

# September 2024 Reserve Expenditures Resolution Worksheet

Date: November 20, 2024

**Suggested Motion:**

“I move to approve the September 2024 Reserve Expenditures in the amount of \$667,220.33 with funds to come from GL 9901, Reserve Expenses.”

2<sup>nd</sup>:

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

**Vote:**

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

September 2024 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
95-9900100	Building Exterior	<u>\$256,071.55</u>	13004	Avon Corporation	Bldg 716, 109 & 111. Foundation and Façade Repairs
		<u>\$67,648.79</u>	12940	Avon Corporation	Bldg 716, 109 & 111. Foundation and Façade Repairs
		<u>\$215,527.45</u>	12981	Avon Corporation	Bldg 716, 109 & 111. Foundation and Façade Repairs
		<u>\$2,879.53</u>	220015700007	Walker Consultants	Buildings 109 and 111: Services from July 26, 2024, to August 29, 2024, included communication with the owner and Avon.
		<u>\$10,926.00</u>	10260-699413	E&G Services	Bldg. 969 Crawlspace GAS Piping Replacement: Removed existing leaky gas line and installed 110 feet of black steel gas piping according to industry standards.
		<u>\$7,890.00</u>	10260-790147	E&G Services	Bldg. 111 Wellington. Crawlspace GAS Piping Replacement: Removed existing leaky gas line and installed 110 feet of black steel gas piping according to industry standards.
		<u>\$13,963.00</u>	10260-112000	E&G Services	Bldg. 112 Gunston. Crawlspace GAS Piping Replacement: Removed existing leaky gas line and installed 110 feet of black steel gas piping according to industry standards.
		<u>\$6,712.00</u>	10226-679043	E&G Services	Building 967 (8 units) Asbestos Abatement in crawlspace.
		<u>\$3,400.00</u>	10260-969104	E&G Services	Building 969 (5 units) Asbestos Abatement in crawlspace.
		<u>\$3,400.00</u>	10226-970593	E&G Services	Building 970 (6 units) Asbestos Abatement in crawlspace.
		<u>\$500.00</u>	448	Mike Byrd	Install two new exterior fiberglass doors units.
		<u>\$1,145.00</u>	2024-1323	Almo Construction	1639 Fitzgerald Lane- Patch stoop with Sika in front of the door. Tuck point joints at the stoop near the building wall.
		<u>\$16,040.00</u>	2024-1322	Almo Construction	Additional stoop work on building 707 3507-3509. Excavate 10' deep on both stoops to remove the existing block. Installed temporary shoring, extended waterproofing, and installed 4" pipe in gravel and silt fabric around the new stoop. Backfill stoop. Replace 6'x3.5 and 4'x3.5 sidewalks. Patch a section of the concrete wall. Additional sidewalk repairs at 1613, 1615, 1617, and 1635 Mt. Eagle Place.
		<u>\$38,700.00</u>	2024-1320	Almo Construction	2024 Stoop Replacement and Waterproofing: 3260 and 3262 Valley; 3507 and 3509 Valley; 1615 and 1617 Mt. Eagle.
		<u>\$644,803.32</u>			
95-9900305	Exterior Lighting	<u>\$285.00</u>	2426	Brian Mullins	Misc Electrical Repairs - Outside Lighting: Replaced photocell on building 511, 707, and walkway by Tennis Courts.
		<u>\$475.00</u>	2427	Brian Mullins	Installed missing flood light on the existing box at building 512. Connect flood lights on buildings 510 and 512.
		<u>\$760.00</u>			
95-9901000	Reserve Expenses	<u>\$890.00</u>	2428	Brian Mullins	Furnished and installed new Bolva 8,000 BTU AC unit for front upper unit.
		<u>\$890.00</u>			
95-9900200	Building Interior	<u>\$185.51</u>	S033951936.002	J&H Aitcheson	Water Heater Supplies: 4 AOS 100312667 Mother Boards.
		<u>\$185.51</u>			

September 2024 Reserve Expenditures

95-9901222	Roof Maintenance	<u>\$1,769.50</u>	15173	Ruff Roofing	Tile Repairs: 1136 Valley; Replaced 8 tiles. 3748 Valley; Replaced 6 tiles.
		<u>\$3,000.00</u>	15921	Ruff Roofing	Tile Repairs: 1431 Martha Custis Drive - Replaced 23 broken tiles, replaced 10' of rotten wood and removed and replaced vent pipe.
		<u>\$2,128.00</u>	15920	Ruff Roofing	Tile Repairs: 3492 Martha; Replaced 1 vent pipe.
		<u>\$1,463.50</u>	15938	Ruff Roofing	Tile Repairs: 3618 Valley; Replaced 4 broken tiles. 3229 Martha; Replaced 4 broken tiles. 3303-3305 Martha; Replaced 4 broken tiles
		<u>\$1,748.00</u>	15939	Ruff Roofing	Tile Repairs: 3706 Holmes; Replaced 8 tiles. 1142 Valley; Replaced 6 tiles. 1654 Preston; Replaced 9 tiles.
		<u>\$1,854.00</u>	15972	Ruff Roofing	Tile Repairs: 3547 Gunston; Replaced 5 tiles. 3713 Gunston; Replaced 3 tiles. 3137 Martha; Replaced 7 tiles.
		<u>\$1,838.50</u>	15982	Ruff Roofing	Tile Repairs: 3476-3482 Martha; Replaced 3 tiles.1610-1612 Mt. Eagle; Replaced 8 tiles.
		<u>\$3,065.50</u>	16056	Ruff Roofing	Tile Repairs: 3126 Martha; Replaced 31 tiles and 1 vent pipe.
		<u>\$4,651.50</u>	15850	Ruff Roofing	Tile Repairs: 1567 Mt. Eagle; Replaced rotten wood & 45 tiles. 3229 Martha; Replaced 7 tiles. 1504 Mt. Eagle; Replaced 5 tiles. 3124 Martha; Replaced valley.
		<u>\$2,850.00</u>	3227	Dynasty	3260-3262 Valley Drive Secured Portico roof.
		<b>\$24,368.50</b>			
	<b>Total reserve expenses</b>	<b>\$667,220.33</b>			