

March 2021 Reserve Expenditures Resolution Worksheet

Date: April 28, 2021

Suggested Motion:

“I move to approve March 2021 Reserve Expenditures in the amount of \$172,160.57 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the March 2021 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
James Konkell				
Dave Bush				
Jeff Lisanick				
Robin Woods				
Peggy Clancy				
Claire Eberwein				
Peter Ferrell				
Hector Mares				

April 2021 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.21	Asbestos	<u>\$3,423.00</u>	20509	Envirotex	BLD 831 Crawlspace
			\$3,423.00			
1.006	9114.210	Settlement	\$1,234.00	14964	SRG	Construction Admin services building 527
			\$950.56	14965	SRG	Site visit 527 / 1.6.21
			\$533.08	15005	SRG	site visit and summary letter bld 822 2.8.21
			\$2,473.01	15030	SRG	site visit, JBA elevation survey and summary letter bld 716 2.8.21
			\$1,024.01	15031	SRG	crack gage monitoring bld 206 1.6.21
			\$2,311.10	15042	SRG	Final Punch List and pay app # 7 bld 527
			\$3,645.07	15046	SRG	High Priority façade monitoring Dec 2020 to Jan 2021: 111,209,537,720,830,832,838,840 and 929
			\$5,438.51	431161	Vinyl Lite	Unit 1340: replace rear door/sidelight and 2 windows (all racked)
			\$9.50	40579	Triad	copies
			\$4,982.00	100742	CLS	Planting 1340 MC
			<u>\$11,607.00</u>	100742	CLS	Front Plantings 1340-1346 MC
			\$34,207.84			
1.009	9114.210	Water Proofing	<u>\$9,694.00</u>	8667-9	E&G	Bld 925 3451-3453 Martha Custis between stoops
			\$9,694.00			
1.011	9901.011	Handrails Stoops	\$2,150.00	20631	Ravensworth	3725 Lyons Lane
			\$2,050.00	20632	Ravensworth	3713 Lyons Lane
			<u>\$1,350.00</u>	20633	Ravensworth	common walk between 700-702 Valley Drive
			\$5,550.00			
1.021	9114.210	Building Fascia Repairs	\$364.36	2006-1	TW Perry	Trim materials
			\$4,725.00	95636	Palmer	Carpentry Repairs blds: 222,342, 401,402, 536,542 and 734
			\$15,780.00	95719	Palmer	ward 1 plaque replacement
			\$2,600.00	1748	Dynasty	Materials PVC Sheets
			<u>\$1,600.00</u>	1748	Dynasty	squirrel holes 3302 Coryell and 3486 Gunston
			\$25,069.36			
1.030	9114.210	Mold	\$3,050.00	20525	Envirotex	Negative Air 3442 Gunston
			\$550.00	20560	Envirotex	Air sample 3442 Gunston
			\$2,750.00	68675	ServiceMaster	Attic Mold 3567 MC
			\$2,750.00	68676	ServiceMaster	Attic Mold 1603 Preston
			<u>\$2,750.00</u>	68677	ServiceMaster	Attic Mold 1605 Preston
			\$11,850.00			
1.033	9901.0160	Roof Tiles	\$815.00	3473	Ruff Roofers	Roof repairs Feb 5th and 8th see attached
			\$5,943.00	3516	Ruff Roofers	Roof repairs Feb 10th and 12th see attached
			\$1,457.00	3518	Ruff Roofers	Roof repairs March 3rd, 4th and 9th see attached
			<u>\$10,294.00</u>	3786	Ruff Roofers	Roof repairs March 10th and 11th see attached
			\$18,509.00			
1.048	9901.006	Tuckpointing	\$2,480.00	2021-1036	Almo	Building 607 rear corner and side
			\$1,050.00	2021-1042	Almo	3505/07 Greenway
			\$7,600.00	2021-1044	Almo	107 full chimney including new cap
			\$1,200.00	2021-1048	Almo	3222 Valley (interior dimising wall) and 3232 Valley Drive front door joints below grade
			\$12,330.00			

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1.054	9114.210	Wood Trim	<u>\$2,400.00</u>	1748	Dyansty	Blank Plaques
			<u>\$2,400.00</u>			
1.055	9114.21	Gables	<u>\$3,016.07</u>	2101-168096	TW Perry	Custom fabricated gable ends (12)
			<u>\$3,016.07</u>			
1.060	9901.008	PEX	\$10,185.00	8667-2290	E&G	Bld 229
			<u>\$1,570.00</u>	867-22400	E&G	Water valve exterior cold main bld 224
			<u>\$11,755.00</u>			
1.069	9901.008	Sewer Lines	\$9,490.00	8667-9146	E&G	914 crawlspace line
			<u>\$7,061.00</u>	8668-9104	E&G	914 Exterior to main
			<u>\$16,551.00</u>			
1.075	9901.018	Hot Water Heaters	\$359.84	28747	Hajoca	AO Smith water heater parts couplers
			\$15,424.54	26813	Hajoca	AO Smith water heaters (2)
			<u>\$665.92</u>	26745	Hajoca	AO Smith control boards
			<u>\$16,450.30</u>			
1.076	9901.004	Falling Ceiling	<u>\$1,200.00</u>	121	Pro-Finishers	1803 Preston termite damages to joists and studs
			<u>\$1,200.00</u>			
4.006	9901.870	AU Air Conditioners	<u>\$155.00</u>	588-02	Brian Mullins	3546 MC Replace keypad
			<u>\$155.00</u>			
		Total reserve expenses	\$172,160.57			

February – March Roof Work

2-5

- 1646 Mount Eagle Pl: Replaced 4' of damaged gutter and four broken tiles.
- 3229 Ravensworth Pl: Replaced 16' of rotten wood, wrapped in underlayment and replaced five broken tiles.

2-8

- 1630 Preston Rd: 3' of metal drip edge needed installed, sealed the gutter, installed new underlayment in the leak area, and replaced three tiles.
- 3204 Valley Dr: Installed the second copper pipe collar.
- 3734 Valley Dr: Re-directed downspout into lower gutter.
- 3550 Valley Dr: Replaced four tiles.
- 1506 Mount Eagle Pl: 17 tiles replaced.

2-10

- 1728 Preston Rd: Found holes between the gutter and crown molding. The crew bent up metal patches, painted, and installed them to keep critters out.
- 3701 Gunston Rd: The flashings at three walls needed re-secured and sealed.
- 1517 Mount Eagle Pl: The crew got measurements for drip edge that needed installed and is getting it put on today.
- 3524 Martha Custis Dr: The crew inspected but they need a nonstandard ladder to get to the tiles on the rear of the building. We will re-dispatch with the proper equipment next week.
- 3360 Gunston Rd: Replaced five tiles.
- 1605 Preston Rd: Replaced seven tiles, one ridge cap tile, and it started raining. They are headed out today to finish off the tile repairs here.

2-12

- 1517 Mount Eagle: Installed approx. 50' of drip edge cap where the seam was open between the gutter and fascia.
- 1605 Preston Rd: They finished the tile repairs, installing seven more.
- 3360 Gunston Rd: They finished off this one as well with an additional six tiles.

3-3

- 3536 Valley Dr – They replaced three tiles.
- 1505 Mount Eagle – Replaced one rake tile, installed new underlayment at the roof edge, and re-laid five tiles in the area.
They walked the remaining issues and got prepped to knock out the remaining tickets today.
The total for the work yesterday came out to \$800 and will be invoiced shortly.
- 3200 Ravensworth – They installed the new copper vent pipe.

- 3623 Gunston Rd – Installed seven new tiles.
- 3244 Martha Custis – Four new tiles installed on the front. Also removed 25 tiles, installed new planks, new underlayment and re-layed the tiles.

3-4

- 1728 Preston: One tile was replaced here.
- 3360 Mt Eagle: Four broken tiles were replaced.
- 1764 Preston: The crew bent some sheet metal to close a hole at the fascia.

3-9

- 3234 Valley Dr: The crew grabbed a fabrication order for a damaged vent flashing. We will get this installed once made.
- 3202 Wellington: The crew inspected this roof but didn't see what damage was noted, we would need to coordinate to take a look at this with maintenance staff on another visit.
- 3596 Martha Custis: Installed 10 snowguards.
- 3374 Martha Custis: Installed eight new tiles.
- 1009 Beverly Dr: Re-secured the valley metal.
- 1647 Preston Rd: Installed three new tiles on the rear, but they didn't see any on the front of the home.

3-10

- 3550 Martha Custis – Measured the flashings and getting them fabricated. We are working to get it installed today.
- 1620 Ripon – The crew walked the unit and all the units look to be intact. (Chimney, water tables, and above the door). Was there a specific flashing that needed replaced here?
- 3360 Gunston – This came across under WO 1035998. I have attached photos as there are many new tiles here and nothing stood out as an issue still. I am thinking it got dispatched twice as I also have it under WO 1012491 last month too.
- 3767 Gunston – Trees were overgrown here and blocking access. They noted these needed trimmed prior to access to the damaged area.
- 3576 Martha Custis Dr – They replaced two tiles on the front of the building.

3-11

- 3136 Wellington - Two tiles needed replaced here.
- 3202 Wellington – The crew got inside to inspect with parkfairfax and found a larger wood repair. We are getting the lumber and materials. We will re-dispatch next week to get this knocked out.
- 3282 Martha Custis Drive – The crew inspected the chimney and found it needed re-flashed. Nick Yewell will be getting you pricing shortly.
- They came back to assist in fabricate pipes and flashings for the next day.