

# Trim Replacement Project Resolution Worksheet

Date: September 18, 2024

## Suggested Motion:

“I move to approve \_\_\_\_\_ to complete the Ward II Trim Replacement in an amount not to exceed \_\_\_\_\_ with funds to come from GL 9901, Reserve Expenditures.”

2<sup>nd</sup>:

## Vote:

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



Dynasty Community Services

Dynasty Community Services LLC  
P.O. Box 22  
Ashburn, VA 20146  
703-651-6438  
[info@DynastyCommunityServices.com](mailto:info@DynastyCommunityServices.com)  
[www.DynastyCommunityServices.com](http://www.DynastyCommunityServices.com)

Parkfairfax Condominiums UOA

April 3, 2024

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

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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.*

**Parkfairfax 2024 Fascia Replacement**

<b>Buildings</b>	<b>Type</b>	<b>Price</b>	<b>Height Fee</b>	<b>Disposal Fee</b>	
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	
		<b>Total:</b>	<b>\$243,860.00</b>		

-----PROPOSAL-----

**CAPITAL PAINTING & CONTRACTING**



5520 OAKWOOD ROAD  
ALEXANDRIA, VA 22310  
TEL. (703) 313-0013  
FAX (703) 922-1826



[WWW.CAPITALPAINTING.NET](http://WWW.CAPITALPAINTING.NET)  
SINCE 1975

Virginia Class A Contractor License #2705 009994A

EPA Certified (Lead Renovation)

PROPOSAL SUBMITTED TO <b>ParkFairfax</b>	PHONE <b>703-998-6315</b>	DATE <b>9/5/2024</b>
STREET <b>3360 Gunston Road</b>	JOB NAME <b>CARPENTRY REPLACEMENT</b>	<b>PROPOSAL #: P015224</b>
CITY, STATE AND ZIP CODE <b>Alexandria, VA 22302</b>	JOB LOCATION <b>ParkFairfax – Ward 2 3360 Gunston Road, Alexandria, VA 22302</b>	
MANAGER <b>Francisco Foschi (<a href="mailto:ffoschi@parkfairfax.org">ffoschi@parkfairfax.org</a>)</b>	JOB PHONE <b>703-998-6315</b>	

We propose hereby to furnish material and labor — complete in accordance with specifications bellow, for the sum of:  
**SEE PRICE BREAKDOWN ON PAGE 2**

Payment to be made as follows:  
30% DOWN PAYMENT  
PROGRESS PAYMENTS  
FULL PAYMENT DUE UPON COMPLETION

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 specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note this proposal may be withdrawn by us if not accepted within 30 days.

**We hereby submit specifications and estimates for:**  
**CAPITAL PAINTING** will supply all labor, materials, tools, equipment, supervision, workmen's compensation insurance, property damage and liability insurance for the completion of the work as follows:

**WORK TO BE DONE:**

Complete exterior carpentry replacement of (33) buildings in Ward 2 of ParkFairfax located at 3360 Gunston Rd Alexandria VA.

**SCOPE OF WORK:**

- 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.
- 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).
- Contractor 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.

CONTINUED ON PAGE 2

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 above.	Date of acceptance:	Signature _____ Signature _____
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-----PROPOSAL-----

**CAPITAL PAINTING & CONTRACTING**



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ALEXANDRIA, VA 22310  
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CITY, STATE AND ZIP CODE <b>Alexandria, VA 22302</b>	JOB LOCATION <b>ParkFairfax – Ward 2 3360 Gunston Road, Alexandria, VA 22302</b>	
MANAGER <b>Francisco Foschi (ffoschi@parkfairfax.org)</b>	JOB PHONE <b>703-998-6315</b>	

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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 specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note this proposal may be  
withdrawn by us if not accepted within 30 days.

**PRICE BREAKDOWN:** See attachment "A" for complete bid price listed.

1. Building Type: A & C (AC-17, AC-17, AC-17, CC-2, CC-2, CC-2, CD-3, CC-2, CC-2, CC-2, CC-2, CD-3, CCD-4 and all similar with 4 or more gables)  
UNIT PRICE..... **\$8,192.80 LABOR ONLY**
2. Building Type: B (BB-7, B-15, BB-8, BB-8, BB-7, BB-7, b-14, B-14, BB-7, BB-9, BB-7, BB-9, BB-8, BB-10, B-14)  
UNIT PRICE..... **\$6,916.00 LABOR ONLY**
3. Building Type: C (C-1, C-1, C-1, C-1, B-16)  
UNIT PRICE..... **\$7,767.20 LABOR ONLY**
4. Additional Cost to Base Prices:
  - a. Height fee for 3-story buildings (based on PF site plat) = \$319.20
  - b. Trash diSposal fee per building (building debris only). = \$234.08
  - c. Large gable fabrication as needed: \$1,620.00 Labor Only
5. Material Cost:
  - a. ParkFairfax shall provide all PVC material.
  - b. Contractor shall provide all fasteners, GE Silicone II Sealant, Painter Putty, and cleaning solution.

CONTINUED ON PAGE 2

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 above.	Date of acceptance:	Signature _____
		Signature _____

**PROPOSAL**

**CAPITAL PAINTING & CONTRACTING**



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ALEXANDRIA, VA 22310  
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FAX (703) 922-1826



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CITY, STATE AND ZIP CODE <b>Alexandria, VA 22302</b>	JOB LOCATION <b>ParkFairfax – Ward 2 3360 Gunston Road, Alexandria, VA 22302</b>	
MANAGER <b>Francisco Foschi (ffoschi@parkfairfax.org)</b>	JOB PHONE <b>703-998-6315</b>	

We propose hereby to furnish material and labor — complete in accordance with specifications bellow, for the sum of:  
**SEE PRICE BREAKDOWN ON PAGE 2**

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 specifications below involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized  
Signature \_\_\_\_\_

Note this proposal may be withdrawn by us if not accepted within 30 days.

**GENERAL:**

- No exterior work will take place when temperatures are above 95°F, below 45°F, or when relative humidity is above 80%.
- Work will take place during regular working hours, Monday – Saturday, 8:30 AM to 4:30 PM.
- We will cover and protect all planting, personal belongings and grounds adjacent to the work area. Should any damage occur we will restore the surface to its original condition.
- Work site shall be cleaned, and debris removed daily.
- Grounds will be inspected for any paint chips and cleaned as needed.
- All construction debris of all wood componenets shall be properly disposed off site..
- All residents will be notified 2-3 days in advance as to the time work will take place on their unit. We will do the work with minimal interference to the residents.
- A certificate of insurance will be forwarded to you upon acceptance of this proposal.
- All work guaranteed for 24 months excluding circumstances beyond our control.

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 above.	Date of acceptance:	Signature _____ Signature _____
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**ParkFairfax 2024 Fascia Replacement**

BUILDINGS	TYPE	PRICE	HEIGHT FEE	DISPOSAL FEE
901	AC-17	\$8,192.80	\$0	\$234.08
902	B-15	\$6,916.00	\$0	\$234.08
903	BB-7	\$6,916.00	\$319.20	\$234.08
904	BB-8	\$6,916.00	\$319.20	\$234.08
905	BB-8	\$6,916.00	\$319.20	\$234.08
906	BB-7	\$6,916.00	\$319.20	\$234.08
907	BB-7	\$6,916.00	\$319.20	\$234.08
908	B-14	\$6,916.00	\$0	\$234.08
909	B-14	\$6,916.00	\$0	\$234.08
910	B-14	\$6,916.00	\$0	\$234.08
911	BB-7	\$6,916.00	\$319.20	\$234.08
912	CC-2	\$8,192.80	\$319.20	\$234.08
913	CC-2	\$8,192.80	\$319.20	\$234.08
915	C-1	\$7,767.20	\$0	\$234.08
916	C-1	\$7,767.20	\$0	\$234.08
918	AC-17	\$8,192.80	\$0	\$234.08
919	C-1	\$7,767.20	\$0	\$234.08
920	CC-2	\$8,192.80	\$319.20	\$234.08
921	CD-3	\$8,192.80	\$0	\$234.08
922	CC-2	\$8,192.80	\$319.20	\$234.08
923	CC-2	\$8,192.80	\$319.20	\$234.08
924	AC-17	\$8,192.80	\$0	\$234.08
925	CC-2	\$8,192.80	\$319.20	\$234.08
926	C-1	\$7,767.20	\$0	\$234.08
927	CD-3	\$8,192.80	\$0	\$234.08
928	CC-2	\$8,192.80	\$319.20	\$234.08
929	B-16	\$7,767.20	\$0	\$234.08
938	BB-9	\$6,916.00	\$319.20	\$234.08
940	BB-7	\$6,916.00	\$319.20	\$234.08
942	BB-9	\$6,916.00	\$319.20	\$234.08
944	BB-8	\$6,916.00	\$319.20	\$234.08
946	BB-10	\$6,916.00	\$319.20	\$234.08
948	B-14	\$6,916.00	\$319.20	\$234.08

<b>TOTALS:</b>	<b>\$247,805.60</b>	<b>\$6,064.80</b>	<b>\$7,724.64</b>
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<b>GRAND TOTAL:</b>	<b>\$261,595.04</b>
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# PROPOSAL

# P14712

*Exceeding industry standards one job at a time!*

8361 RICHMOND HIGHWAY  
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
	<b>PROJECT ADDRESS</b>	<b>REP</b>
	3360 Gunston Rd Alexandria VA, 22302	SK
<b>DESCRIPTION</b>		

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.

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

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_



**ParkFairfax 2024 Fascia Replacement - Kolas Contracting, Inc. Bid 6/21/24**

<b>Buildings</b>	<b>Type</b>	<b>Price</b>	<b>Height Fee</b>	<b>Disposal Fee</b>
901	AC-17	\$ 7,315.00		\$ 209.00
902	B-15	\$ 6,175.00		\$ 209.00
903	BB-7	\$ 6,175.00	\$ 285.00	\$ 209.00
904	BB-8	\$ 6,175.00	\$ 285.00	\$ 209.00
905	BB-8	\$ 6,175.00	\$ 285.00	\$ 209.00
906	BB-7	\$ 6,175.00	\$ 285.00	\$ 209.00
907	BB-7	\$ 6,175.00	\$ 285.00	\$ 209.00
908	B-14	\$ 6,175.00		\$ 209.00
909	B-14	\$ 6,175.00		\$ 209.00
910	B-14	\$ 6,175.00		\$ 209.00
911	BB-7	\$ 6,175.00	\$ 285.00	\$ 209.00
912	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
913	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
915	C-1	\$ 6,935.00		\$ 209.00
916	C-1	\$ 6,935.00		\$ 209.00
918	AC-17	\$ 7,315.00		\$ 209.00
919	C-1	\$ 6,935.00		\$ 209.00
920	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
921	CD-3	\$ 7,315.00		\$ 209.00
922	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
923	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
924	AC-17	\$ 7,315.00		\$ 209.00
925	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
926	C-1	\$ 6,935.00		\$ 209.00
927	CD-3	\$ 7,315.00		\$ 209.00
928	CC-2	\$ 7,315.00	\$ 285.00	\$ 209.00
929	B-16	\$ 6,935.00		\$ 209.00
938	BB-9	\$ 6,175.00	\$ 285.00	\$ 209.00
940	BB-7	\$ 6,175.00	\$ 285.00	\$ 209.00
942	BB-9	\$ 6,175.00	\$ 285.00	\$ 209.00
944	BB-8	\$ 6,175.00	\$ 285.00	\$ 209.00
946	BB-10	\$ 6,175.00	\$ 285.00	\$ 209.00
948	B-14	\$ 6,175.00	\$ 285.00	\$ 209.00

<b>Totals:</b>	<b>\$ 221,255.00</b>	<b>\$ 5,415.00</b>	<b>\$ 6,897.00</b>
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Grand Total: \$ 233,567.00