

Trim Replacement Project Resolution Worksheet

Date: August 21, 2024

Suggested Motion:

“I move to approve Kola Construction Inc. to complete the Ward II Trim Replacement in the amount of \$233,567.00 with funds to come from GL 95-9900100 Building Exterior.”

2nd:

Summary: The Dynasty and Kola Construction contracts are attached for comparison purposes.

Vote:

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



Dynasty Community Services

Dynasty Community Services LLC
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Ashburn, VA 20146
703-651-6438
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www.DynastyCommunityServices.com

Parkfairfax Condominiums UOA

April 3, 2024

Parkfairfax Condominiums UOA
Attn: Francisco Foschi
3360 Gunston Rd.
Alexandria, VA 22302

Description and Scope of Work: **Fascia & Gable Replacement Proposal**

DCS Proposes the following Scope:

- Ensure that 6 mil polyethylene be placed on all plantings and grounds adjacent to building
- Removal of existing 3-piece trim board (Frieze board, crown molding and bottom molding)
- Remove of rake boards
- Removal of gable ends
- Dispose of all wood components properly.
- Re-install new composite 3-piece trim board (Frieze board, crown molding and bottom molding provided by Parkfairfax)
- Re-install rake boards (To be provided by Parkfairfax)
- Re-install standard gable ends (To be provided by Parkfairfax)
- Contractor to fabricate both large and smaller custom gable ends on site (included in pricing)
- Caulk all nail points, seams, and joints with GE Silicone II (WHITE)
- Contact management if any issues are discovered (i.e.: damaged brick/mortar/wood rotted/gutters or downspouts)
- Wipe all dirt or hand prints off with non-toxic cleaner
- Ensure work site is left clean and debris are removed daily.
- Police grounds for any paint chips as needed.

DCS Prices Below: Add \$300 to 3-story buildings (based on PF site plat). Add \$220 trash disposal fee per building (building debris only.)

Building Type: B (B14, B15, B16, BB7, BB8, BB9, BB10, BB11, BB12, BB13, CCE6, CE5)

Labor Only: \$6,500.00

Building Type: C (C1)

Labor Only: \$7,000.00

Building Type: A (AC/ABC18, ABC19, ABC21, ABC22, ABC17, ABC20, CC2, CD3, CCD-4 and all similar with 4 or more gables)

Labor Only: \$7,700.00

Material Cost:

- Material provided by Parkfairfax
- Gables will be fabricated as needed (gable materials paid for by Parkfairfax. Fabrication invoiced separately.)
- Large gable fabrication: \$1800.

Please note that any changes orders to the work proposed due to items discovered during demolition will be communicated to owner and agreed upon before work commences.

Submitted by: Martin 4/3/24 Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined below. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater.

Signature _____

Date _____

PLEASE SEE THE ATTACHED LIST OF BUILDINGS BELOW

TERMS AND CONDITIONS

PAYMENT SCHEDULE:

- ***1/2 payment due at acceptance of this proposal***
- ***Remaining balance per building due upon invoice after completion of each building***

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather; strikes or any other acts not controlled by Dynasty Community Services LLC.

Dynasty Community Services LLC performs all work under the guidelines of the Commonwealth of Virginia and the City of Alexandria. Dynasty Community Services abides by local laws and jurisdictions and complies with all applicable permit requirements of the City of Alexandria. If permits are required to be pulled, then the cost for those permits are the responsibility of Parkfairfax Condominiums UOA.

Dynasty Community Services LLC is not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If Dynasty Community Services LLC, assumes responsibility an opportunity must be provided for contractor to correct the damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles. Customer shall be responsible for procurement of all permits and approvals required. New or revised grading plans and/or any other additional engineering specifications or plans shall be supplied by customer. Any requested or required construction specifications that require a change to the scope of work specified in the contract shall result in changes in pricing to complete work.

Private utility markings are the responsibility of the owner or owner representative for the proposed areas of work. If private markings are not performed, Dynasty Community Services LLC ("Contractor") will not be responsible for any wiring, piping, conduit, sprinkler lines, sprinkler heads or any other unknown conditions that are within or below the proposed areas of work not marked by the "private" marking company. Dynasty Community Services LLC ("Contractor") will take every precaution to avoid damaging underground lines but cannot assume any responsibility for any damage.

Dynasty Community Services LLC ("Contractor") is proud to provide a One Year Limited Workmanship Warranty, guaranteeing the quality of workmanship that we provide to our valued customers ("Client").

For a period of twelve (12) months from the completion date of the work performed pursuant to the contract, Dynasty Community Services LLC warrants against the workmanship of the installation the work proposed.

For this warranty to be valid, Client must (1) pay the full contract price as outlined in Client's original contract; (2) retain a copy of the contract; (3) make the property accessible to Contractor, Contractor's employees, etc. to perform the repairs.

In addition, a notice of claim under this Warranty must be promptly given to the office of Contractor within sixty (60) days after any Warranted Condition has occurred. This notice must contain a copy of this warranty and a description of the claim. If, after inspection, Contractor has determined a Warranted Condition has occurred, Contractor will supply, free of charge, repair of the damaged area per specifications and the labor to remedy the claim. The remaining warranty will continue in effect.

This warranty does not cover damages to or failure of the products caused by the following: structural defects, failure or settlement; improper drainage (standing water); fire, explosion, chemicals, fumes or vapors; and damage or defects caused in whole or in part by reason of acts of God, flood, extreme weather conditions, vandalism, negligence, or any other similar causes beyond the control of Contractor.

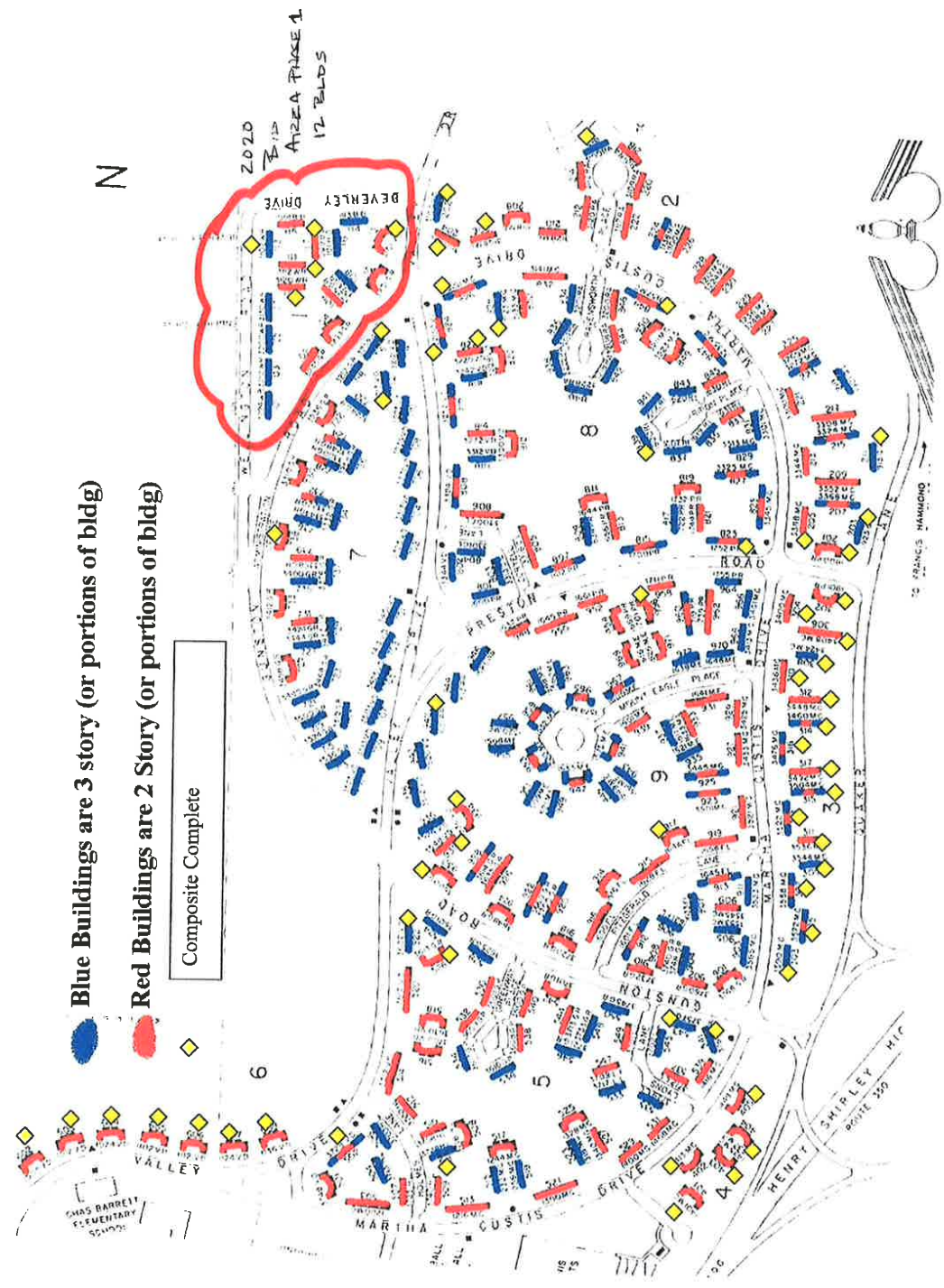
Repairs under this warranty will be performed only on the specific areas where verified damage has occurred. This Warranty is not transferable and may not be assigned, and may not be modified unless in writing, signed by and authorized representative of Contractor. This Warranty is applicable only to Parkfairfax Condominiums UOA.

Final payment and receipt of this warranty acknowledges that all work has been completed and Contractor is not responsible for any additional work or touch ups.

CONTRACTOR SHALL NOT BE LIABLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING FROM BREACH OF THIS WARRANTY.

Parkfairfax 2024 Fascia Replacement

Buildings	Type	Price	Height Fee	Disposal Fee	
901	AC-17	\$7,700.00		\$220.00	
902	B-15	\$6,500.00		\$220.00	
903	BB-7	\$6,500.00	\$300.00	\$220.00	
904	BB-8	\$6,500.00	\$300.00	\$220.00	
905	BB-8	\$6,500.00	\$300.00	\$220.00	
906	BB-7	\$6,500.00	\$300.00	\$220.00	
907	BB-7	\$6,500.00	\$300.00	\$220.00	
908	B-14	\$6,500.00		\$220.00	
909	B-14	\$6,500.00		\$220.00	
910	B-14	\$6,500.00		\$220.00	
911	BB-7	\$6,500.00	\$300.00	\$220.00	
912	CC-2	\$7,700.00	\$300.00	\$220.00	
913	CC-2	\$7,700.00	\$300.00	\$220.00	
915	C-1	\$7,000.00		\$220.00	
916	C-1	\$7,000.00		\$220.00	
918	AC-17	\$7,700.00		\$220.00	
919	C-1	\$7,000.00		\$220.00	
920	CC-2	\$7,700.00	\$300.00	\$220.00	
921	CD-3	\$7,700.00		\$220.00	
922	CC-2	\$7,700.00	\$300.00	\$220.00	
923	CC-2	\$7,700.00	\$300.00	\$220.00	
924	AC-17	\$7,700.00		\$220.00	
925	CC-2	\$7,700.00	\$300.00	\$220.00	
926	C-1	\$7,000.00		\$220.00	
927	CD-3	\$7,700.00		\$220.00	
928	CC-2	\$7,700.00	\$300.00	\$220.00	
929	B-16	\$6,500.00		\$220.00	
938	BB-9	\$6,500.00	\$300.00	\$220.00	
940	BB-7	\$6,500.00	\$300.00	\$220.00	
942	BB-9	\$6,500.00	\$300.00	\$220.00	
944	BB-8	\$6,500.00	\$300.00	\$220.00	
946	BB-10	\$6,500.00	\$300.00	\$220.00	
948	B-14	\$6,500.00	\$300.00	\$220.00	
		Total:	\$243,860.00		





PROPOSAL

P14712

Exceeding industry standards one job at a time!

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ALEXANDRIA, VA 22309-2330
O: (703) 780-0043
F: (703) 780-2262

www.kolasinc.com
info@kolasinc.com

NAME/ADDRESS	PROJECT	DATE
Parkfairfax Condominium UOA 3360 Gunston Rd Alexandria VA, 22302	Ext. Carp Rep. Ward2 2024	6/21/2024
	PROJECT ADDRESS	REP
	3360 Gunston Rd Alexandria VA, 22302	SK

DESCRIPTION

KOLAS CONTRACTING INC. SHALL FURNISH ALL REQUIRED LABOR, MATERIALS, TOOLS AND SERVICES TO COMPLETE THE FOLLOWING SCOPE OF WORK (SOW), UNLESS OTHERWISE STATED BELOW:

Kolas Contracting Inc. shall complete exterior carpentry replacement of (33) buildings in Ward 2 of Parkfairfax located at 3360 Gunston Rd Alexandria VA, 22302.

Scope of Work:

- Cover and protect all plantings, personal belongings and grounds adjacent to work area.
- Demo and dispose of existing 3-piece trim board (Frieze board, crown molding and bottom molding).
- Demo and dispose of rake boards and gable ends.
- All construction debris of all wood components shall be properly disposed off site.
- Install new composite 3-piece trim board (Frieze board, crown molding and bottom molding provided by Parkfairfax).
- Install rake boards and standard gable ends (To be provided by Parkfairfax).
- Contractor to fabricate both large and smaller custom gable ends on site (included in pricing).
- Caulk all nail points, seams, and joints with GE Silicone II (WHITE).
- Kolas Contracting Inc. shall contact management if any issues are discovered (i.e: damaged brick/mortar/wood rotted/gutters or downspouts).
- Wipe all dirt or hand prints off with non-toxic cleaner.
- Work site shall be cleaned, and debris removed daily.
- Grounds will be inspected for any paint chips and cleaned as needed.

Price Breakdown: See attachment "A" for complete bid price listed.

-Building Type: A (AC/ABC18, ABC19, ABC21, ABC22, ABC17, ABC20, CC2, CD3, CCD-4 and all similar with 4 or more gables)
Unit Price: \$7,315.00 Labor Only

-Building Type: B (B14, B15, B16, BB7, BB8, BB9, BB10, BB11, BB12, BB13, CCE6, CES)
Unit Price: \$6,175.00 Labor Only

-Building Type: C (C1)
Unit Price: \$6,935.00 Labor Only

Additional Cost to Base Prices:

- Height fee for 3-story buildings (based on PF site plat) = \$285.00
- Trash disposal fee per building (building debris only). = \$209.00
- Large gable fabrication as needed: \$1,435.00 Labor Only

Material Cost:

- Parkfairfax shall provide all PVC material.
- Kolas Contracting Inc. shall provide all fasteners, GE Silicone II Sealant, Painter Putty, and cleaning solution.

Change Order(s) Terms:

- Perform approved change order work not included in original scope of work at subtotal: \$ 75.00 per non-trade hour & 25 % markup on material
- Kolas Contracting Inc. shall notify management of any additional repairs identified prior to completion of work.

GENERAL CONDITIONS:

- ALL WORK SHALL BE COMPLETED BY SKILLED, SUPERVISED WORKERS PROVIDING A COMPLETE AND ACCEPTABLE JOB OF THE HIGHEST STANDARDS OF QUALITY, PERFORMANCE, AND WORKMANSHIP.
- UPON COMPLETION, ALL MATERIALS, DEBRIS, DROP CLOTHES, ETC. WILL BE REMOVED.
- KOLAS CONTRACTING INC. IS FULLY LICENSED, BONDED AND INSURED.

<p>50% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL REMAINING BALANCE DUE UPON COMPLETION OF PROJECT.</p>	<p>TOTAL</p>	<p>\$ 233,567.00</p>
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I/WE ACCEPT THE PROPOSAL AS SPECIFIED ABOVE AND AUTHORIZE WORK TO BEGIN.

SIGNATURE _____

DATE _____