

# March 2024 Reserve Expenditures Resolution Worksheet

Date: May 15, 2024

## Suggested Motion:

“I move to approve the March 2024 Reserve Expenditures in the amount of \$380,052.87 with funds to come from GL 9901.015, Reserve Expenditures.”

2<sup>nd</sup>:

**Summary:** Attached are the March 2024 Reserve Expenditures.

## **Vote:**

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

March 2024 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.054	9114.120	Building Wood Trim Replacement	<u>\$1,275.00</u>	2961	Dynasty	Cut 100 PVC plaques and dropped off to Ann McCord.
			<b>\$1,275.00</b>			
1.027	9901.010	Lighting Fixtures/Electrical	<u>\$100.00</u>	2404	Brian Mullins	Bldg 726. Remounted electric meter stack to wall.
			<u>\$4,500.00</u>	2408	Brian Mullins	Bldg 707. Replaced electrical panel in the laundry room and boiler room.
			<u>\$1,500.00</u>	2409	Brian Mullins	1401 Martha Custis Drive - Replaced electrical panel with new. Flipped panel to the living room.
			<u>\$1,500.00</u>	2410	Brian Mullins	1403 Martha Custis Drive - Replaced electrical panel with new. Flipped panel to the living room.
			<b>\$7,600.00</b>			
1.055	9114.210	Bldg. Louver/Vent Gable Ends	<u>\$500.00</u>	2949	Dynasty	Bldg. 533 - Large Gable Fabrication
			<u>\$2,025.00</u>	2960	Dynasty	Bldg. 536- Large Gable Fabrication. Shingle repair at large gable.
			<u>\$3,450.34</u>	2402-J831TM	TW Perry	10 87x28x3.5 Custom Triangle Louver.
			<b>\$5,975.34</b>			
1.075	9901.029	Water Heaters	<u>\$39,716.17</u>	S033052119.001	J&H Aitcheson	3 Water Heater. AOSmith BTH-199 100234900 Cyclone 100 gal tall and 120 ft 11/4x60 L soft copper tube.
			<b>\$39,716.17</b>			
1.006	9114.120	Building Settlement	<u>\$2,655.00</u>	220015700001	Walker Consultants	Bldg. 109 and 111: Services for February 1, 2024, to February 29, 2024, included preparation of change order # 1 and kick-off meeting regarding foundation repairs.
			<u>\$4,652.44</u>	220015300005	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. Included communication with unit owners.
			<u>\$9,352.78</u>	220014820012	Walker Consultants	Building 716. Services from January 26, 2024, to February 29, 2024. Observe the foundation and façade repairs and prepare filed reports. Included communication with unit owners.
			<u>\$6,175.25</u>	12918	Avon Corporation	Building 732 - Structure Floor Rebuilding.
			<u>\$110,042.30</u>	12924	Avon Corporation	Foundation and façade repairs to building 716. 3202-3210 Gunston Road
			<b>\$132,877.77</b>			
1.021	9114.120	Fascia Repairs	<u>\$4,540.00</u>	2950	Dynasty	Bldg. 536 and 548 Fascia and Gable Replacement.
			<u>\$3,770.00</u>	2984	Dynasty	Bldg. 702 Fascia and Gable Replacement.

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			<u>\$3,770.00</u>	2967	Dynasty	Bldg. 701 Fascia and Gable Replacement.
			<u>\$15,936.59</u>	6734864-00	Lansing Building Products	60 AZEK Trim Boards 1x12x18. 60 AZEK Trim Boards 1x8x18. 60 AZEK Trim Boards 1x6x18. 80 AZEK Shingle Mould AZM210 11/16x2 5-8x16.
			<b>\$28,016.59</b>			
1.011	9901.011	Handrails	<u>\$3,250.00</u>	37051	Ravensworth Welding	1620 Ripon; Fabricated and installed exterior Iron Basic Vertical Picket Handrails (2)
			<u>\$3,250.00</u>	37052	Ravensworth Welding	3607 Gunston; Fabricated and installed exterior Iron Basic Vertical Picket Handrails (2)
			<u>\$3,250.00</u>	37053	Ravensworth Welding	3609 Gunston; Fabricated and installed exterior Iron Basic Vertical Picket Handrails (2)
			<b>\$9,750.00</b>			
1.033	9901.016	Roof Tiles	<u>\$1,777.50</u>	13656	Ruff Roofing	Tile Repairs: 3717 Gunston; reinstalled downspout. 3727 Holmes; replaced 2 broken tiles, 1340 Martha; replaced 2 broken tiles. 1238 Martha; replaced 1 tile.
			<u>\$938.00</u>	14005	Ruff Roofing	Tile Repairs: 3336 Gunston; replaced 23 roof tile.
			<u>\$1,005.50</u>	14014	Ruff Roofing	Tile Repairs: 3606 Greenway; replaced 1 tile. 1610 Ripon; replaced 3 tiles and asses copper to the bottom of the calley. Cleaned gutter.
			<u>\$1,649.00</u>	14092	Ruff Roofing	Tile Repairs: 3230 Wellington; Inspection - corner flashing and drip edge need to be repaired. 3222 Ravensworth; replaced 4 damaged tiles. 3716 Lyon; replaced 10 tiles.
			<u>\$1,804.50</u>	14093	Ruff Roofing	Tile Repairs. 1630 Mt. Eagle; replaced 24 tiles and 3 caps. 3142 Martha; Added 3' copper drip edge.
			<u>\$1,192.00</u>	14094	Ruff Roofing	Tile Repairs. 3336 Gunston; reinstalled 7 tiles. 3104 Martha; repaired 1 tile. 1610 Ripon; reinstalled 3 tiles.
			<u>\$645.00</u>	14095	Ruff Roofing	Tile Repairs. 3360 Gunston; replaced 3 tiles. 3520 Gunston; replaced 2 tiles and caulked gutters.
			<u>\$2,552.00</u>	14127	Ruff Roofing	Tile Repairs. 3230 Wellington; replaced rotten wood, copper corner flashing, drip edge and underlayment.
			<u>\$1,451.50</u>	14145	Ruff Roofing	Tile Repairs. Bldg. 504; replaced 23 tiles.
			<u>\$1,855.00</u>	14196	Ruff Roofing	Tile Repairs. 1734 Preston; performed inspection - Needs new roof on front porch. 1124 Valley; replaced 2 tiles. 3312 Coryell; replaced 4 tiles. 1620 Preston; replaced 1 tile. 1923 Quaker; replaced 1 tile.
			<u>\$1,050.00</u>	2927	Dynasty	Building 535 Shingle repair at middle rake board. Repaired high and low section. Installed felt paper.
			<u>\$1,110.00</u>	2928	Dynasty	Building 537 Shingle repair at middle rake board. Repaired high and low section. Installed felt paper.
			<u>\$975.00</u>	2929	Dynasty	Building 539 Shingle repair at middle rake board. Removed and re-installed shingles to correctly and securely installed new shingles.
			<u>\$1,550.00</u>	2985	Dynasty	Building 702 - Roof/shingle repairs at gabled ends.
			<u>\$2,575.00</u>	2951	Dynasty	Bldg. 533; minor shingle repairs at gable end. Bldg. 548; minor shingle repairs at gable end. Bldg. 204; Gable replacement due to squirrel.
			<u>\$1,850.00</u>	2966	Dynasty	Bldg. 701 - Roof shingle repairs at gable rake board end. Removed sections of damaged shingles and reset new shingles.
			<b>\$23,980.00</b>			

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1.054	9114.210	Masonry Repairs	<u>\$16,500.00</u>	2024-0135	Almo Construction	Repaired wall in front of building 102. Repaired cracks on existing concrete wall with Sika Top 122. Ezcavated along wall and installed #5 rebar dowel with epoxy into the wall. Installed new footings, installed brick vaneer, formed and insalled new concrect cap.
			<b>\$16,500.00</b>			
	9141.100	Carpets & Flooring	<u>\$850.00</u>	3	Condezos Carpet Cleaners	3350 Gunston Road - Installed new padding in dining room. Carpet cleaning, disinfecting and deodorizing in the living room, dining room and the stairs.
			<b>\$850.00</b>			
6.021	9901.011	Concrete Sidewalk	<u>\$10,950.00</u>	2024-0148	Almo Construction	Bld. 814 replaced 51'x3.5 sidewalk and 4.5'x4 step. Bld. 810 replaced 20'x3.5 sidewalk. Between bldg. 810&814 parking lot; replaced 25'x4 sidewalk, 605x3.5 sidewalk and 25 LF of curb. Bld. 808; replaced 56'x4' sidewalk and replaced 28 LF of curb.
			<b>\$10,950.00</b>			
1.009	9114.210	Waterproofing	<u>\$5,445.00</u>	8669-34461	E&G Services	Bldg 925: Between stoops at 3459-3461 Martha Custis Drive. Excavate and water seal the building. Excavated 6' depth, 3' wide x 8'.
			<u>\$9,694.00</u>	8668-592057	E&G Services	Bldg 925: Between stoops at 3447-3449 Martha Custis Drive. Excavate and water seal the building. Excavated 6' depth, 3' wide x 8'.
			<u>\$5,445.00</u>	8668-592059	E&G Services	Bldg 925: Between stoops at 3449-3451 Martha Custis Drive. Excavate and water seal the building. Excavated 6' depth, 3' wide x 12'.
			<u>\$13,757.00</u>	8668-73946	E&G Services	Bldg 739: Between stoops at 3368 at left of building. Excavate and water seal the building. Excavated 5' depth, 3' wide x 34'.
			<u>\$10,101.00</u>	8668-35097	E&G Services	Bldg 707: Between stoops at 3507 and 3509 Valley Drive. Excavate and water seal the building. Excavated 5' depth, 3' wide x 25'.
			<u>\$6,445.00</u>	8668-35057	E&G Services	Bldg 707: Between stoops at 3505 and 3507 Valley Drive. Excavate and water seal the building. Excavated 6' depth, 3' wide x 12'.
			<u>\$4,445.00</u>	8669-12569	E&G Services	Bldg 519: Between stoops at 1256-1258 Martha Custis Drive. Excavate and water seal the building. Excavated 5' depth, 3' wide x 6'.
			<b>\$55,332.00</b>			
1.063	9901.008	Sewer Line Replacement	<u>\$47,230.00</u>	8669-814268	E&G Services	Bldg 810, 812 & 814. Water Main Replacement feeding 3 buildings.
			<b>\$47,230.00</b>			
		<b>Total reserve expenses</b>	<b>\$380,052.87</b>			