



FY 2024-2025 BUDGET REVIEW

FY 2024 - 2025 Budget Review

- Budget Priorities and Principles
- FY 2024 Performance Review
- FY 2024 Audit
- FY 2024 Budget Summary
- FY 2024 Reserve Budget
- FY 2025 Budget Cycle Highlights

Budget Priorities

- Program operating funding to maintain our current level of community services while continuing to address inflation.
- Maintain funding of our reserves in accordance with the recommendations of our Reserve Study.
- Continue to accomplish critical reserve projects.

Budget Principles

- ← Zero-based budgeting
- ← Historical and future-based analysis of operating expenses
- ← Funding of Reserve account in accordance with Reserve Study
- ← Inflation-based Reserve analysis
- ← In accordance with condominium industry best practices, to fund operations and reserves, and avoid special assessments

Budget Execution

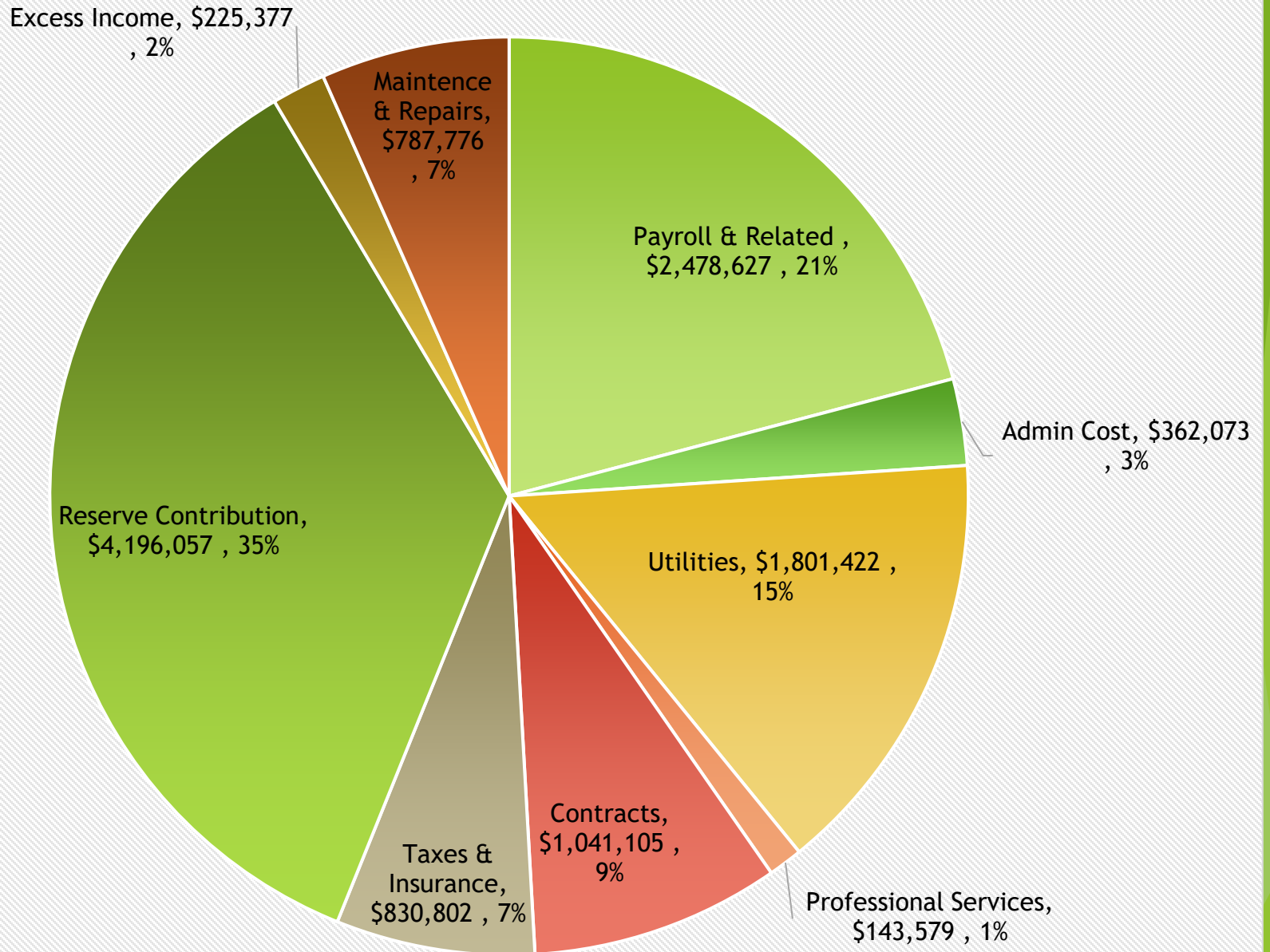
- Board members are fiduciaries, and the General Manager, in concert with the Treasurer and President, monitors budget execution
- Budget execution monitoring includes, for example:
 - Reviewing all invoices for accuracy and detection of potential problems.
 - Ensuring Reserves are invested in CDs and Treasuries to protect capital and earn interest
 - Reviewing execution of Reserve capital and building maintenance projects

FY2024 Expenditures

Administrative	\$362,093
Payroll & Related	\$2,478,627
Utilities	\$1,801,422
Maintenance & Repairs	\$787,776
Contracts	\$1,041,105
Professional Services	\$143,579
Taxes & Insurance	\$830,502

Operating Expenses	\$7,445,084
Reserve Contribution	\$4,196,057
Excess Income	\$225,377

FY2024 Audited Expenditures



FY2024 Income Information

Condo Fees	\$10,688,516
Interest Income	\$117,116
“Other” Income	\$320,490
Sale of Unit	\$740,390
Total Income	\$11,866,518
Total Expenditures	\$7,445,084
Contribution & Reserves	\$4,196,057

In FY23 Association had audited excess operating revenue of **\$225,377** over expenses

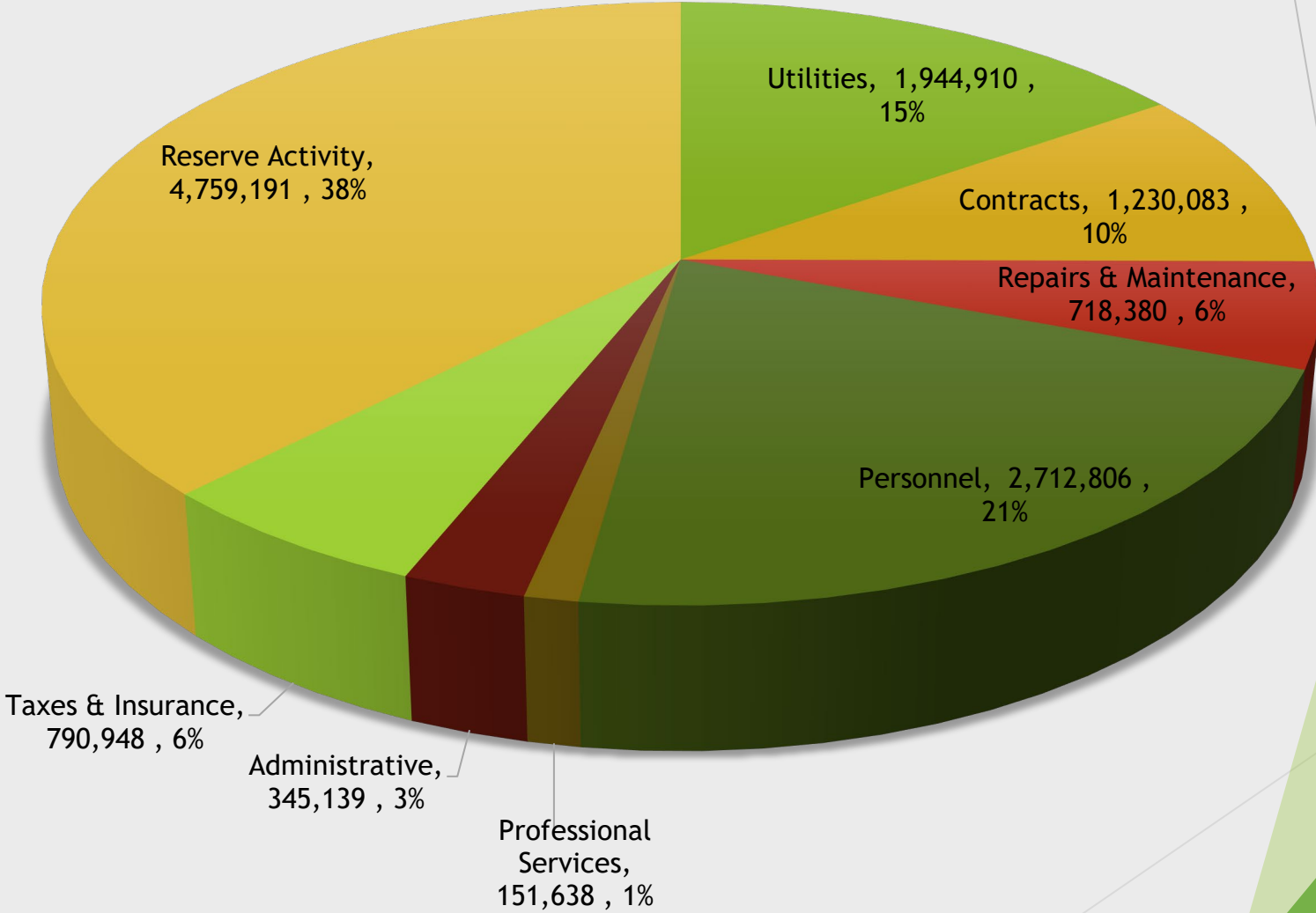
FY 2024 Annual Financial Audit

- ↳ Conducted by Goldklang Group CPAs, P.C.
- ↳ FY 2024 operating revenue of \$225,377 in excess of expenses
- ↳ Conclusions:
 - Financial statements are very good
 - ↻ Operating Reserves (\$1,416,957) are satisfactory
 - ↻ Funded Repair and Replacement Reserves \$5,516,428
 - ↻ Low delinquencies (2% rate)

Operating Reserves

- Consist of cumulative total of previous fiscal years' excess revenue
- Used to pay for unbudgeted operating expenses (e.g., snow removal, storm cleanup, and Covid-related costs)
- Totaled \$1,416,954 at end of FY24/beginning of FY25
- Figure is 13% of total FY24 budget and meets auditors standard of 10% to 20% of total annual budget

2025 Budgeted Expense Distribution



Reserve Account Expenses FY 2023-2024

COMPONENT	FY 23-24 BUDGET	FY 23-24 GL TOTALS	FY 23-24 YEAR END
Mold Abatement Allowance- GL 9114.210		50,000.00	0.00
Building Mold Abatement Allowance	50,000.00		
Asbestos Abatement GL- 9114.210		100,621.03	79,364.00
Asbestos Abatement, Crawl Spaces, Partial (7 Year Project)	100,621.03		
Building Settlement Allowance - GL 9114.210		644,996.00	691,437.00
Building Settlement - Allowance	644,996.00		
Building Trim/Fascia/Louvers/Gable- GL 9114.210		323,816.00	454,931.00
Wood Trim Replacement - Allowance	139,137.00		
Building Fascia Repairs - Allowance	107,028.00		
Colonnade Porch Allowance	26,757.00		
Gable End Louvers Repl. - Allowance	42,811.00		
Shutter Replacement - Allowance	8,083.00		
Building Waterproofing Allowance- GL 9114.210		128,434.00	110,371.00
Waterproofing Allowance	128,434.00		
Building Terracotta Roofs Rep. Allow. -GL 9901.016		301,368.00	180,852.00
Roof Repair Allowance	123,082.00		
Rhino Guards	89,453.00		
Copper Roof Valleys - Allowance	19,265.00		
Copper Roof Repl. - Allowance	69,568.00		
Sewer & Plumbing Infraest. Repairs- GL 9901.008		150,000.00	182,299.00
Plumbing Infra -Supply & Drainage-Allowance	150,000.00		
PEX Domestic Water Piping -GL 9901.008		468,600.00	272,575.00
Domestic Water (PEX) Replacement	334,434.00		
Hotwater Line - Allowance	134,166.00		
Fire Hydrants Replacement- GL 9901.008		3,600.00	
Fire Hydrants Replacement	3,600.00		
Attic Smoke Alarms Allow. - GL 9901.008		5,351.00	
Attic Smoke Alarms-Allowance	5,351.00		
Sewer Lines Repairs - GL 9901.008		273,627.00	257,523.00
Storm Sewer - Allowance	134,457.00		
Sanitary Sewer Crawlspace-Allowance	139,170.00		
Building Gas Pipe Repair - GL 9901.008		21,405.00	31,755.00
Gas Pipe Repair - Allowance	21,405.00		
Building Stoop Replacement - GL 9901.011		341,047.00	
Building Stoop Replacement - (Years 1-10)	153,872.00		151,464.00
Handrails at Stoops - Allowance	36,748.00		44,325.00
Individual Stoop-Allowance	150,427.00		
Asphalt, Paving, Mill, Private Streets - GL 9901.011		83,950.00	
Fitzgerald Ln Mill and Repave	53,950.00		57,420.00
Valley Dr Tennis Courts - 3 courts recoat	30,000.00		

Falling Ceiling Repair Allowance - GL 9901.040		32,108.00	
Falling Ceiling Repair - Allowance	32,108.00		
Security Lights Allow. - GL 9901.010		32,108.00	33,879.00
Security Lighting Allowance	32,108.00		
Building Masonry Tuckp. Allow. - GL 9901.006		157,621.00	475,004.00
Sand Brick Allowance	10,702.00		
Brick Tuckpointing - Allowance	146,919.00		
Boiler Room Pumps & Water Heaters GL 9901.029		29,817.00	29,817.00
Water Heater Replacement	25,258.00		
Blr Room Sum Pump - Allowance	4,559.00		
		25,000.00	
Vehicles Equipment - GL9801.510			
Pick Up Truck	25,000.00		
Pool Maintenance & Repairs - GL 9801.520		45,438.00	35,930.00
Pool Furniture- MC	20,000.00		
Main Pool Sand Filter- Lyons	8,297.00		
Wading Pool - Sand Filter-Lyons	3,280.00		
Pool Equip.-10 HP Pump-Coryell	13,861.00		
Pool Project (Martha C. & Lyons)- GL 9901.018			
Martha Custis Pool - Pool A			
Replace Old Diving Stand	7,151.00		
Replace Coping Stones, Caulk, and Waterline Tiles	39,375.00		
Replace Pool Light Fixtures (Energy Saving LED)	8,890.00		
Super Dense Pool Cover	24,060.00		
New Plaster to Main and Wading Pool	47,400.00		
Total Pool A		126,876.00	126,876.00
Lyons Lane Pool - Pool B			
Replace Coping Stones, Caulk, and Waterline Tiles	35,930.00		
New Plaster to Main and Wading Pool	30,110.00		
Total Pool B		66,140.00	49,887.00
		50,000.00	33,679.00
Electrical Meter Panels - GL 9901.024			
Boiler Rooms Electrical Panels Upgrade	50,000.00		
Landscape Rep, Mulch, Ret Walls-GL 9901.980		73,450.00	31,993.00
Timber Retaining Wall	35,000.00		
Brick Retaining Walls - Replace	34,475.00		
Brick Ret. Walls-Tuckpoint	3,975.00		
Building 738 Furniture - GL 9801.390		15,000.00	1,550.00
Office (Build 738) Carpet Rep.	15,000.00		
TOTAL	3,550,273.03	3,550,373.03	3,332,931.00
Notes:			
Column C: Describes the budgeted per reserve element			
Column D: Describes budget amount per GL or Category			
Column E: Describes the final spent on each GL or Category			

Reserve Budget FY 2024-2025

RESERVE COMPONENT	FY 24-25 FINAL BUDGET	COMPONENTS NARRATIVE	FY 24-25 AUG 31 YTD EXPENSES
Roof Pilot Project (2 Roofs)	202,000.00	Funding for the replacement of two roofs. The project will serve as a pilot project to evaluate the feasibility, duration, cost, and	
Mold Abatement Allowance- GL 9114.210		Allowance to remediate mold in common elements.	
Building Mold Abatement Allowance	20,000.00		
Asbestos Abatement GL- 9114.210		Removal of asbestos from all buildings' crawlspace. 24 buildings to complete the project.	
Asbestos Abatement, Crawl Spaces, Partial (7 Year Project)	105,652.05		\$40,624.00
Building Settlement Allowance - GL 9114.210		The Association has engaged into an agreement with Avon to perform foundation repairs on Buildings 111 and	
Building Settlement - Allowance	975,272.00		\$539,247.00
Building Trim/Fascia/Louvers/Gable- GL 9114.210		Funding for the replacement of all buildings' wood trim. Project averages 20- 25 Buildings per year, with 129 left to	
Wood Trim Replacement - Allowance	147,485.22		
Building Fascia Repairs - Allowance	113,449.68		\$24,682.00
Colonnade Porch Allowance	28,362.42		
	45,379.66		
Gable End Louvers Repl. - Allowance	8,567.98		
Shutter Replacement - Allowance			
Building Waterproofing Allowance- GL 9114.210		Allowance to perform buildings' waterproofing repairs every year.	
Waterproofing Allowance	132,929.19		\$34,364.00
Building Terracota Roofs Rep. Allow. -GL 9901.016		Allowance to perform buildings' roof repairs every year.	
Roof Repair Allowance	142,829.00		\$35,918.00
Rhino Guards	89,453.00		\$2,500.00
	25,199.68		
Copper Roof Valleys - Allowance	85,998.00		
Copper Roof Repl. - Allowance			
Sewer & Plumbing Infraest. Repairs- GL 9901.008		Annual allowance to perform repairs and/or replacement of main building sewer lines & plumbing infrastructure	
Plumbing Infra -Supply & Drainage-Allowance	189,000.00		\$16,232.00
PEX Domestic Water Piping -GL 9901.008		Replacement of old water supply pipes from to PEX (Composite). 15 Buildings remaining to be completed in	
Domestic Water (PEX) Replacement	334,467.02		\$113,820.00
	120,000.00		\$16,232.00
Hotwater Line - Allowance			
Fire Hydrants Replacement- GL 9901.008		Allowance to replace Association-owned fire hydrants.	
Fire Hydrants Replacement	5,000.00		
Attic Smoke Alarms Allow. - GL 9901.008		Allowance to replace smoke alarms in attics.	
Attic Smoke Alarms-Allowance	6,999.91		
Sewer Lines Repairs - GL 9901.008		Allowance to replace Association storm sewer lines in common areas and sewer running under buildings crawlspace.	
Storm Sewer - Allowance	175,873.63		
	113,000.00		
Sanitary Sewer Crawlspace-Allowance			
Building Gas Pipe Repair - GL 9901.008		Allowance to replace deteriorated gas lines throughout the community with an approximate rate of 15- 20 per FY.	
Gas Pipe Repair - Allowance	161,590.00		\$43,705.00
Building Stoop Replacement - GL 9901.011		Allowance to replace deteriorated building stoops throughout the community with an approximate rate of 10 per FY.	
Building Stoop Replacement - (Years 1-10)	158,488.16		\$140,000.00
Handrails at Stoops - Allowance	37,850.44		\$10,556.00
	0.00		
Individual Stoop-Allowance			
Asphalt, Paving, Mill, Private Streets - GL 9901.011		Allowance for asphalt repairs or replacement in Association-owned streets and parking lots.	
Fitzgerald Ln Mill and Repave			
Valley Dr Tennis Courts - 3 courts reccoat			

Asphalt Repairs Allowance	30,000.00		
Parking Lots Mill & Repave	30,291.14		
Parking Lot Signs	4,747.77		
Falling Ceiling Repair Allowance - GL 9901.040		Allowance for repair of unit ceilings due to building shifting.	
Falling Ceiling Repair - Allowance	41,999.47		
Security Lights Allow. - GL 9901.010		Allowance for installing, repairing, or replacing light posts throughout the community.	
Security Lighting Allowance	32,108.00		\$13,323.00
Building Masonry Tuckp. Allow. - GL 9901.006		Building tuckpointing program to maintain and strengthen the integrity of building structures and minimize foundation issues.	
Sand Brick Allowance	13,999.82		
Brick Tuckpointing - Allowance	250,000.00		\$75,000.00
Boiler Room Pumps & Water Heaters GL 9901.029		Allowance for the replacement of building water heaters and boiler room sump pumps.	
Water Heater Replacement	50,516.00		\$25,000.00
Blr Room Sum Pump - Allowance	5,964.02		
Vehicles Equipment - GL9801.510		Funding for the replacement of two vehicles from our maintenance fleet.	
Pick Up Truck			
Utility Van			
Pool Maintenance & Repairs - GL 9801.520		Funding for the repair or replacement of pool furniture and exterior cement repairs.	
Pool Furniture-MC	20,000.00		\$7,799.00
Exterior Cement Plaster	1,679.53		
Main Pool Sand Filter- Lyons			
Wading Pool - Sand Filter-Lyons			
Pool Equip.-10 HP Pump-Coryell			
Pool Project (Martha C. & Lyons)- GL 9901.018			
Martha Custis Pool - Pool A			
Replace Old Diving Stand			
Replace Coping Stones, Caulk, and Waterline Tiles			
Replace Pool Light Fixtures (Energy Saving LED)			
Super Dense Pool Cover			
New Plaster to Main and Wading Pool			
Parking Lot Fixture		Funding for the replacement of light fixtures at MC Pool parking lot.	
Total Pool A			
Lyons Lane Pool - Pool B			
Replace Coping Stones, Caulk, and Waterline Tiles			
New Plaster to Main and Wading Pool			
Total Pool B			
Coryell Lane - Pool C		Funding for the replacement and repairs of the pool at Coryell Ln, pending the Engineer's assessment.	
Engineer Pool Assessment	6,500.00		
Replace Coping Stones, Caulk, and Waterline Tiles			
Replace Pool Light Fixtures (Energy Saving LED)			
Pool Cover Main			
Sand Filter			
10 HP Pump			
Plastering Resurface			
Exterior Cement Plaster			

Exterior Doors Frame			
Electrical Meter Panels - GL 9901.024		Funding for the upgrade of Association-owned electric panels.	
Boiler Rooms Electrical Panels Upgrade	20,000.00		
Landscape Rep, Mulch, Ret Walls-GL 9901.980			
Timber Retaining Wall	45,709.09	Allowance for timber retaining wall replacement and repairs.	
Brick Retaining Walls - Replace	37,952.82	Allowance for brick wall tuckpointing.	\$32,824.00
Brick Ret. Walls-Tuckpoint		Allowance for brick wall replacement and repairs.	
Playgrounds Maintenance	20,000.00	Allowance for playgrounds maintenance.	\$3,149.00
Chain Link Fence	7,667.21	Allowance for chain link fence repairs and replacements.	
Park Benches	5,000.00	Allowance for park bench replacements.	
Building 738 Furniture - GL 9801.390			
Laundry Room Doors (Two per Year)	10,000.00	Funding for the replacement of two laundry room doors per year (As needed).	
TOTAL RESERVE BUDGET	4,058,981.91		\$1,174,975.00

FY2025 Budget Cycle Highlights

November/December 2024:

- Board Members/Committee Chairs submit input to the Treasurer.

December 2024:

- General Manager presents the draft budget.

January 2025:

- Draft budget presented to the Board.
- Draft budget reviewed at Budget Workshop.

February 2025:

- Homeowners Budget Hearing.

March 2025:

- Final budget approved at the Board meeting.

Why we should adopt a five-year budget!

What do we want to accomplish in five years? Where do we want to be in ten years? What are our plans for the future?

Without a multi-year plan, we are limping along one year at a time, always hoping that next year will be better.

Unfortunately, since the beginning of our condominium association we have lived year to year with no plans beyond twelve months. Living for the moment has prevented us from making long range plans for expensive repairs and replacements. Condominiums that do not plan for the future eventually discover that ignoring or deferring repairs does not make them disappear. The needed repairs eventually demand our attention and money, typically at the most inconvenient time!

Furthermore, as many condominiums have learned, ignoring or postponing repairs only makes matters worse.

Maintaining our property requires long range planning.

A five-year budget will allow us to:

Prioritize our goals.

Plan and fund major repairs and implement them over several years.

Make sure we have the employees and resources available to carry out these plans. Educate owners and build support and consensus for achieving our goals.

Unit owners will benefit.

As unit owners, we will benefit by knowing what our future assessments will be. Knowing what assessments will be will allow unit owners to develop their own personal budgets.

Unit owners will be able to plan for:

- Remodeling projects
- Purchasing cars
- Planning vacations, as well as something as important as retiring.

Objections

Impractical or not allowed. Future boards cannot be bound by the budgets of previous boards.

A multi-year budget is a living document. It will be revised at least every year as new boards consider updated information. And of course, as always, changes can be made mid-year as needed.

Unit owner revolt. Owners will be angered and throw out board members at the next election.

Not if unit owners are involved in the process and understand what future costs will be.

Lower property values. Potential buyers, knowing of future increases, will be reluctant to buy in Parkfairfax.

Having a five-year plan should reassure potential buyers. They will understand future costs and can plan as needed. Those with doubts may want to review the five-year budgets of competing condominiums?



Help Save \$225,000 or More/Year

With Just Approved Free Plumbing Services
to Repair In-Unit Water Leaks

Mike Rothenberg
Ward 1 Board Rep
rothenbergward1@gmail.com

How Can Parkfairfax Afford to do this?

- ▶ Appoline Condo in DC was able to cut water use by roughly 50%, going from 1 million to 500,000 GPM
- ▶ With just 235 Units, compared to our 1,684, they save between \$7,000 and \$10,000 per month
- ▶ Parkfairfax's water and wastewater bill for FY25 is budgeted in excess of \$1.5 million
- ▶ Cutting water use by just 15% could save \$225,000 annually, nearly two points of our condo fee

Some Facts About Leaks and Water Consumption

- ▶ Our water bill for this year is budgeted at \$522,445
- ▶ Wastewater Treatment bill is budgeted for \$1,042,630
 - ▶ Wastewater bill is based on water use
 - ▶ Any decrease in water use reduces both our potable water and wastewater treatment bills
- ▶ A leaking/continuously running toilet can waste anywhere from 200 to 1,440 GPD - costing \$2-\$14/day or more
- ▶ A dripping faucet can waste anywhere from 10 to 200 GPD
- ▶ Switching from old water-guzzling toilets to a 1.28 GPF toilet can save over 10 GPD and 4,051 GPY per person

Your Share of Monthly Water & Sewer Bill

Unit	Condo Fee	Water & Sewer
Jackson	\$490.85	\$67.17
Jefferson	\$531.82	\$77.78
Monroe	\$519.43	\$71.08
Adams	\$484.18	\$66.25
Garfield	\$503.24	\$68.86
Lincoln - 2A/2A1	\$580.45/\$603.31	\$79.43/\$82.17
Madison - 2B/2B1	\$600.45/\$618.56	\$82.17/\$84.64
Washington	\$600.45	\$82.17
Cleveland	\$684.32	\$93.64
Van Buren	\$718.63	\$98.34
Harrison	\$754.84	\$103.29
Coolidge	\$800.60	\$109.56
Roosevelt	\$965.49	\$132.12

What the Program Covers

- ▶ Parkfairfax Staff will repair virtually anything that leaks in a Unit
- ▶ Staff will conduct Free Plumbing Inspections
- ▶ Free labor for repairs, leaky faucet replacement, and new water-efficient toilet installation
- ▶ Parts and replacement fixtures at cost to owner
- ▶ BUC to monitor water meters to track usage
- ▶ Initial effort should last about 8 months
- ▶ Future specials could be offered at Board's and/or GM's discretion

Repair Anything that Leaks at No or Minimal Cost

- ▶ Toilet Tune-Up to repair continuously running toilet
 - ▶ Currently \$65, will soon be free parts and labor
- ▶ Free toilet installation to replace old water-guzzling models
- ▶ Repair or replace leaking bathroom or kitchen faucet (free labor/parts@cost)
 - ▶ Select whatever faucet or toilet you like with prior Parkfairfax approval
 - ▶ No longer have to choose from limited Parkfairfax inventory
- ▶ Repair leaking in-unit water shut-off valves (free labor, parts@cost)
- ▶ Replace old Bradley-Cole shower mixing valve if leaking (extremely low labor fee, parts@cost)



**PARKFAIRFAX REROOFING
PROGRAM**
“Predictive Maintenance”

INTRO



Our 81-yr old roofs need attention. At some point each roof will need to be replaced. Ludowici, the manufacturer of our orig roof tiles, says they have a max 100-yr lifespan. The Dec. 2022 Walker roof survey is a cursory starting point for planning purposes. The positive news is that 93% of our roofs are currently classified as medium or low priority. The remainder are high priority (20 bldgs).

Last October, we had a sampling of our roof tiles ASTM tested for both breakage and absorption. All of our tiles easily passed the absorption test. However, all or our tiles failed the breakage test.

The Feb 2024 Walker attic survey of the 6 worst roofs (as observed from the exterior), further narrowed down the list to our 2 roofs in greatest need of replacement, bldgs. 849 & 953. These were chosen for our pilot project.



PARALLEL TRACK PLANNING

TRACK A

PILOT PROGRAM OF 2 ROOFS BEFORE THE END OF FY24

PURPOSE: Identify and address issues not covered in the Walker reports and develop procedures for managing the overall project. Parkfairfax has hired a building envelope expert to help us design the pilot.

SOME LESSONS TO BE LEARNED:

Impact on building residents-
inconvenience and safety

Displacement of/potential damage
to possessions in attics

Potential damage to fascia, gutters,
downspouts and gables

Potential damage to common
element gardens, patios, and decks,
and AC units

Impact to the living space directly
below the attic space

Asbestos friability and potential
contamination in attics

Completion time for each building

Number of dumpsters and parking
spaces required & for how long.

% of orig T&G sheathing to be replaced
and/or reskinned w/ OSB

Any current building code
requirements which may need to be
met

Potential insurance carrier
requirements

Need for porta potties & generators.

MATERIALS

Terracotta Tile

- Proven material
- Long life span (est. 80-100 years)
- Natural product
- Historically accurate material
- Fire retardant and wind resistant

- Significantly more labor intensive to install
- Cost (42% more expensive than synthetic)
- More time impact on residents
- Not a commonly used or installed residential material in the DMV

Synthetic Tile

- Lower upfront cost
- Lightweight
- More impact resistant than terracotta
- 100% recycled

- Relatively new material
- Product life span is 50% of terracotta
- Limited warranties of generally 50 years
- Each manufacturer will have their own formulation
- As a 100% Petroleum based product, it has a higher flame spread potential than a natural material
- Different mold may be required

TRACK B

GATHER AND ANALYZE HISTORIC ROOF-RELATED DATA

PURPOSE: Determine if there are any trends which can help continue to refine the Walker priority lists.



- What are the expenditures for repairs?
 - What is the trend line for expenditures?
- Is there a correlation between building types and repairs?
- Are there trends that could help us refine the Walker priority lists?
- Conduct intensive survey of remaining low & medium priority roofs inside and out to make it possible to continue to refine the priority lists.

POTENTIAL IMPLEMENTATION PLAN

PHASE 1 (Years 1 - 5)

- Replace 7-8 roofs per year
- Construction between April 1st & November 1st (7 mnths)
- Construction estimated to take 1 mnth per bldg. including scaffolding & demo
- Replace at least 1 roof per mnth for 7 or 8 mnths with one crew
- Evaluate remaining roofs in year 5 to develop priority list for Phase 2
- Estimated cost per roof is \$134,000 for Ludowici and \$94,000 for Brava.

PHASES 2 – 5 (Years 6 – 20+)

- Replace at least 14-16 roofs per year
- Construction between April 1st & November 1st (7 mnths)
- Construction estimated to take 1 mnth per bldg including scaffolding & demo
- Replace at least 2 roofs per mnth for 7 or 8 mnths with 2 crews
- Evaluate remaining roofs in year 5 of each phase to develop priority list for upcoming 5 years



FINAL THOUGHTS

Planning the program in 5-year phases matches the 5-year budget cycle the Board is implementing. It allows the pace to be ratcheted up or down depending upon other required reserve expenditures.

The 2-bldg pilot project is a critical part of the process to understand the full scope of the reroofing program.

Extending the life of our existing roofs through regular maintenance plus mitigation measures (keeping painters & carpenters off our roofs, pruning back trees that have contact with our roofs, replacing flashing & vent stack collars as needed) allows us to thoroughly plan the implementation of our reroofing program and go slowly on an as needed basis.





**PARKFAIRFAX REROOFING
PROGRAM**
“Predictive Maintenance”

INTRO



Our 81-yr old roofs need attention. At some point each roof will need to be replaced. Ludowici, the manufacturer of our orig roof tiles, says they have a max 100-yr lifespan. The Dec. 2022 Walker roof survey is a cursory starting point for planning purposes. The positive news is that 93% of our roofs are currently classified as medium or low priority. The remainder are high priority (20 bldgs).

Last October, we had a sampling of our roof tiles ASTM tested for both breakage and absorption. All of our tiles easily passed the absorption test. However, all or our tiles failed the breakage test.

The Feb 2024 Walker attic survey of the 6 worst roofs (as observed from the exterior), further narrowed down the list to our 2 roofs in greatest need of replacement, bldgs. 849 & 953. These were chosen for our pilot project.



PARALLEL TRACK PLANNING

TRACK A

PILOT PROGRAM OF 2 ROOFS BEFORE THE END OF FY24

PURPOSE: Identify and address issues not covered in the Walker reports and develop procedures for managing the overall project. Parkfairfax has hired a building envelope expert to help us design the pilot.

SOME LESSONS TO BE LEARNED:

Impact on building residents-
inconvenience and safety

Displacement of/potential damage
to possessions in attics

Potential damage to fascia, gutters,
downspouts and gables

Potential damage to common
element gardens, patios, and decks,
and AC units

Impact to the living space directly
below the attic space

Asbestos friability and potential
contamination in attics

Completion time for each building

Number of dumpsters and parking
spaces required & for how long.

% of orig T&G sheathing to be replaced
and/or reskinned w/ OSB

Any current building code
requirements which may need to be
met

Potential insurance carrier
requirements

Need for porta potties & generators.

MATERIALS

Terracotta Tile

- Proven material
- Long life span (est. 80-100 years)
- Natural product
- Historically accurate material
- Fire retardant and wind resistant

- Significantly more labor intensive to install
- Cost (42% more expensive than synthetic)
- More time impact on residents
- Not a commonly used or installed residential material in the DMV

Synthetic Tile

- Lower upfront cost
- Lightweight
- More impact resistant than terracotta
- 100% recycled

- Relatively new material
- Product life span is 50% of terracotta
- Limited warranties of generally 50 years
- Each manufacturer will have their own formulation
- As a 100% Petroleum based product, it has a higher flame spread potential than a natural material
- Different mold may be required

TRACK B

GATHER AND ANALYZE HISTORIC ROOF-RELATED DATA

PURPOSE: Determine if there are any trends which can help continue to refine the Walker priority lists.



- What are the expenditures for repairs?
 - What is the trend line for expenditures?
- Is there a correlation between building types and repairs?
- Are there trends that could help us refine the Walker priority lists?
- Conduct intensive survey of remaining low & medium priority roofs inside and out to make it possible to continue to refine the priority lists.

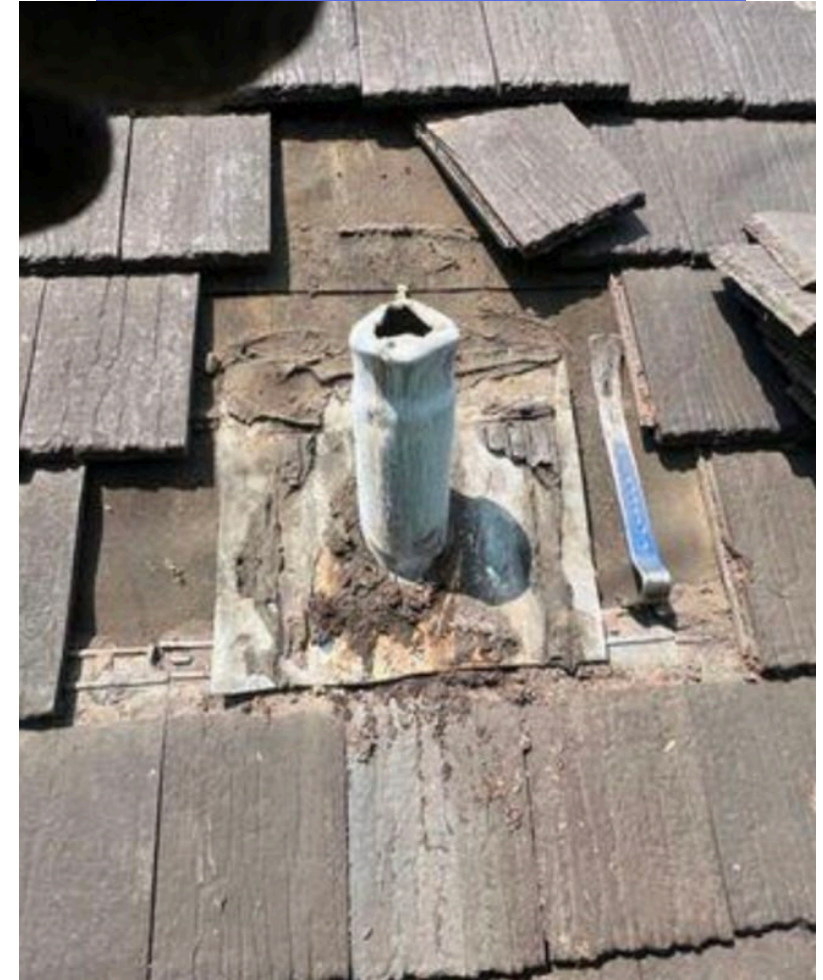
POTENTIAL IMPLEMENTATION PLAN

PHASE 1 (Years 1 - 5)

- Replace 7-8 roofs per year
- Construction between April 1st & November 1st (7 mnths)
- Construction estimated to take 1 mnth per bldg. including scaffolding & demo
- Replace at least 1 roof per mnth for 7 or 8 mnths with one crew
- Evaluate remaining roofs in year 5 to develop priority list for Phase 2
- Estimated cost per roof is \$134,000 for Ludowici and \$94,000 for Brava.

PHASES 2 – 5 (Years 6 – 20+)

- Replace at least 14-16 roofs per year
- Construction between April 1st & November 1st (7 mnths)
- Construction estimated to take 1 mnth per bldg including scaffolding & demo
- Replace at least 2 roofs per mnth for 7 or 8 mnths with 2 crews
- Evaluate remaining roofs in year 5 of each phase to develop priority list for upcoming 5 years



FINAL THOUGHTS

Planning the program in 5-year phases matches the 5-year budget cycle the Board is implementing. It allows the pace to be ratcheted up or down depending upon other required reserve expenditures.

The 2-bldg pilot project is a critical part of the process to understand the full scope of the reroofing program.

Extending the life of our existing roofs through regular maintenance plus mitigation measures (keeping painters & carpenters off our roofs, pruning back trees that have contact with our roofs, replacing flashing & vent stack collars as needed) allows us to thoroughly plan the implementation of our reroofing program and go slowly on an as needed basis.

