

# Management Update November 18, 2020

## Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 54 tasks. We noted only one leak call from last week's 2-day rain event.
- We have 2 larger repairs currently in the queue, bld 919/1670 Fitzgerald valleys and bld 960/1427 MC demising wall copper flashing. Both will be completed by next week. Notices have gone out.
- Painting crews are following up on the units affected by these roof issues.
- Our staff continues to use the necessary PPE including masks, gloves, boot covers and Tyvek suits (where needed) to reduce any risk of cross contamination.
- Crawl space remediations will continue through mid-December with 9 more buildings completed. Currently 133 buildings remain.
- PEX installations are continuing. Work will go through to mid-November with 18 more buildings completed in this cycle. Notices to affected buildings have and will be delivered. Currently 107 buildings remain.
- Palmer completed all warranty work in Ward's 1 & 2. We are awaiting the final locations from Palmer to add to the master spread sheet of work and will provide that once all work is completed.
- Dynasty is continuing on the installation of gutter guards in the 500's. We plan on completing the entire property in next year's budget cycle. 77 buildings remain.

## Maintenance Update:

- September: Maintenance staff short 1 due to illness. One staff member is currently on long term disability. We are awaiting update on possible return to work date.
- Plumbers completed 87 tasks including the following common area repairs/inspections:
  - Check all Plumbing section storm drains and deliver sandbags
  - Storm line jetting: 101, 108, 404, 78, 709, 816 and 963.
  - 3 new hydrant installations blds 204, 848, 820
  - Sealed pipe chases buildings: 106, 216, 219, 226 and 704
  - Crawlspace inspections: 223, 317, 504, 713, 951 and 957
  - Checking on hydrants/spigot repairs made at: 204, 214, 922, 968
  - Boiler Room inspections daily
  - Hot Water heater repairs: 308
  - Boiler room repairs: 843 replace PRV valve and new circulators
  - Hard pipe down spouts remove leaf catchers: 214, 528 and 816
  - 2 tub waste replacements
  - 10 Water Shut offs
  - 2 Gas Shut offs
  - 4 Cable assists
- Carpenters:
  - 31 tasks completed
- Painters:
  - 56 tasks completed
- Exterior Crew:
  - 42 tasks completed
- Landscaping:
  - 81 tasks completed
- Outside Contractors:
  - CLS has begun the annual leaf removal. Round 1 will handle fronts, walkways, and cul-de-sacs. Once completed the rears will be addressed and then the cycle will begin again with Round 2 in December.
  - CLS continuing with tree work, both pruning and removals.
  - Shrub work and bed clean ups
  - Tree replacements have been completed. CLS did move 2 locations as requested.
  - CLS replaced the island tree with an American Holly. Staff will adjust the electrical outlet adjacent to the tree for the lighting.
  - Almo completed tuck pointing to chimney at 1419 MC, 1600 MT Eagle and chimney at building 707.
  - Avon continuing settlement work at building 527 on Martha Custis Drive. Estimated completion is 3-4 weeks weather permitting. Landscaping work will then begin, grading and installation of crib walls in the rear.
  - Reclaimed Roofing provided Parkfairfax with 4.5 squares of terra cotta replacement roof tiles.