# November 2019 Reserve Expenditures
# Resolution Worksheet

Date: December 18, 2019

**Suggested Motion:**

"I move to approve November 2019 Reserve Expenditures in the amount of $425,011.57 with funds to come from GL 9901.015, Reserve Expenditures."

$2^{nd}$:

**Summary:** Attached are the November 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 | | | | |

# November 2019 Reserve Expenditures

| Code | New codes | Reserve Item Description | Amount | Invoice # | Vendor | Invoice Description |
|---|---|---|---|---|---|---|
| 1.003 | 9114.210 | Asbestos | $6,744.00 | 19968 | Envirotex | Crawlspace remediation building 808 type C |
| | | | $3,372.00 | 19997 | Envirotex | Crawlspace remediation building 803 type A |
| | | | $3,372.00 | 20004 | Envirotex | Crawlspace remediation building 804 type A |
| | | | $6,343.77 | 20011 | Envirotex | Crawlspace remediation building 806 type C |
| | | | $6,343.77 | 20020 | Envirotex | Crawlspace remediation building 805 type C |
| | | | $3,372.00 | 20024 | Envirotex | Crawlspace remediation building 810 type A |
| | | | $3,372.00 | 20038 | Envirotex | Crawlspace remediation building 812 type A |
| | | | **$32,919.54** | | | |
| | | | | | | |
| 1.006 | 9114.210 | Settlement | $18,904.50 | 12234 | Avon Corp | Payment Req #7 building 112 |
| | | | $52,108.07 | 12249 | Avon Corp | Payment Req #3 buildings 845/929 |
| | | | $667.80 | 422848 | Avon Corp | Sealant for 845 |
| | | | $812.50 | 13765 | SRG | Crack gage monitoring building 716 including surveyor Aug 2019 |
| | | | $3,998.24 | 13769 | SRG | Stoop settlement observations project management 1318 MC August 2019 |
| | | | $3,518.24 | 13787 | SRG | settlement Construction management August 2019 buildings 527-845-929 |
| | | | $465.00 | 13814 | SRG | Inspect building 544/3714 Gunston for cracks August 14, 2019 |
| | | | $6,500.00 | 13819 | SRG | Settlement Construction management August 2019 buildings 112 |
| | | | $2,793.00 | 13820 | SRG | Building 112: Site punchlist walkthrough 8/14/2019: preliminary punchlist letter, preparation and processing of payment req. #5 |
| | | | $1,079.24 | 13821 | SRG | Building 845/929: August 2019: Issunace of addendum #2 and preparation and distribution of AIA-A104 |
| | | | $553.14 | 13558 | SRG | Crack monitoring building 716 September 2019 including site visit on 9/20/2019 |
| | | | $610.20 | 13558 | SRG | Crack monitoring building 206 September 2019 including site visit on 9/20/2019 |
| | | | $475.50 | 13862 | SRG | Stoop settlement observations project management 1318 MC September 2019 |
| | | | $174.00 | 13864 | SRG | Interior inspections building 206: units 3108/3110 September 20, 2019 |
| | | | $2,750.00 | 13868 | SRG | Building 112: September 2019 incluidnf site visit on 9/25. Preparation and issuance of change order #2 and processing pay req. #6 |

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| | | | | | | |
|---|---|---|---|---|---|---|
| | | | $10,728.20 | 13869 | SRG | Buildings 527/845/929: Site visits 9/6, 9/9, 9/13, 9/17, 9/20, and 9/25. Progress meetings 9/11 and 9/26, walkthrough with owners, residents, management and contractors 9/26. Pay app #1 and change order #1 |
| | | | $1,220.24 | 13895 | SRG | Settlement building 112: September 2019: observation and documentation of site conditions, review sealant data submissions. |
| | | | $702.00 | 13980 | SRG | Building 527: October 2019 inlcuding site visit interior unit 1340 on 10/16/19 |
| | | | $1,001.00 | 13984 | SRG | Building 716: October 2019 Docmentation of site visit on 9/20/2019 with findings |
| | | | $156.00 | 13985 | SRG | Building 206: October 2019 Docmentation of site visit on 9/20/2019 with findings |
| | | | $521.08 | 13986 | SRG | Building 834: site visit on 10/16/19 to inspect interior cracking units 3107, 3109 and 3111 |
| | | | $2,750.00 | 13988 | SRG | Building 112: site vists 10/16 and 10/18 prep of pay app #7 |
| | | | | | | |
| | | | **$112,487.95** | | | |

# November 2019 Reserve Expenditures

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|---|---|---|---|---|---|---|
| | | | | | | |
| 1.009 | 9114.210 | Water proofing | $6,445.00 | 866-7834 | E&G | Between stoops of units 3205/07 Ravensworth building 834 |
| | | | $4,445.00 | 866-1604 | E&G | exterior 1118 Valley Drive foundation waterproofing |
| | | | $9,945.00 | 866-8904 | E&G | Between stoops of units 3748/50/52/54 building 904 |
| | | | **$20,835.00** | | | |
| | | | | | | |
| 1.011 | 9901.011 | Handrails | $975.00 | 20001 | Ravensworth Welding | Install railing 1018 Valley main walkway |
| | | | | | | |
| | | | **$975.00** | | | |
| | | | | | | |
| 1.012 | 9901.011 | Stoop Railings | $2,150.00 | 20114 | Ravensworth Welding | Stoop railings 3340 Gunston |
| | | | $2,150.00 | 20115 | Ravensworth Welding | Stoop railings 3350 Gunston |
| | | | $2,150.00 | 20116 | Ravensworth Welding | Stoop railings 3406 Gunston |
| | | | $2,150.00 | 20117 | Ravensworth Welding | Stoop railings 1564 MT Eagle |
| | | | **$8,600.00** | | | |
| | | | | | | |
| 1.015 | 9901.011 | Stoop Repairs | $2,899.22 | 19108-01 | MSKM | Stoop drawing 3309 Coryell and 3532 Valley |
| | | | **$2,899.22** | | | |
| | | | | | | |
| 1.021 | 9114.210 | Fascia Repairs | $2,700.00 | 1330 | Dynasty | Balance fascia building 315 |
| | | | $2,700.00 | 1331 | Dynasty | Balance fascia building 313 |
| | | | $18,000.00 | 1341 | Dynasty | Material to complete cycle (180) pieces 1x12, shingle and crown moldings |
| | | | $2,700.00 | 1345 | Dynasty | Balance fascia building 311 |
| | | | $1,825.00 | 1351 | Dynasty | building 817 fascia repairs |
| | | | $650.00 | 1354 | Dynasty | building 219: 1905/07 Quaker fascia repairs |

## November 2019 Reserve Expenditures

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|---|---|---|---|---|---|---|
| | | | $2,700.00 | 1355 | Dynasty | Balance fascia building 307 |
| | | | $2,700.00 | 1356 | Dynasty | Balance fascia building 305 |
| | | | $1,625.00 | 1357 | Dynasty | Fascia repair building 737 |
| | | | $4,450.00 | 94027 | Palmer | Fascia repairs: 925, 927, 918, 915 |
| | | | $3,520.00 | 94028 | Palmer | Fascia repairs: 801 |
| | | | **$43,570.00** | | | |

# November 2019 Reserve Expenditures

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| 1.024 | 9901.016 | Gutters | $250.00 | 1353 | Dynasty | gutter trim replacement building 217 |
| | | | $600.00 | C-21535 | NVR | Installed 60' of 6" seamless gutter building 702 |
| | | | $900.00 | C-18940 | NVR | Installed 90' of 6" seamless gutter building 603 |
| | | | $930.00 | C-21242 | NVR | Installed 93' of 6" seamless gutter building 310 |
| | | | $330.00 | C-21286 | NVR | installed new drip edge building 911 |
| | | | $530.00 | C-21370 | NVR | Installed 53' of 6" seamless gutter building 307 |
| | | | $600.00 | C-21463 | NVR | Installed 60' of 6" seamless gutter building 912 |
| | | | $550.00 | C-21629 | NVR | Installed 55' of 6" seamless gutter building 713 |
| | | | $4,820.88 | 94028 | Lansing | 18 cartons 100 pieces each pine gutter guards |
| | | | **$9,510.88** | | | |
| | | | | | | |
| 1..027 | 9901.01 | Site Security Lighting/Electrical | $196.98 | 248661 | Alexandria Lighting | 6" thru wall junction boxes (2) and timers (2) |
| | | | $68.73 | 348968 | Alexandria Lighting | PVC Junction box |
| | | | $295.47 | 348969 | Alexandria Lighting | 6" thru wall junction boxes (3) and timers (3) |
| | | | $72.85 | 495540 | Alexandria Lighting | PVC Junction box |
| | | | $208.80 | 495708 | Alexandria Lighting | 6" thru wall junction boxes (2) and timers (2) |
| | | | $313.20 | 495760 | Alexandria Lighting | 6" thru wall junction boxes (3) and timers (3) |
| | | | $5,445.00 | 866-59 | E&G | Install new 1" conduit to feed Spruce Island |
| | | | $340.00 | 21500 | Rush Electric | Trouble shoot MC Tennis court lighting timers |
| | | | $318.00 | 21507 | Rush Electric | Repalced light fixtures: bld 303 laundry room and exterior bld 207 |
| | | | $3,850.00 | 21508 | Rush Electric | Bld 207, 3368 Martha Custis: rewired shorted loop for exterior lighting. |
| | | | $2,614.00 | 21509 | Rush Electric | Buildings 942/944/946/948 exterior lighting loop on Preston: replaced 2 photocells, installed retrofit LED, replaced 2 "waterlogged fixture with new fixtures |
| | | | $350.00 | 21515 | Rush Electric | 1426 Martha Custis, building 402 replaced rodent damaged wires in attic |
| | | | **$14,073.03** | | | |

# November 2019 Reserve Expenditures

| | | | | | | |
|---|---|---|---|---|---|---|
| 1.03 | 9114.020 | Mold | $550.00 | 20027 | Envirotex | 715-3534 Gunston final air sample |
| | | | $5,900.00 | 20039 | Envirotex | 715-3534 Gunston mold remediation |
| | | | $3,950.00 | 20044 | Envirotex | 726-3260 Gunston mold remediation |
| | | | **$10,400.00** | | | |

# November 2019 Reserve Expenditures

| | | | | | | |
|---|---|---|---|---|---|---|
| 1.033 | 9901.016 | Roof Tiles | $5,005.00 | 20001 | Reclaimed Roofing | |
| | | | $7,355.99 | C-21416 | NVR | 3239 Martha Custis bld 847 Replaced tiles, pipe boots and plywood sheathing, installed water and ice shield |
| | | | $539.60 | C-2126 | NVR | 1457 Martha Custis replace stack pipe collar |
| | | | $110.00 | C-21373 | NVR | 1400 MC replaced 4 tiles |
| | | | $110.00 | C-21386 | NVR | 3315 Valley replaced 5 tiles |
| | | | $489.60 | C-21393 | NVR | 1146 Valley replace stack pipe collar |
| | | | $300.00 | C-21536 | NVR | 3470 Gunston replaced 1 tile |
| | | | $110.00 | C-21632 | NVR | 1142 Valley replaced 6 tiles |
| | | | $300.00 | C-21666 | NVR | 3330 Coryell replaced 6 tiles |
| | | | $300.00 | C-21668 | NVR | 3505 Martha Custis removed tiles and replaced paper and one ridge cap tile |
| | | | $110.00 | C-21695 | NVR | 3203 Ravensworth replaced 2 ridge cap tiles |
| | | | $539.60 | C-21696 | NVR | 3324 Martha Custis replaced sheathing and stack collar |
| | | | $330.00 | C-21698 | NVR | 3754 Valley repalced 14 tiles |
| | | | $220.00 | C-21700 | NVR | 3714 Holmes replaced 6 tiles |
| | | | $870.00 | C-21471 | NVR | 1740 Preston limb hit roof replaced 50 tiles |
| | | | $110.00 | C-21913 | NVR | 3198 MC replaced 1 tile |
| | | | $110.00 | C-21916 | NVR | 1328 MC replaced 1 tile |
| | | | $300.00 | C-21816 | NVR | 3600 MC snow birds |
| | | | $3,855.00 | C-21849 | NVR | 1581 MT Eagle removed 350 tiles reflashed and replaced tiles |
| | | | $110.00 | C-21911 | NVR | 3478 Gunston replaced 3 tiles |
| | | | $300.00 | C-21914 | NVR | 3708 Valley replaced 2 ridge caps and 3 tiles |
| | | | $2,897.00 | C-22004 | NVR | 1024 Valley removed 365 tiles reflashed and replaced tiles front |
| | | | $110.00 | C-21913 | NVR | 3498 MC replaced 1 tile |
| | | | $110.00 | C-22023 | NVR | 1627 MT Eagle replaced 2 tiles |
| | | | $110.00 | C-22024 | NVR | 3208 Gunston replaced 1 tiles |
| | | | $110.00 | C-22025 | NVR | 3221 Valley replaced 1 tile |

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|---|---|---|---|---|---|---|
| | | | $110.00 | C-22026 | NVR | 3612 Greenway replaced 4 tiles |
| | | | $721.98 | C-22027 | NVR | 1423 MC removed 25 tiles and replaced rotted plywood, install ice/water and replaced tiles |
| | | | $721.98 | C-22028 | NVR | 3702 Lyons remove 25 tiles, replaced 2 deck boards, re-installed 19 tiles and replaced 6 tiles and added new ice/water shield |
| | | | $220.00 | C-22029 | NVR | 3436 Gunston replaced 6 tiles |
| | | | **$26,585.75** | | | |
| | | | | | | |
| 1.043 | 9901.016 | Flashing | $6,024.96 | C-2184 | NVR | 3618 Gunston Road removed 500 tiles, remove old wall flashing, install new shop fabricated wall flashing, add ice and water shield, re-install 500 tiles |
| | | | $3,546.00 | C-22004 | NVR | 1024 Valley removed 365 tiles, remove old wall flashing, install new shop fabricated wall flashing, add ice and water shield, re-install 365 tiles rear |
| | | | **$9,570.96** | | | |

# November 2019 Reserve Expenditures

| | | | | | | |
|---|---|---|---|---|---|---|
| 1.048 | 9901.006 | Tuckpointing | $2,730.00 | 2019-250 | Almo | Building 208 tuck pointing rear side and front 3124 MC |
| | | | $2,900.00 | 2019-251 | Almo | Building 834 tuck pointing buidling wall by downspout 3211 Ravensworth |
| | | | $1,500.00 | 2019-265 | Almo | 3750 Gunston tuck point stoop, 3101 Valley patch step with sika, 1617/19 Ripon Place patch with sika, 1621 Ripon patch step with sika, [illegible] |
| | | | **$7,130.00** | | | |
| 1.054 | 9114.210 | Bld Wood Trim | $1,525.00 | 1332 | Dynasty | building 729 replace 2 columns and repair header |
| | | | $425.00 | 1352 | Dynasty | 3359 MC replace crown trim |
| | | | $1,640.00 | 94295 | Palmer | Replace and paint trim building 112 |
| | | | **$3,590.00** | | | |
| 1.060 | 9901.008 | PEX Domestic Water Piping | $10,185.00 | 866-5703 | E&G | Pex Install building 703 |
| | | | $10,185.00 | 866-5705 | E&G | Pex Install building 705 |
| | | | $12,765.00 | 866-9306 | E&G | Pex Install building 306 |
| | | | $8,445.00 | 866-8223 | E&G | Lateral between 713-715 excavate 3'x160' install 160' 1 1/4 poly cold water line |
| | | | **$41,580.00** | | | |
| 1.069 | 9901.010 | Sewer Drain Installations | $5,445.00 | 866-8930 | E&G | Building 930-932 install 60' of 6" and 20' of 4" sch 40 pvc sewer line |
| | | | $5,445.00 | 866-8228 | E&G | Building 228 install 80' of 4" sch 40 pvc sewer line in crawlspace |
| | | | $5,445.00 | 866-8942 | E&G | Building 942 install 80' of 4" sch 40 pvc sewer line in crawlspace |
| | | | $5,445.00 | 866-9942 | E&G | Building 942/1611 60' of scd 40 pvv 4" sewer line exterior under patio |
| | | | **$21,780.00** | | | |

# November 2019 Reserve Expenditures

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|---|---|---|---|---|---|---|
| 1.070 | 9901.008 | Storm Sewer | $6,445.00 | 866-8944 | E&G | 942-944 110' of 6" sch 4" pvc and (1) 18x18 drain box |
| | | | **$6,445.00** | | | |
| | | | | | | |
| 1.075 | 9901.008 | Water Heaters | $27,737.74 | S024363324.001 | Hajoca Corp | 3 new 100 gallon 199M BTU NAT COM Water Heaters |
| | | | **$27,737.74** | | | |
| | | | | | | |
| 1.079 | 9901.008 | Hydrants | $1,695.00 | 866-9215 | E&G | Woodford Hydrant building 215 FRONT 3332 REAR 3334 |
| | | | $1,695.00 | 866-9310 | E&G | Woodford Hydrant building 310 3442 front 3440 rear |
| | | | **$3,390.00** | | | |

## November 2019 Reserve Expenditures

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| 6.012 | 9901.011 | Pavement Repairs | $1,500.00 | 26405 | Brothers | Striping cul-de-sacs on Martha Custis |
| | | | **$1,500.00** | | | |
| | | | | | | |
| 6.021 | 9901.011 | Sidewalk Repairs | $3,341.50 | 2019-239 | Almo | 3340 MC 8X4 sidewalk, 3334-36 MC 29 x 3.5 sidewalk, 3338-40 MC 26x3.5 sidewalk |
| | | | $2,945.00 | 2019-247 | Almo | 3300 MC flagstone walk repairs |
| | | | | 2019-249 | Almo | 1623 Fitzgerald replace 3x2.5 sidewalk in front of stoop |
| | | | **$6,286.50** | | | |
| | | | | | | |
| 6.033 | 9901.98 | Landscape Upgrades | $4,800.00 | 2019-215 | Almo | Brick wall install 112/3111 Valley Drive |
| | | | $3,600.00 | 10047008 | CLS | Landscape Installation 3248 Valley Drive turf upper courtyard |
| | | | $4,745.00 | 10047779 | CLS | Landscape Installation final planting section 2 Quaker Lane |
| | | | **$13,145.00** | | | |
| | | | | | | |
| | | **Total reserve expenses** | **$425,011.57** | | | |