

April 2020

MAINTENANCE MANAGEMENT REPORT



Monthly Contractor Work Calendar AA

April 2020

NORTHERN VA. ROOFING

No Report

INDUSTRIAL DISPOSAL SERVICE Maint. Yard

Ongoing: Trash and brush dumpster removal services continue at the Maintenance Yard

E & G LLC

Building 923/3519: Waterproofing, Building 835-837: Storm drain install, Building 835/1619-1623: Waterproofing, Building 835/1625-1629: Waterproofing

CAPITOL TRASH SERVICE

Ongoing: Property wide residential door to door trash removal.

ALMO CONSTRUCTION

Building 544/3715: Tuckpoint, Building 517/1244: Tuck point. Building 201: Sidewalk repair, Building 929/3461: Retainer wall, Building 915/1636: Tuckpoint,

WASTE MANAGEMENT

Ongoing: Recycle collections continue to be very successful...currently dumping 8 yd. containers twice weekly, brush and metal on as needed basis.

PROJECT STATUS REPORT
Management

BB

Plumbing Crew	Upgrading water heaters, pulling DHW lines, cleaning sewer lines/storm drains, replacing exterior faucets, repairing/replacing broken water lines, doing crawlspace inspections, sealing plumbing chases, sump pump checks, boiler room inspections, drainage work and follow up repairs from ongoing inspections.
Landscape Crew	Re-landscaping for drainage correction, etc. Inspecting and cleaning of grounds, cutting, cleaning pruning, planting. 1 new employee
Painting Crew	Performing plaster repairs/painting, attic inspections for separated ceilings, paint failure, water intrusion, settlement issues and etc.
Exterior Crew	Fully staffed, doing attic inspections as needed, squirrel tickets, masonry repointing, concrete and exterior repairs.
Carpenter Crew	Fully staffed, doing repairs throughout the property as identified and authorized. attic inspections ongoing
Cleaning Crew	Fully staffed. Working toward higher quality of cleanliness and awareness, weekly inspections being performed. Also cleaning storage areas and checking lig
Supply	Fully staffed, tracking and procurement of inventory and tools.
Other	Continued property wide limb pickup and drain checks as needed. Attic inspections
Building	Site wide settlement survey has identified critical and priority buildings which are being prioritized. Several building being on watch list, approved work con
Contractors	Contractors continue to work on property as needs are identified and work is authorized.
Emergency Duty	Fully staffed.
April, 2020 mgt	

May 2020

Anniversaries- N/A

Annual Asbestos Pulmonary exams as required

Completed

Annual respirator fit testing for all asbestos trained employees

Completed

Do yearly employee evaluations

Ongoing

Carpentry replacements Property Wide

Ongoing

Yearly inspections of Association rental units

Underway

Eye Wash Station Flushed-Quarterly

Underway

Fiscal Year ends (FY20), May 31

Gas Odorant Inspection

Completed

Gas Operator Qualification Training 2020 (req'd ea 2 yrs)

Being scheduled

Gutter cleaning

Completed

Management Report

Completed

Newsletter

Completed

Painting Ward 5- Supervise contracted

Ongoing

Painting non contracted Ward 5

Ongoing

Painting Sandbrick (resume **2016-2019** ea 8 yrs next cycle) **2024-2027**

Pools prep work underway, furniture set out & pools opened

Underway

Sanitary sewers in crawlspaces hydrojetted

Ongoing

Sill Cocks Replacements- freezeless wall hydrants

Ongoing

Storm Drain Program continues

Ongoing

SEALED PIPE CHASES

updated 04/29/20

N

STREET ADDRESS LEGEND

- | | |
|----------------------------|--------------------------|
| B.D. • BEVERLEY DRIVE | M.E. • MOUNT EAGLE PLACE |
| C.L. • CORYELL LANE | P.R. • PRESTON ROAD |
| F.L. • FITZGERALD LANE | Q.L. • QUAKER LANE |
| G.P. • GREENWAY PLACE | R.A. • RAVENSWORTH PLACE |
| G.R. • GUNSTON ROAD | R.I. • RIPON PLACE |
| H.L. • HOLMES LANE | V.D. • VALLEY DRIVE |
| L.F. • LYONS LANE | W.R. • WELLINGTON ROAD |
| M.C. • MARTHA CUSTIS DRIVE | |

