pail rubber flooring adhesive (\$720), Wood quarter molding fully installed. (\$900), Commercial discount (\$3,300.00)
		\$6,942.00		
1.055	Louver/Vent Gable	1811-404372	TW Perry	(20) custom triangle louvers with aluminum screen
		\$4,853.00		
		1327	Dynasty	1516 Mount Eagle- replaced two gable ends
		\$2,000.00		
		1316	Dynasty	Bldg 405- custom gable replacement final balance
		\$2,500.00		
		1334	Dynasty	Bldg-402-custom gable replacement final balance
		\$2,700.00		
		1335	Dynasty	Bldg 403- custom gable replacement final balance
		\$2,700.00		
		1336	Dynasty	Bldg 404-Custom gable replacement final balance
		\$3,450.00		
		\$18,203.00		
1.045	Shutters	33563	Hann & Hann	1616 Fitzgerald lane- shutters loose (two pairs). Took off and installed new anchor in wood.
		\$260.00		
		33560	Hann & Hann	3209 Valley Drive- took off two shutters. Installed two new shutters.
		\$260.00		
		28242	Hann & Hann	1226 Martha Custis Drive- Took off two shutters and installed two new shutters
		\$260.00		
		33564	Hann & Hann	1652 Mount Eagle- Replaced two cracked shutters.
		\$260.00		
		33565	Hann & Hann	3300 Martha Custis Drive- Shutter has fallen off (2nd floor). Installed new shutter.
		\$260.00		
		32305	Hann & Hann	3256 Martha Custis Drive- Shutter fell off on front of the building
		\$260.00		
		32304	Hann & Hann	3350 Gunston Road- Replaced all shutters on the entire building
		\$390.00		
		\$1,950.00		
1.054	Wood Trim	32172	Hann & Hann	3215 Gunston Road- installed new base pvc at outside front door
		\$390.00		
		33562	Hann & Hann	3708 Gunston Road- Repaired patio wood door frame
		\$260.00		
		27925	Hann & Hann	3508 Gunston Road- Repaired front door wood trim
		\$100.00		
		32308	Hann & Hann	3553 Martha Custis Drive- Repaired deteriorating wood at the rear side
		\$390.00		
		32306	Hann & Hann	1621 Mout Eagle- Fixed the web board 1x6x10 in the attic
		\$260.00		
		32307	Hann & Hann	3553 Valley Drive- Take off rotten wood at front door 1x10 and replaced.
		\$650.00		
		33574	Hann & Hann	3704 Lyons Lane-Replace 4 - 5 foot section of wood trim at the front of the building
		\$780.00		
		27926	Hann & Hann	3702 Lyons Lane- Repaired front door trim.
		\$260.00		
		33564	Hann & Hann	1400 Martha Custis- Repaired door threshold
		\$100.00		
		23205	Hann & Hann	3633 Gunston- repaired rotten wood column in front
		\$200.00		

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		\$2,319.81	6769914	Lansing	(60) wolf shingle molding, (40) wolf 2-3/4 crown, (5) wolf 3/4x4x8 sheet smooth
		<u>\$4,451.47</u>	6769652	Lansing	(5) wolf 3/4x4x8 sheet smooth, (60) wolf 1x12x18 trim board smooth
		\$10,161.28			
6.015	Storm Drains	\$9,445.00	866-8308	E&G	Bldg 308- Installed 210' of 4" schedule 40 pvc into main storm drain. Install 18"x18" drain box. Installed 4 cleanouts. Backfill and regrade
		\$9,445.00	866-1306	E&G	Bldg- 306 Installed 90' of 4" schedule 40 pvc, installed 40' of 6" schedule pvc, installed 12"x12" drains, installed 18"x18" drain in courtyard. Backfill and regrade.
		<u>\$8,445.00</u>	866-3203	E&G	Bldg 110- Rear: installed 150' of 4" schedule 40 pvc from downspouts, 6" core drill into main at sidewalk. Installed four cleanouts. Backfill and regrade.
		\$27,335.00			
		\$210,125.07			