

July 2021 Reserve Expenditures Resolution Worksheet

Date: August 18, 2021

Suggested Motion:

“I move to approve the July 2021 Reserve Expenditures in the amount of \$125,924.79 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the July 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				

June 2021 Reserve Expenditures Reported in July 2021

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.210	Asbestos	\$3,423.00	20700	Envirotex	crawlspace remediation bld 829
			\$3,423.00			
1.009	9114.210	Waterproofing	\$6,445.00	558-070121	E&G	3317-3319 Valley bld 704 waterproofing
			\$6,445.00	8667-9380	E&G	3516-3518 Valley bld 938 waterproofing
			\$12,890.00			
1.012	9901.011	railings	\$560.00	20902	Ravensworth	railing install
			\$560.00			
1.021	9114.210	Building Fascia Repairs	\$4,760.00	1826	Dynasty	Bld 209 Composite
			\$4,760.00			
1.024	9114.210	Gutters	\$2,085.00	1819	Dynasty	gutter cleaning 207/209 high buildings gutter guard repairs
			\$8,119.20	678950	Lansing	Pine Guard (30) cases
			\$10,204.20			
1.027	9901.010	Lighting	\$400.00	558-05	B. Mullins	exterior lights 219-966-970-971 and 972
			\$1,786.00	558-06	B. Mullins	Boiler room 523: disconnect old panel, rewire and install new 100amp panel, rewire all 3 water heaters and sump pumps to dedicated circuits
			\$855.00	558-06	B. Mullins	exterior lights 516-920-932-934-936
			\$100.00	pfx10	B. Mullins	3325 Valley replace attic wiring chewed by squirrel
			\$558.00	pfx10	B. Mullins	emergency work: Glebe Maint Yard: Run temp line to panel in plumb shop that feeds compactors. Underground original lines failed. Staff trenching and installed new conduit for new service.
			\$3,699.00			
1.030	9114.210	Mold	\$600.00	20708	Envirotex	mold final air tests 3229 Ravensworth
			\$600.00			
1.033	9901.016	Roof Tiles	\$3,392.00	4368	Ruff Roofers	see attached back up
			\$708.59	4369	Ruff Roofers	see attached back up
			\$6,802.00	4387	Ruff Roofers	see attached back up
			\$450.00	4388	Ruff Roofers	see attached back up
			\$2,486.00	3291	Ruff Roofers	see attached back up
			\$3,285.00	4429	Ruff Roofers	see attached back up
			\$2,601.00	4446	Ruff Roofers	see attached back up
			\$6,457.00	4493	Ruff Roofers	see attached back up
			\$2,902.00	4523	Ruff Roofers	see attached back up
			\$995.00	4678	Ruff Roofers	see attached back up
			\$2,367.00	4691	Ruff Roofers	see attached back up
			\$3,704.00	4727	Ruff Roofers	see attached back up
			\$2,566.50	4758	Ruff Roofers	see attached back up

June 2021 Reserve Expenditures Reported in July 2021

			\$38,716.09			
1.039	9901.016	Cupola Replacement	<u>\$3,325.00</u>	1822	Dynasty	building 207 cupola composite replacement
			<u>\$2,800.00</u>	1826	Dynasty	Pre-fab cupolas for building 215
			\$6,125.00			
1.048	9901.006	Tuckpointing	\$1,120.00	2021-1	Almo	1710 Preston rear
			<u>\$1,865.00</u>	2021-1	Almo	1405 MC and 3650 Gunston
			\$2,985.00			
1.054	9114.210	Wood Trim	\$5,400.00	96403	Palmer	trim repairs see back up 7/19 to 7/25
			\$14,031.50	1827	Dynasty	blds 213-214-215 and 217 50% deposit
			\$19,431.50			
1.055	9114.210	Gables	<u>\$3,600.00</u>	1818	Dynasty	Gables front and rear 207
			\$3,600.00			
4.006	9901.019	AU Air Conditioners	<u>\$2,532.00</u>	8585-1	R&B	replace wall evaporator 3324 Valley
			\$2,532.00			
1.060	9901.008	Pex	\$3,045.00	8667-25510	E&G	PEX Bld 511
			<u>\$10,185.00</u>	8667-7508	E&G	PEX Bld 508
			\$13,230.00			
1.069	9901.008	Storm Drain	<u>\$1,524.00</u>	8667-6924	E&G	BLD 924 Storm drain
			\$1,524.00			
1.079	9901.008	Hydrants	<u>\$1,645.00</u>	8667-9133	E&G	BLD 913 front and rear
			\$1,645.00			
		Total reserve expenses	\$125,924.79			

Ruff Roofing June-July 2021 Back Up

5/28/21

- 1106 Valley Drive – The crew replaced 56 tiles and two ridge caps.
- 3207 Gunston Road - The crew replaced six tiles and one boot pipe.

5/29/21

- 3229 Ravensworth - They cleaned the gutter and removed the foam guards. This was performed at emergency rates since we were out Saturday the 29th. We will be providing an estimate to install flashing behind the gutter.

6/1/21

- 3328 & 3300 Martha Custis: Assisted in repairs from tree damage. Replaced 100+ tiles.
- 3619 Gunston Rd: Used metal to cover damaged roof from tree damage. Need to return to repair one or two planks and up to 20 tiles.

6/2/21

- 3208 Gunston: Removed crown molding and gutter, re-pitched gutter, and re-installed molding.
- 3230 Martha Custis: Re-laid approximately 200sqft. of tiles and approximately 150 feet of new decking and underlayment.
- 3619 Gunston: Replaced two planks and ice and water shield. Replaced 17 broken tiles.
- 1626 Mt Eagle: Replaced four tiles.
- Building 816: Replaced 15 tiles and six ridge caps.

6/3/21

- 3382 Martha Custis: replaced two tiles and added metal on the drip edge.

6/8/21

- 3514 Valley: Replaced two broken tiles.
- 3542 Martha Custis: Replaced six broken tiles.

6/9/21

- 3674 Gunston: Replaced eight broken tiles.
- 1809 Preston: Replaced one boot pipe and five tiles.

6/12/21

- 3714 Holmes: Replaced four tiles.

6/14/21

- 1118 Valley Drive: Replaced 24 tiles and one ridge cap.
- 3204 Gunston: Re-installed downspout and replaced three tiles.
- 3526 Martha Custis: Replaced two ridge caps.
- 3731 Gunston: Replaced three tiles.
- 3741 Gunston: Replaced one boot pipe, 22 tiles, and three ridge caps.

6/15/21

- 3771 Gunston: Replaced three tiles and felt paper.
- 3524 Martha Custis: Replaced 20 tiles and one ridge cap.
- 3201 Gunston: Replaced 19 tiles and one copper boot pipe.

6/16/21

- 3229 Ravens Worth Place. The techs removed 45 feet of gutter and installed a metal sill that they manufactured on site.

6/29/21

- 3540 Gunston: Replaced five tiles
- 1535 Mt Eagle: Replaced three tiles.
- 1545 Mt Eagle: Replaced two tiles.
- 3248 Martha Custis: Cut fallen branch and replaced four tiles.
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7/1/21

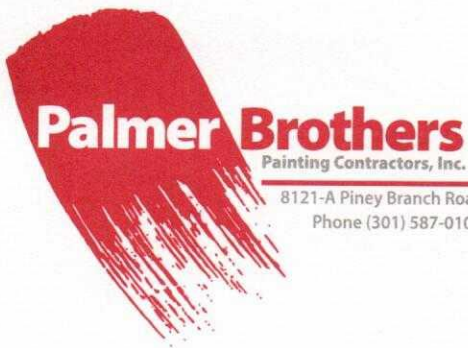
- 3340 Gunston: Replaced seven tiles.
- 3771 Gunston: Removed tiles in a 5x5 area and replaced with new felt paper and tiles.
- 1650 Fitzgerald: Replaced three tiles and felt paper in other areas.

7/2/21

- 1413 Martha Custis: Replaced three tiles and one boot.
- 1913 Quaker: Replaced one tile.
- 3722 Holmes: Replaced eight tiles and six feet of wood.

7/7/21

- 1607 Fitzgerald: Replaced 11 tiles and cleaned flashings along wall.
- 1809 Preston: Inspected roof and took measurements for fab & re-roof.
- 3506 Martha Custis: Replaced ten tiles.



Painting Contractors, Inc.

8121-A Piney Branch Road • Silver Spring, MD 20910
Phone (301) 587-0100 • Fax (301) 589-7455

Invoice Date
07-26-2021

Customer ID
PRKFX

Invoice ID
96403

Draw ID
1

Job ID
221-45949

PM ID
JN

To:

Parkfairfax Condominium
Attn: Mr. Alonzo Alexander
3360 Gunston Road
Alexandria, VA 22302

Job Location:

Park Fairfax-ext painting 2021
3360 Gunston Road
Alexandria, VA 22302

1	Billing for the carpentry repairs completed from 7/19-7/25/21 as per the attached schedule.	5,400.00
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Amount Billed	\$5,400.00
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DUE DATE: 07-26-2021

TOTAL DUE \$5,400.00

PLEASE REMIT TO

Palmer Brothers, Sandy Spring Bank
ATTN: Lockbox Processing
8401 Colesville Road
Silver Spring, MD 20910

Park Fairfax Condominium

221-45949

Carpentry Repairs

Week: 7/19/21-7/25/21		221-45949			
Priming		\$50.00			
Building #	Description	Labor Hours	Price/Hr	Total	Total for Building
101-3234	Rear Sill	7	\$50.00	\$350.00	
101-3234	Front door frame	4.5	\$50.00	\$225.00	\$575.00
103-3218	Right side of front porch and top base of column	10	\$50.00	\$500.00	
103-3216	Left side of porch trim	6.5	\$50.00	\$325.00	\$825.00
105-3208	Right side top base of column	6.5	\$50.00	\$325.00	\$325.00
107-3132	Front door frame	11	\$50.00	\$550.00	
107-3126	Front door frame	11.5	\$50.00	\$575.00	\$1,125.00
109-3126	Rear door trim	5	\$50.00	\$250.00	
109-3120	Front door trim	5	\$50.00	\$250.00	\$500.00
113-3106	right side of porch	7	\$50.00	\$350.00	
113-3108	Ceiling of front porch	12	\$50.00	\$600.00	\$950.00
204-3106	scrape and paint front fram	8	\$50.00	\$400.00	\$400.00
Metro boxes - 101, 103, 105, 107, 109, 111 & 113		14	\$50.00	\$700.00	\$700.00
TOTALS					\$5,400.00