

# Management Update December 16, 2020

## Property Operations ongoing:

- Roof repairs are ongoing. Ruff Roofers completed 23 tasks.
- The 2 larger repairs have been completed at bld 919/1670 Fitzgerald valleys and bld 960/1427 MC demising wall copper flashing.
- 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 remediation cycle will be completed tomorrow at building 829. Currently 133 buildings remain.
- PEX installations: Cycle was completed on Dec. 4<sup>th</sup>. Currently 107 buildings remain.
- Palmer is completing the number plaques in Ward 1&2.
- 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.
- PKFX staff completed the annual gutter cleaning in one week. They are now spot-checking buildings with valleys.
- PKFX staff installed the Christmas light to the new holly tree.

## 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 24 tasks including the following common area repairs/inspections:
  - Check all storm drains and deliver sandbags if needed
  - Storm line jetting: 310, 807
  - 3 new hydrant installations blds 214 and moved 848
  - Sealed pipe chases buildings: 504, 603,734, 816, 849, 845 and 933
  - Crawlspace inspections/pump outs:106, 818, 843, 947 and 941
  - Crawlspace sewer line replacement: bld 532
  - Boiler Room inspections daily
  - Hot Water heater repairs: 508, 542 and 937
  - Boiler room repairs: 843 replace PRV valve and new circulators
  - Hard pipe down spouts remove leaf catchers: 405,710,722 and 968
  - 5 tub waste replacements
  - 17 Water Shut offs
  - Gas leak checks blds: 207/3386 MC and 956/1701 Preston
  - 6 Cable assists
- Carpenters:
  - 26 tasks completed
- Painters:
  - 33 tasks completed
- Exterior Crew:
  - 39 tasks completed
- Landscaping PKFX Staff:
  - 40 tasks completed
- Landscaping & Other Outside Contractors:
  - CLS has begun 2<sup>nd</sup> round of leaf removals. Again, they will handle fronts, walkways, and cul-de-sacs. Once completed the rears will be addressed and then the cycle will begin again with Round 3 as needed in January.
  - CLS continuing with tree work, both pruning and removals.
  - CLS will be completing the fall/winter fertilization today Dec. 18<sup>th</sup>.
  - CLS replaced the island tree with an American Holly. Staff will adjust the electrical outlet adjacent to the tree for the lighting.
  - E&G installed waterproofing at 3254-56 Valley, 1929-31 Quaker and at 3440-42 Gunston Road
  - Management investigating installation of chimney caps to eliminate both water infiltration and birds/bats.
  - 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.