

February 2024 Reserve Expenditures Resolution Worksheet

Date: April 24, 2024

Suggested Motion:

“I move to approve the February 2024 Reserve Expenditures in the amount of \$175,040.48 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the February 2024 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Marieke Johnson				
Matthew Larson				
Jeff Lisanick				
Amanda Mullan				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

February 2024 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.027	9901.010	Lighting Fixtures/Electrical	<u>\$4,300.00</u>	2403	Brian Mullins	Bldg 965. Replaced electrical panel in the laundry room and in the broiler room.
			<u>\$5,579.00</u>	2405	Brian Mullins	Bldg 107. Replaced electrical panel in the laundry room and in the broiler room. Installed disconnect switches for water heaters and circulator pump.
			\$9,879.00			
1.055	9114.210	Bldg. Louver/Vent Gable Ends	<u>\$2,250.00</u>	2884	Dynasty	Bldg 540 - Roof repair at 2 gable ends completed.
			<u>\$3,200.00</u>	2895	Dynasty	Bldg. 542 - Roof repairs inner section of gables.
			<u>\$500.00</u>	2897	Dynasty	Bldg 539 - Roof repair at 2 gable ends.
			\$5,950.00			
1.075	9901.029	Water Heaters	<u>\$9,929.04</u>	S032968204.001	J&H Aitcheson	1 Water Heater. AOSmith BTH-199 100234900 Cyclone 100 gal tall.
			<u>\$2,474.44</u>	S032968204.002	J&H Aitcheson	3 AO Smith 100187864 Blower Motor Assembly for BTH-199-201.
			\$12,403.48			
1.006	9114.120	Building Settlement	<u>\$5,900.00</u>	220014210101	Walker Consultants	Services for December 1, 2023, to January 25, 2024, include a site visit to perform an attic survey at 6 buildings selected by the Association.
			<u>\$1,845.00</u>	220014820011	Walker Consultants	Building 716. Services for December 29, 2023 to January 25, 2024. Observe the foundation and façade repairs and prepared filed reports.
			<u>\$8,724.40</u>	220015300004	Walker Consultants	20 High Priority Bldgs. Services for January 1, 2024 to January 25, 2024. Site visits to bldgs. 109, 111, 822, 834, and 932 regarding settlement.
			<u>\$59,468.10</u>	20907	Avon Corporation	Foundation and façade repairs to building 716. 3202-3210 Gunston Road
			\$75,937.50			
1.055	9114.120	Louver/Gable End	<u>\$500.00</u>	2941	Dynasty	Bldg. 547 Large Gable Fabrication.
			\$500.00			
1.048	9901.006	Tuckpointing	<u>\$600.00</u>	2024-0124	Almo Construction	1608 Ripon Place. Tuckpointed below the window on the first floor and left side of the front door.
			<u>\$2,435.00</u>	2024-0132	Almo Construction	1608 Ripon Place. Tuckpointed side of the building. Replaced damaged brick. Repaired ground level windowsill.
			<u>\$1,690.00</u>	2024-0136	Almo Construction	3262 Gunston Road. Back of building; removed downspout, replaced 3 broken bricks and tuck point open joints. Reinstalled downspout and replaced on windowsill stone on the second floor.
			\$4,725.00			

February 2024 Reserve Expenditures

1.033	9901.016	Roof Tiles	<u>\$1,945.00</u>	13041	Ruff Roofing	Tile Repairs: 3142 Martha; 9 tiles replaced. 3227 Martha; 1 tile replaced. 3422 Gunston; 42 tiles replaced. 1620 Ripon; 11 tiles replaced. 3512 Valley; 8 tiles replaced.
			<u>\$2,797.50</u>	13583	Ruff Roofing	Tile Repairs: 3302 Coryell; Replaced vent flashing. 1758 Preston; Caulked, installed dripedge & repaired downspout.
			<u>\$630.00</u>	13584	Ruff Roofing	Tile repairs. 1539 Mt. Eagle; Replaced 3 tiles. Cleaned wall flashing.
			<u>\$1,567.50</u>	13585	Ruff Roofing	Tile repairs. 1603 Preston; Replaced 10tiles & 3 ridge caps. 3238 Valley; Replaced 8 tiles & cleaned wall flashing.
			<u>\$1,905.50</u>	13644	Ruff Roofing	Tile repairs. 3526 Martha; Replaced 12 tiles and rotted wood. 3252 Gunston; Replaced 10 tiles and 4 ridge caps.
			<u>\$1,564.00</u>	13645	Ruff Roofing	Tile repairs. 3717 Gunston; Replaced 5 tiles. 3754 Valley; Installed 3x4 drop and reinstalled 3x4 downspout.
			<u>\$1,773.50</u>	13646	Ruff Roofing	Tile repairs. 3302 Coryell; replaced plank and 2 tiles. 3632 Valley; Replaced plant and 5 tiles.
			<u>\$1,075.00</u>	13685	Ruff Roofing	Tile repairs. 3717 Gunston; Extended down spout into lower gutter. 1340 Martha; Cleared clogged gutters. 3340 Gunston; Inspected peak.
			<u>\$2,349.00</u>	13762	Ruff Roofing	Tile repairs. 3346 Martha; Replaced 9 tiles. 3205 Martha; inspected roof. 3405& 3206 Wellington; Replaced 15 tiles.
			<u>\$2,641.00</u>	13772	Ruff Roofing	Tile repairs. 3205 Martha; Removed part of PVC. Properly installed last row of tiles. Added underlayment and installed copper flashing.
			<u>\$1,257.50</u>	13790	Ruff Roofing	Tile repairs. 3548 Valley; Replaced 4 broken tiles. 3250 Gunston; Replaced 6 tiles & 1 ridge cap.
			<u>\$1,225.00</u>	2922	Dynasty	Building 540 Valley and ridge roof repairs. Roof repair at middle rake board.
			<u>\$1,050.00</u>	2927	Dynasty	Building 535 Shingle repair at middle rake board. Repaired high and low section. Installed felt paper.
			<u>\$2,250.00</u>	2939	Dynasty	Bld. 546 - Shingles repair at (2) gable ends, shingles repair at (1) middle rake board. Remove and reset shingles and replaced damaged shingles. Re-secure shingles with screws
			<u>\$3,200.00</u>	2940	Dynasty	Bld. 547 - Shingles repair at (2) gable ends, shingles repair at (1) Large gable in rear. Remove and reset shingles. Re-secure shingles with screws. All shingle ends had to be removed and re-fabricated to fit the new PVC rake boards and re-set. and some wakeboards had to be re-adjusted after install causing delays
			<u>\$500.00</u>	2941	Dynasty	Bld. 547 - Large Gable Fabrication
			\$27,730.50			
1.021	9114.210	Building Fascia Repairs	<u>\$625.00</u>	2923	Dynasty	Bldg 927. Fascia Repairs.
			<u>\$625.00</u>			
1.009	9114.210	Building Waterproofing	<u>\$16,445.00</u>	8668-58353	E&G Services	Bldg 523: Crawlspace Drainage System. Trenched 88'x2 depth in crawlspace, installed 88'x4 PVC. Poured 57 gravel in crawlspace. Installed 12x12 drain box at lowest point.
			<u>\$16,445.00</u>			
1.003	9114.210	Asbestos Abatement	<u>\$5,595.00</u>	8669-94783	E&G Services	Bldg. 947 Asbestos Abatement. Collapsed ceiling. Set up containment area. Removed asbestos in master bedroom. HEPA Vac all furnishings. Wiped down and wrapped all furniture. Removed 10x10 collapsed ceiling and installed new ceiling. Paint, primed and back to original.
			<u>\$500.00</u>	558-1326 Martha	Asbestos Inspection Inc.	1326 Martha Custis - Asbestos Inspection

February 2024 Reserve Expenditures

			\$6,095.00			
1.063	9901.008	Sewer Line Replacement	<u>\$5,620.00</u>	8669-81753	E&G Services	Bldg 810, 812 & 814. Emergency Excavating/Water Main Line Replacement After Hours. Assisted Parkfairfax staff with water main break.
			<u>\$3,785.00</u>	8668-08087	E&G Services	Bldg 810, 812 & 814. Sewer Line Replacement in Courtyard. Removed and installed 50' of 4" PVC in courtyard.
			<u>\$5,345.00</u>	8669-86880	E&G Services	Bldg 808-810: Sewer line replacement in crawlspace. Removed and installed 120' of 4" 40 PVC.
			\$14,750.00			
		Total reserve expenses	\$175,040.48			