

Exterior Trim Proposals Resolution Worksheet

Date: July 15, 2020

Suggested Motion:

“I move to approve _____ to replace all exterior fascia, gables vents and gutter guards on the buildings in the 100’s”.

2nd:

Summary: Exterior Trim Spreadsheet is attached with five contractor bids.
Management wishes to continue with Dynasty.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Maria Wildes				
James Konkel				
Dave Bush				
Nicholas Soto				
Robin Woods				
Jeff Lisanick				

Parkfairfax Condominium

A Historic District
Unit Owners Association

3360 Gunston Road • Alexandria, VA 22302-2133

June 8, 2020

Request for Proposals: Exterior Composite Trim Replacements
Installation of Pine Guard Gutter Guards

Parkfairfax consists of 1684 units in 285 buildings. The buildings are brick and masonry construction with all wood exterior trim. The property is broken down by wards. This will be a 3-year contract completed in 2 phases yearly beginning in July of 2020 and ending in June of 2023. Work will be scheduled summer to fall and spring annually. Attached please find our specifications, instructions and bid documents.

We will be holding mandatory individual site meetings on Monday June the 8th at 10:00am, 11:00am 12:00pm and 2:00pm at our main office located at 3360 Gunston Road, Alexandria. Final bids will be due by COB on Monday June the 22nd. Contract award will be done in July with a start date of August 1st, 2020. Please submit one copy via email to the addresses below and (2) hard copies via mail to the above address.

For any other inquiries, please do not hesitate to contact me directly:

mmiller@parkfairfax.info phone: 703.998.6315

Regards,

Mark Miller, cmca®, ams®
General Manager
Parkfairfax Unit Owners Association

PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION

EXHIBIT ONE

**SCOPE OF WORK
FOR
EXTERIOR FASCIA/RAKE/GABLE REPLACEMENT
PINE GUARD INSTALLATION**

- *Ensure that 6 mil polyethylene be placed on all plantings and grounds adjacent to building*
 - *Removal of existing 3-piece trim board (Frieze board, crown molding and bottom molding)*
 - *Remove of rake boards*
 - *Removal of gable ends*
 - *Dispose of all wood components properly offsite. (may contain lead paint)*
 - *Re-install new composite 3-piece trim board (Frieze board, crown molding and bottom molding provided by Parkfairfax)*
 - *Re-install rake boards (To be provided by Parkfairfax)*
 - *Re-install standard gable ends (To be provided by Parkfairfax)*
 - *Contractor to fabricate both large and smaller custom gable ends on site (included in pricing)*
 - *Caulk all nail points, seams, and joints with GE Silicone II (WHITE)*
 - *Contact management if any issues are discovered (i.e.: damaged brick/mortar/wood rotted/gutters or downspouts)*
 - *Wipe all dirt or hand prints off with non-toxic cleaner*
 - *Remove old foam gutter filter*
 - *Clean Gutters*
 - *Install new 5" stainless steel Pine Guard Gutter Guards*
 - *Ensure work site is left clean and debris are removed daily.*
 - *Police grounds for any paint chips as needed.*
-
- *Provide alternate pricing to include all materials*

COMPOSITE TRIM SPECS

WOLF PRODUCTS

Rake 1x6x18

Rake 1x8x18

Fascia 1x12x18

Trim 5/4x12x18

Crown 3 5/8

Rams Crown

Shingle Molding

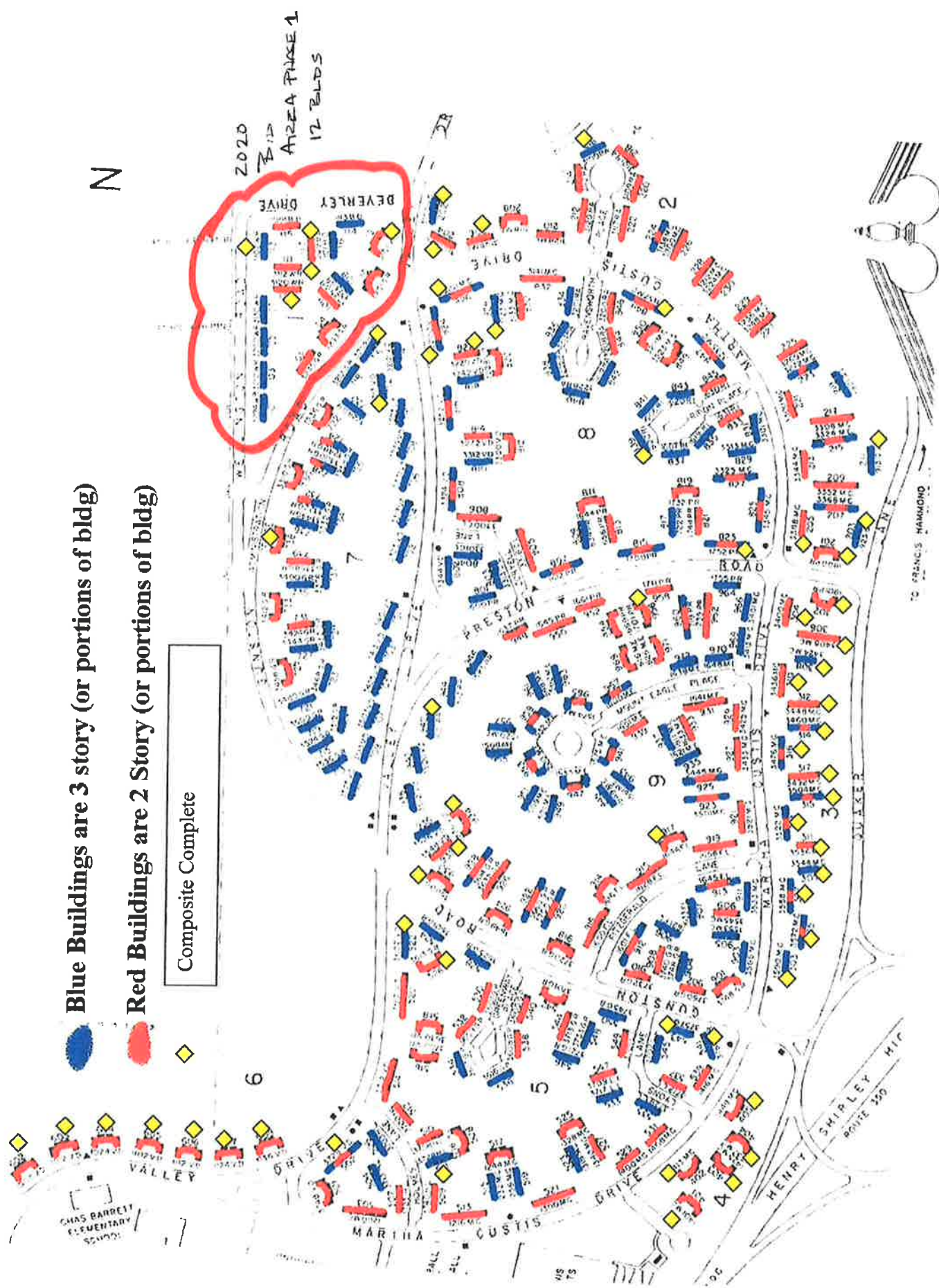
Pine Guard 5" stainless gutter guards

bld	address	type
101	3224 Wellington Road	BB-7
103	3212 Wellington Road	BB-8
105	3200 Wellington Road	BB-7
107	3130 Wellington Road	BB-7
115	1001 Beverly Road	BB-7
116	1101 Beverly Road	BB-7
114	1113 Beverly Road	BB-7
110	3201 Gunston Road	AC-17
108	3213 Gunston Road	BB-7
106	3225 Gunston Road	B-14
104	3233 Gunston Road	AC-17
102	3245 Gunston Road	B-15

Building Dimensions by Bldg Type

ABC 18		89.2	BB 9
ABC 19		89	BB 10
ABC 21		89.2	BB 11
ABC 22		89.15	B BB 12
ABC 17		89.15	B BB 13
ABC 20		148.4	C 1
B 14		148.4	CC 2
B 15		111.7	CCD 4
B 16		75	CCE 6
BB 7		111.7	CD 3
BB 3		75	CE 5

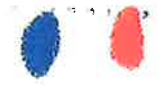
ALL MEASUREMENTS ARE IN FEET



Blue Buildings are 3 story (or portions of bldg)

Red Buildings are 2 Story (or portions of bldg)

Composite Complete



FY21 Composite Trim RFP

Building #	Address	Type	Dynasty	Windows Plus
101	3224 Wellington Road	BB-7	\$ 7,000	\$ 10,397
103	3212 Wellington Road	BB-8	\$ 7,000	\$ 9,985
105	3200 Wellington Road	BB-7	\$ 7,000	\$ 10,397
107	3130 Wellington Road	BB-7	\$ 7,000	\$ 10,397
115	1001 Beverly Road	B-16	\$ 7,000	\$ 10,771
116	1101 Beverly Road	BB-7	\$ 7,000	\$ 10,397
114	1113 Beverly Road	BB-7	\$ 7,000	\$ 10,397
110	3201 Gunston Road	AC-17	\$ 8,525	\$ 15,109
108	3213 Gunston Road	BB-7	\$ 7,000	\$ 10,397
106	3225 Gunston Road	B-14	\$ 7,000	\$ 10,771
104	3233 Gunston Road	AC-17	\$ 8,525	\$ 15,109
102	3245 Gunston Road	B-15	\$ 7,000	\$ 10,397
			\$ 87,050	\$ 134,524
Materials Provided by PKFX				
		per bld	#	
	AC-17	\$4,354	2	\$ 8,708
	B Types	\$2,448	10	\$ 24,480
Gutter Guards				
	AC-17	\$708	2	\$ 1,416
	B Types	\$496	10	\$ 4,956
Grand Totals (12 buildings phase 1)			\$ 126,610	\$ 174,084

FY21 Composite Trim RFP

Exterior

Medics	Minkoff	Ruff Roofers
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 11,250	\$ 12,360	\$ 24,435.00
\$ 135,000	\$ 148,320	\$ 293,220.00
\$ 8,708	\$ 8,708	\$ 8,708
\$ 24,480	\$ 24,480	\$ 24,480
\$ 1,416	\$ 1,416	\$ 1,416
\$ 4,956	\$ 4,956	\$ 4,956
\$ 174,560	\$ 187,880	\$ 332,780



Dynasty Community Services

Dynasty Community Services LLC
P.O. Box 22
Ashburn, VA 20146
703-651-6438
info@DynastyCommunityServices.com
www.DynastyCommunityServices.com

Parkfairfax Condominiums UOA

July 7, 2020

Parkfairfax Condominiums UOA
Attn: Mark Miller
3360 Gunston Rd.
Alexandria, VA 22302

Description and Scope of Work: **Fascia & Gable Replacement Proposal**

DCS Proposes the following Scope:

Gutter Guard Installation:

- Install gutter guards provided by Parkfairfax
- DCS provides all gutter screws used during installation
- Clean and remove all job-related debris

Total Gutter Guard Installation: \$3.50 per linear foot

Foam Guard Removal:

- Remove foam guards and debris from gutters before gutter guard install
- Apply tarps below to catch debris
- Clean and remove all job-related debris

Total for debris cleaning:

Type A Buildings: \$275

Type B & C Buildings: \$225

Please note that any changes orders to the work proposed due to items discovered during demolition will be communicated to owner and agreed upon before work commences.

Submitted by: Martin 6/8/20 Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater.

Signature _____

Date _____

TERMS AND CONDITIONS

PAYMENT SCHEDULE:

- ***1/2 deposit due at acceptance of proposal***
- ***Final 1/2 due at job completion***

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather; strikes or any other acts not controlled by Dynasty Community Services LLC.

Dynasty Community Services LLC performs all work under the guidelines of the Commonwealth of Virginia and the City of Alexandria. Dynasty Community Services abides by local laws and jurisdictions and complies with all applicable permit requirements of the City of Alexandria. If permits are required to be pulled, then the cost for those permits are the responsibility of Parkfairfax Condominiums UOA.

Dynasty Community Services LLC is not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If Dynasty Community Services LLC, assumes responsibility an opportunity must be provided for contractor to correct the damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Private utility markings are the responsibility of the owner or owner representative for the proposed areas of work. If private markings are not performed, Dynasty Community Services LLC ("Contractor") will not be responsible for any wiring, piping, conduit, sprinkler lines, sprinkler heads or any other unknown conditions that are within or below the proposed areas of work not marked by the "private" marking company. Dynasty Community Services LLC ("Contractor") will take every precaution to avoid damaging underground lines but cannot assume any responsibility for any damage.

Dynasty Community Services LLC ("Contractor") is proud to provide a One Year Limited Workmanship Warranty, guaranteeing the quality of workmanship that we provide to our valued customers ("Client").

For a period of twelve (12) months from the completion date of the work performed pursuant to the contract, Dynasty Community Services LLC warrants against the workmanship of the installation the work proposed.

For this warranty to be valid, Client must (1) pay the full contract price as outlined in Client's original contract; (2) retain a copy of the contract; (3) make the property accessible to Contractor, Contractor's employees, etc. to perform the repairs.

In addition, a notice of claim under this Warranty must be promptly given to the office of Contractor within sixty (60) days after any Warranted Condition has occurred. This notice must contain a copy of this warranty and a description of the claim. If, after inspection, Contractor has determined a Warranted Condition has occurred, Contractor will supply, free of charge, repair of the damaged area per specifications and the labor to remedy the claim. The remaining warranty will continue in effect.

This warranty does not cover damages to or failure of the products caused by the following: structural defects, failure or settlement; improper drainage (standing water); fire, explosion, chemicals, fumes or vapors; and damage or defects caused in whole or in part by reason of acts of God, flood, extreme weather conditions, vandalism, negligence, or any other similar causes beyond the control of Contractor.

Repairs under this warranty will be performed only on the specific areas where verified damage has occurred. This Warranty is not transferable and may not be assigned, and may not be modified unless in writing, signed by and authorized representative of Contractor. This Warranty is applicable only to Parkfairfax Condominiums UOA.

Final payment and receipt of this warranty acknowledges that all work has been completed and Contractor is not responsible for any additional work or touch ups.

CONTRACTOR SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM BREACH OF THIS WARRANTY.



Dynasty Community Services

Dynasty Community Services LLC
P.O. Box 22
Ashburn, VA 20146
703-651-6438
info@DynastyCommunityServices.com
www.DynastyCommunityServices.com

Parkfairfax Condominiums UOA

June 8, 2020

Parkfairfax Condominiums UOA
Attn: Mark Miller
3360 Gunston Rd.
Alexandria, VA 22302

Description and Scope of Work: **Fascia & Gable Replacement Proposal**

DCS Proposes the following Scope:

- Ensure that 6 mil polyethylene be placed on all plantings and grounds adjacent to building
- Removal of existing 3-piece trim board (Frieze board, crown molding and bottom molding)
- Remove of rake boards
- Removal of gable ends
- Dispose of all wood components properly.
- Re-install new composite 3-piece trim board (Frieze board, crown molding and bottom molding provided by Parkfairfax)
- Re-install rake boards (To be provided by Parkfairfax)
- Re-install standard gable ends (To be provided by Parkfairfax)
- Contractor to fabricate both large and smaller custom gable ends on site (included in pricing)
- Caulk all nail points, seams, and joints with GE Silicone II (WHITE)
- Contact management if any issues are discovered (i.e.: damaged brick/mortar/wood rotted/gutters or downspouts)
- Wipe all dirt or hand prints off with non-toxic cleaner
- Ensure work site is left clean and debris are removed daily.
- Police grounds for any paint chips as needed.

DCS Prices Below: Add \$300 to 3-story buildings (as referenced as blue buildings on attached site plat)

Building Type: B (B14, B15, B16, BB7, BB8, BB9, BB10, BB11, BB12, BB13, CCE6, CE5)

Labor Only: \$6,000.00

Building Type: C (C1)

Labor Only: \$6,500.00

Building Type: A (AC/ABC18, ABC19, ABC21, ABC22, ABC17, ABC20, CC2, CD3, CCD-4 and all similar with 4 or more gables)

Labor Only: \$7,200.00

Material Cost:

- If DCS has to order materials from Lansing Building Supply, Parkfairfax will reimburse DCS for the materials ordered as billed by Lansing.
- If materials from Lansing cannot be delivered to Parkfairfax then a \$150 delivery surcharge will apply
- DCS will quantify materials as needed and send the deposit invoice to be paid before work commences
- Cost Adjustments will be tracked and applied at the end of job
- Gables will be fabricated as needed (gable materials paid for by Parkfairfax)

Please note that any changes orders to the work proposed due to items discovered during demolition will be communicated to owner and agreed upon before work commences.

Submitted by: Martin 6/8/20 Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater.

Signature _____

Date _____

TERMS AND CONDITIONS

PAYMENT SCHEDULE:

- ***1/3 deposit due at acceptance of proposal***
- ***1/3 progress payment due at commencement of work***
- ***Final 1/3 due at job completion***

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather; strikes or any other acts not controlled by Dynasty Community Services LLC.

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In addition, a notice of claim under this Warranty must be promptly given to the office of Contractor within sixty (60) days after any Warranted Condition has occurred. This notice must contain a copy of this warranty and a description of the claim. If, after inspection, Contractor has determined a Warranted Condition has occurred, Contractor will supply, free of charge, repair of the damaged area per specifications and the labor to remedy the claim. The remaining warranty will continue in effect.

This warranty does not cover damages to or failure of the products caused by the following: structural defects, failure or settlement; improper drainage (standing water); fire, explosion, chemicals, fumes or vapors; and damage or defects caused in whole or in part by reason of acts of God, flood, extreme weather conditions, vandalism, negligence, or any other similar causes beyond the control of Contractor.

Repairs under this warranty will be performed only on the specific areas where verified damage has occurred. This Warranty is not transferable and may not be assigned, and may not be modified unless in writing, signed by and authorized representative of Contractor. This Warranty is applicable only to Parkfairfax Condominiums UOA.

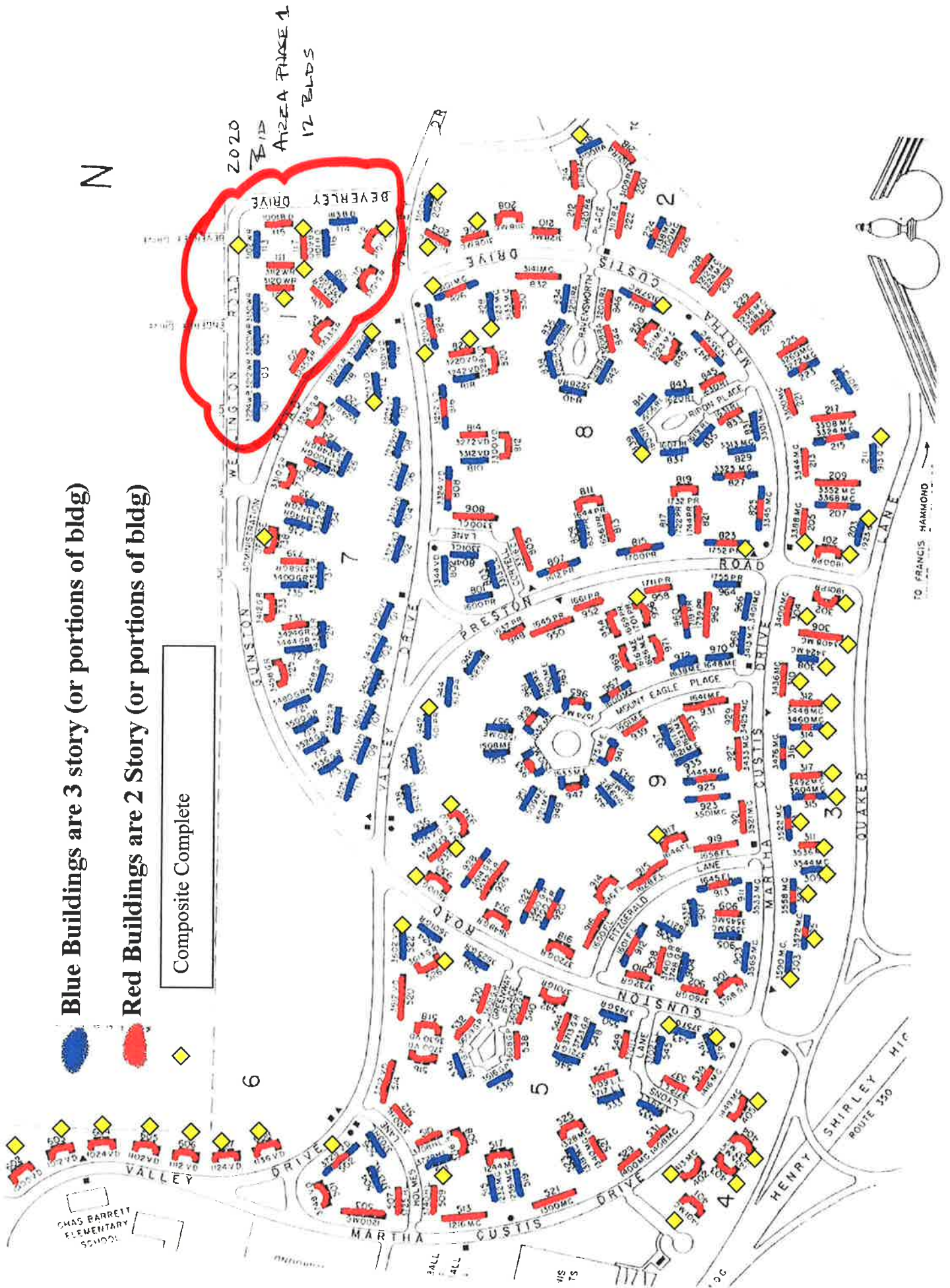
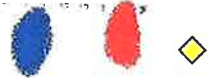
Final payment and receipt of this warranty acknowledges that all work has been completed and Contractor is not responsible for any additional work or touch ups.

CONTRACTOR SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM BREACH OF THIS WARRANTY.

Blue Buildings are 3 story (or portions of bldg)

Red Buildings are 2 Story (or portions of bldg)

Composite Complete





Exterior Medics

**Parkfairfax Condominium
Unit Owners Association**

Exterior Refurbishment Project Details



Community Refurbishment Proposal

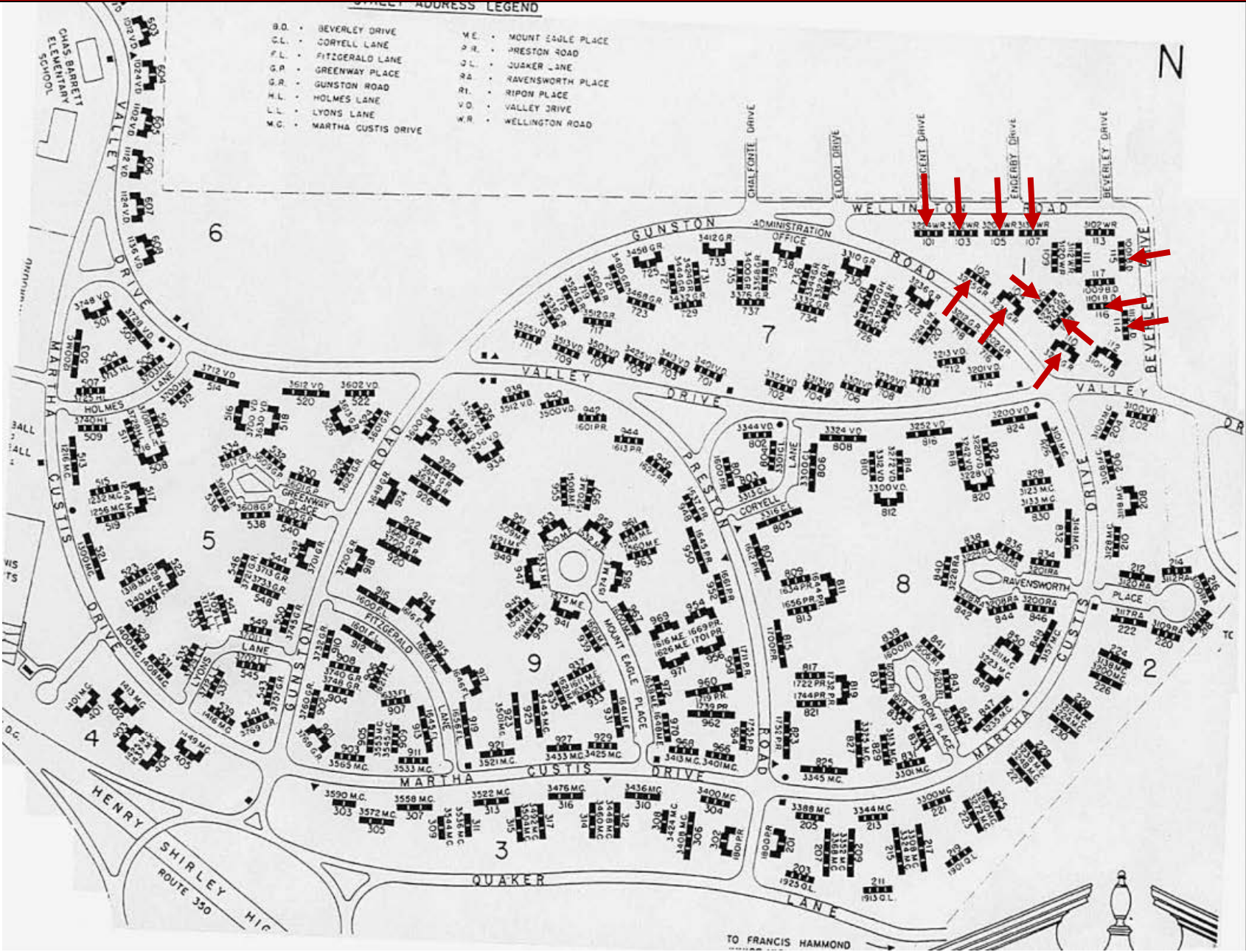
Customer(s) Name	Date Submitted
Parkfairfax Condominium Unit Owner Association	June 22, 2020
Customer(s) Job Location Street Address	Customer(s) Billing Street Address (If different from job)
Phase 1- Selected units on Wellington Road, Beverly Road and Gunston Road	Barkan Management Company 8229 Boone Blvd Suite 885
Customer(s) Job Location City, State, and Zip Code	Customer(s) Billing City, State, and Zip Code
Alexandria, VA 22302	Tysons, VA 22182
Contact Number	E-mail address
C/O Mark Miller 703.998.6315	MMiller@parkfairfax.info

7540 Accotink Park Road, Springfield, VA 22150 VA Class A License # 2705 121264

Tel: (703) 942-6553 Fax: (703) 942-6554 Contact: EMSupport@exteriormedics.com

www.exteriormedics.com

Overview of Locations



Building Refurbishment Specifications

All work will be performed in accordance with State and Local Building Codes, OSHA regulations and abiding by the specifications and guidelines of the manufacturer.

Pre-Construction Walk-Through:

- ✚ Complete overview of project with foreman assigned.
- ✚ Job foreman will oversee crew throughout the project.

Job Site Preparation:

- ✚ Evaluate premises for optimal landscaping protection.
- ✚ Lay tarps over the ground that surrounds the work zone to ensure proper protection of property.
- ✚ Outline perimeter for safety reasons with yellow caution tape and bright orange cones.
- ✚ Secure all ladders to the roof with rubber bungee cords.
- ✚ Designate debris removal location and ensure all crew members are aware of this location.

Communication Details:

- ✚ The Exterior Medics team has an extensive "tool set" of communication methods. From a department dedicated to multi-family projects, posting community door to door notices, a project website and even text messages. We go above and beyond to ensure all the residents are apprised of the project schedules. Our goal is to keep everyone informed and make the property manager's life a little easier!

Specifications Continued ↗

Building Refurbishment Details:

- ✚ Remove the existing wood 3-piece trim boards, rake boards and gable ends of each of the selected buildings.
- ✚ Install new composite 3-piece trim boards, rake boards and gable end on each of the selected buildings. The crew will fabricate and install the custom gables while onsite.
- ✚ Replace all caulk associated with surfaces and features included in the trim replacement project with GE Silicone II.
- ✚ While the team completes this portion of the project, we will inspect the surrounding components of the building. We will notify the property manager of any areas of deficiencies and associated repair costs.

✚ **Important note: The price of this refurbishment project was determined on the basis that all material is to be provided by the Parkfairfax Unit Owners Association.**

Clean-up & Debris Control:

- ✚ Clean premises; haul away all job-related debris.

Final Inspection

- ✚ Job foreman will inspect the entire job after completion to ensure all work is performed according to contract.



Gutter Guard Installation Specifications

All work will be performed in accordance with State and Local Building Codes, abiding by the specifications and guidelines.

Pre-Construction Walk-Thru:

- ✚ Review project with foreman assigned to job.
- ✚ Job foreman will oversee crew throughout the completion.
- ✚ Job foreman will direct homeowners as needed, establish and monitor safety measures during the job.

Job Site Preparation:

- ✚ Secure all ladders to the roof with rubber bungee cords.
- ✚ Designate debris removal location and ensure all crew members are aware of this location.

Gutter & Downspout Cleaning/Repairs:

- ✚ Remove all debris from gutter and downspout outlet and discard into a bag provided by Exterior Medics.
- ✚ Ensure gutters and downspouts are secured to the exterior of the building.
- ✚ Ensure downspouts are clear at discharge end.
- ✚ Install new 5" stainless steel Pine Guard Gutter Guards to improve the overall gutter and downspout system. Gutter guards are to be provided by the association.

Specifications Continued ↗

Clean-up & Debris Control:

- ✚ Continually clean premises throughout the day; haul away all job-related debris.

Final Inspection:

- ✚ Job foreman will inspect the entire job after completion to ensure all work is performed according to the specifications.

Areas Included:

- ✚ 12 Buildings within the community. (Please see map on page 2).

Timeline Details:

- ✚ Project will be completed in conjunction as the trim replacement project. Once all trim is installed gutter cleaning and gutter guard installation will be completed.

✚ Important note: The price of this refurbishment project was determined on the basis that *all material is to be provided by the Parkfairfax Unit Owners Association.*



Project Summary

COST PER BUILDING	\$11,250.00
TOTAL COST FOR PHASE 1	\$135,000.00
1/3 REQUESTED DEPOSIT	\$45,000.00
BALANCE DUE ON COMPLETION	\$90,000.00

Project will be completed between _____ and _____. (Unless otherwise noted)

The Buyer(s) agrees to the specifications and pricing as listed above. The Buyer(s) hereby acknowledge receipt of Detailed Specifications for each Trade, Notice of Cancellation, and a copy of the pamphlet, "Protect Your Family from Lead in Your Home," informing Buyer(s) of the potential risk of lead hazard exposure from renovation. Buyer(s) received all information on the date of this Agreement, before the work began.

It is agreed and understood by and between the parties that this Agreement and any specification sheets and amendments, constitute the entire understanding between parties, and there are no verbal understandings changing or modifying any terms of this Agreement.

Please initial each page to ACCEPT this proposal as a contract to perform THE WORK AS SPECIFIED. If unserviceable deck material is found, the following charges apply: 1/2" CDX replacement \$75.00 per sheet, 1/2" FRT replacement \$98.00 per sheet, 1x6 & 1x8 Plank Decking replacement per linear foot \$5.50, 1x10 & 1x12 Plank Decking replacement per linear foot \$6.50, 1x6 & 1x8 Fascia Board replacement \$7.50 per linear foot, 1x10 & 1x12 Fascia Board replacement \$8.50 per linear foot, carpentry and structural work uncovered during the repair and not listed above will be priced and agreed upon prior to moving forward with the project. Hourly carpentry is priced at \$75.00 per man, per hour, not including the price for materials.

Buyer(s) hereby acknowledge that they have read this Agreement and have received a completed, signed and dated copy of this Agreement.

Buyer Signature: _____

Date: _____

Approved by Exterior Medics, Inc. _____

Date: _____



Class A License #2705 121264 www.exteriormedics.com



Minkoff Company, Inc.

11716 Baltimore Avenue
Beltsville, MD 20705-1850

Client: Parkfairfax Condominium
Property: Wellington Road, Gunston Road & Beverly Road
Arlington, VA 22302

Business: (703) 998-6315
Cellular: (203) 909-0599

Operator: KKOEBLER

Estimator: Perdue, Scott
Position: Estimator
Company: Minkoff Company, Inc.
Business: 8466-A Tyco Road
Vienna, VA 22182

Business: (703) 802-8711 x 301
E-mail: sperdue@minkoff.com

Type of Estimate: Rehab
Date Entered: 6/8/2020 Date Assigned:

Price List: VAAR8X_JUN20A
Labor Efficiency: Restoration/Service/Remodel
Estimate: SP18015-AP

Qualifications & Clarifications

1. The attached Estimate, proposal or supporting document, each, unless specifically stated, collectively hereinafter referred to as "submittal," relates to the repair of property deemed necessary due to damaged by fire, water, storm or other causes. The repairs are generally intended, unless otherwise stated, to restore the property using labor and materials of like kind and quality.
2. Unless otherwise stated, this submittal is based solely on visible observations and no invasive or non-invasive forensic testing has been performed. Any unforeseen or hidden damage is expressly excluded from this estimate.
3. Unless otherwise stated, this submittal represents an opinion regarding a scope of work resulting from a physical inspection at a specific point in time. The submittal may be rendered insufficient or incorrect by the passage of time, obsolescence of product, the inability to match and or repair a non-current product, the progression of rust or corrosion, the infiltration of moisture, and or the progression of mold or other microbial growth.
4. Any work required by any governmental official or entity, whether or not required by building, electrical, fire or other codes or regulations, are, unless specifically stated otherwise, not included in this submittal. Minkoff will make best efforts to notify owner and insurance carrier of any such required work, and to provide for a supplemental submittal for such work.
5. Unless otherwise stated, this submittal does not include remediation for mold, asbestos, lead paint, or other environmental requirements. Minkoff will make best efforts to notify owner and insurance carrier of any such required work, and to provide for a supplemental submittal for such work.
6. Unless otherwise stated, no detailed product studies, cut sheets or customer selection processes have been performed in the preparation of this submittal. The submittal contains reasonable and normal allowances for observed materials and processes. Products with hidden value or unknown uniqueness of specification may require allowances not included in this submittal.
7. Unless otherwise stated, this submittal does not preclude Minkoff from self performing any designated scope of work.
8. Within any given Estimate or supporting documentation, provided with, or subsequent to an Estimate, any unit prices and line item prices or other priced items or submittals are not intended as a representation of actual costs, and do not constitute a representation or obligation to owner or insurance carrier that they are contractor's cost for performing unit prices and line item prices or other priced items or submittals.



Minkoff Company, Inc.

11716 Baltimore Avenue
Beltsville, MD 20705-1850

SP18015-AP

Exterior Repairs

Exterior Repairs

DESCRIPTION	QTY
SCOPE OF WORK FOR EXTERIOR FASCIA/RAKE/GABLE REPLACEMENT W/PINE GUARD GUTTER REPLACEMENT	

Wellington Road

Wellington Road

DESCRIPTION	QTY
6 mil polyethylene be placed on all plantings and grounds adjacent to building Remove existing 3-piece trim board (Frieze board, crown molding and bottom molding) Remove rake boards and gable ends Re-install new composite 3-piece trim board Re-install rake and gable ends (All new materials to be provided by Park Fairfax) Remove foam gutter filter Clean gutters Install new 5' stainless steel Pine Guard Gutter Guards (Contractor supplied) Caulk GE Silicone II (White)	

3224 / BB-7, 3212 / BB-8, 3200 / BB-7 3130 / BB-7

DESCRIPTION	QTY
1. Carpenter - General Framing - Labor	4.00 EA

Beverly Road

Beverly Road

DESCRIPTION	QTY
6 mil polyethylene be placed on all plantings and grounds adjacent to building Remove existing 3-piece trim board (Frieze board, crown molding and bottom molding) Remove rake boards and gable ends Re-install new composite 3-piece trim board Re-install rake and gable ends (All new materials to be provided by Park Fairfax) Remove foam gutter filter Clean gutters Install new 5' stainless steel Pine Guard Gutter Guards (Contractor supplied) Caulk GE Silicone II (White)	

**Minkoff Company, Inc.**

11716 Baltimore Avenue
Beltsville, MD 20705-1850

1001 / BB-7, 1101 / BB-7, 1113 / BB-7

DESCRIPTION	QTY
2. Carpenter - General Frammer - Labor	3.00 EA

Gunston Road**Gunston Road**

DESCRIPTION	QTY
6 mil polyethylene be placed on all plantings and grounds adjacent to building Remove existing 3-piece trim board (Frieze board, crown molding and bottom molding) Remove rake boards and gable ends Re-install new composite 3-piece trim board Re-install rake and gable ends (All new materials to be provided by Park Fairfax) Remove foam gutter filter Clean gutters Install new 5' stainless steel Pine Guard Gutter Guards (Contractor supplied) Caulk GE Silicone II (White)	

3201 / AC-17, 3213 / BB-7, 3225 / B-14

DESCRIPTION	QTY
3. Carpenter - General Frammer - Labor	5.00 EA

3233 / AC-17, 3245 / B-15

DESCRIPTION	QTY
4. Carpenter - General Frammer - Labor [INCLUDED]	1.00 EA

GC

DESCRIPTION	QTY
5. Project Management	1.00 UN
6. 6 mil protection, Daily for job duration	1.00 UN
7. Boom lift - 30'-45' reach (as needed)	1.00 UN
8. Temporary toilet	1.00 EA
9. General clean - up - Trash removal and landfill	1.00 UN
Ensure work site is left clean and debris are removed daily	

Grand Total

\$123,615.82



Minkoff Company, Inc.

11716 Baltimore Avenue
Beltsville, MD 20705-1850

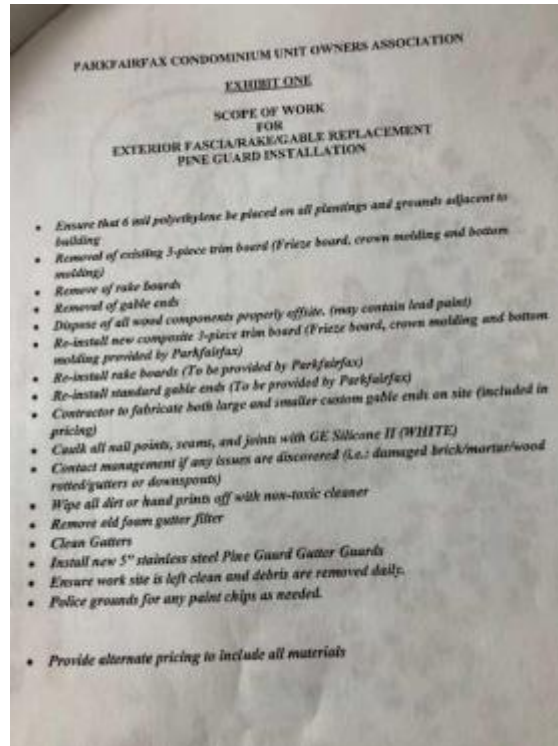
Perdue, Scott
Estimator



Minkoff Company, Inc.

11716 Baltimore Avenue
Beltsville, MD 20705-1850

- 1 1-IMG_1340
Date Taken: 6/11/2020



- 2 2-IMG_1338
Date Taken: 6/11/2020



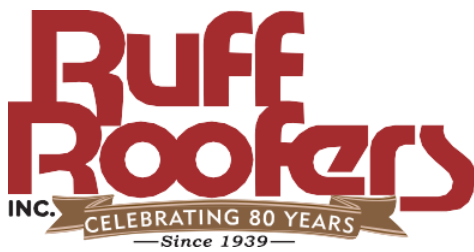


Minkoff Company, Inc.

11716 Baltimore Avenue
Beltsville, MD 20705-1850

3 3-IMG_1339
Date Taken: 6/11/2020





Parkfairfax Condominium
3360 Gunston Road
Alexandria, VA 22302

June 30, 2020

(703) 998-6315

Attn: Mark Miller - mmiller@parkfairfax.info
Re: Trim Replacement
File: 34125

Mr. Miller,

Thank you for contacting Ruff Roofers regarding the roofing needs at the above location. Please see budget pricing below based upon current progress drawings.

Exterior Trim Replacement Scope.
(material provided by owner)

1. Mobilize and set up access as needed to access [12] buildings.
2. Inspect any exposed substrates. Any deteriorated substrates to be replaced on a time and material basis.
3. Remove and dispose of existing 3-piece eave trim boards, rake board, & gable louvers.
4. Install new PVC composite 3-piece eave trim, rake trim, and gable louvers. Secured to existing sub-framing with stainless steel trim fastener screws.
5. Remove any existing gutter protection removing any organic debris as needed,
6. Install new stainless-steel pine gutter guards at existing 5" K-style gutters.
7. Properly seal any fasteners openings, seams, and joints with new white polyurethane sealant accordingly.
8. Clean and remove all debris associated with above scope of work.

Furnish all equipment, and labor necessary to complete above scope: \$ 293,224.00

Exclusions: Wood blocking, tile roofing, masonry, windows, siding, framing, wall sheathing, permits, HVAC, electrical, interior protection, and any other work not specified.

Respectfully,
Nicholas Yewell
nyewell@ruffroofers.com

RESIDENTIAL • INDUSTRIAL • COMMERCIAL • INSTITUTIONAL ROOFING & SIDING • SHEET METAL WORK

MEMBER:

National Roofing Contractors Association • Mid-Atlantic Roofing Contractors Association • Associated Builders & Contractors
Building Congress & Exchange • Better Business Bureau (A+) • Homebuilders Association



VA# 2705083994
MHIC# 131916
DC PERM# 8402

WINDOWS • DOORS • SIDING • ROOFS

Proposal for Parkfairfax Condominium June 15,2020

A Historic District

Attn: Mark Miller 703-998-6315 – mmiller@parkfairfax.info

3360 Gunston Rd

Alexandria, VA 22302

Scope of work: Install new PVC Trim

- Remove & Replace Gutter moldings / Fascia & Fascia moldings
- Remove & Replace Rake boards & Rake board moldings
- Remove & Replace Louvered Trim & Louvered molding as well as Gable Vents.
- (in some cases the custom sized Gable vents will be fabricated on site)
- Remove sponge type gutter filters
- Clean out existing gutters.
- Install new gutter guards TBD not included.

Notes & Clarifications:

- All materials will be provided by owner
- Contractors will abide by Owners provided Installations methods
- Ground protection will be as outlined by owner
- Contractor would ask for at least one week lead-time

Building type and cost:

- | | |
|----------|--------------|
| • BB-7 | \$ 10,397.00 |
| • B-15 | \$ 10,771.00 |
| • AC- 17 | \$ 15,109.00 |
| • BB-8 | \$ 9,985.00 |
| • B-16 | \$ 10,771.00 |
| • B-14 | \$ 10,771.00 |

Submitted by, Thomas M Camarca Owner/Member and Manager for Windows Plus,LLC

