

March 2025 Reserve Expenditures Resolution Worksheet

Date: May 21, 2025

Suggested Motion:

“I move to approve the March 2025 Reserve Expenditures in the amount of \$213,687.04 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the March 2025 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Lucille Eddy				
Elaine Lawler				
Jeff Lisanick				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

March 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
95-9901213	Waterproofing	<u>\$6,445.00</u>	10227-579001	E&G Services	Building 957 - Units 1524 - 1526 Mount Eagle Place: Waterproofing - Excavate and water seal exterior rear of building. Excavate 6' depth, 3' wide x 12'. All hand dig.
		\$6,445.00			
95-9990103	Special Project 3	<u>\$17,695.00</u>	10227-816039	E&G Services	Crawlspace Gas Piping Replacement Bld. 816. (10) units: Installed 215 feet of 1' black gas line. Removed leaky gas line from the crawlspace and replaced it with black steel according to industry standards.
		<u>\$10,926.00</u>	10227-185039	E&G Services	Crawlspace Gas Piping Replacement Bld. 518. (5) Installed 110 feet of 1' black gas line. Removed leaky gas line from the crawlspace and replaced it with black steel according to industry standards.
		\$28,621.00			
95-9990104	Special Project 4	<u>\$2,345.00</u>	030525-3580	Robert Acevedo	Step Repairs at 305/3580 Martha Custis Drive
		\$2,345.00			
95-9900200	Building Interior	<u>\$4,825.66</u>	S034976405.003	J&H Aitcheson	Water Heater Supplies: 6 AO Smith 100271923 Inducer Draft Motor
		<u>\$875.79</u>	7681756-1	Ferguson	Water Heater Supplies: 1 LF 1/12HP PL30B Circ Pump 115V
		<u>\$3,565.47</u>	7681756	Ferguson	Water Heater Supplies: 3 LF 1/12HP PL30B Circ Pump 115V; 4 M53 3/10HP 115V CI Sump Pump 9CD
		\$9,266.92			
95-9900100	Building Exterior	<u>\$3,332.85</u>	2502-274410	TW Perry	10 Versatex Shingle Mould 11/16"x1-5/8x16'. 20 Versatex 1x12-18' PVC
		<u>\$35,177.79</u>	83460376-00	Lansing Building Products	84 AZEK Trim Board 1x8x18; 168 AZEK Trim Board 1x12x18; 168 AZEK Crown 4 in AZM49 9/16x3-5/8x16;
		<u>\$22,097.00</u>	24-1-170	Kolas Contracting Inc.	84 AZEK Shingle Mould AZM210 11/16x1-5/8x16
		<u>\$2,557.98</u>	83540516-00	Lansing Building Products	Exterior Carpentry Repairs - Ward 2. Completed exterior carpentry replacement of 33 buildings.
					84 AZEK Shingle Mould AZM210 11/16x1-5/8x16
		\$63,165.62			
95-9901000	Reserve Expenses				
		\$0.00			
95-9990101	Special Project 1	<u>\$984.12</u>	25-0191-M	Paul Davis	Asbestos and lead testing services - 1645 Preston Road.
		\$984.12			
95-9901203	HVAC	<u>\$2,718.55</u>	S035258103.001	J&H Aitcheson Alexandria	Toilet repair kits, PVC piping, and elbows. Reclass to Plumbing Supplies 55-5550100
		<u>\$1,052.86</u>	S033949120.001	J&H Aitcheson Alexandria	Copper tube and PVC piping. Reclass to Plumbing Supplies 55-5550100
		<u>\$1,603.70</u>	S033949120.001	J&H Aitcheson Alexandria	Copper tube and PVC piping. Reclass to Plumbing Supplies 55-5550100
		<u>\$1,336.28</u>	2056441	Michael & Son	A/C repairs at 3360 Gunston Road. Reclass to General Repairs 55-5541000
		<u>\$486.50</u>	5527	H&M General Contruction	Service Call. Air conditioner in GYM not working properly. Reclass to General Repairs 55-5541000
		\$7,197.89			

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95-9990106	Special Project 6	<u>\$4,145.00</u>	10227-390486	E&G Services	Building 903. - Water Main: Emergency Excavating/Water Main Line Replacement. Excavate 4-5 depth x 50'. Installed 50' - 1" poly pipe. Installed 1 1/4 Valve. Installed 1 pressure regulator. Hand dig. 12-15 days.
		\$4,145.00			
95-9900502	Electrical Switchgear	<u>\$600.00</u>	2503	Brian Mullins	1405 Martha Custis Drive - Replaced two oversized circuit breakers in the panel box. Separated ground and neutral wires in the panel box. Added Noalox paste to aluminum wire connection on main lugs. Replaced two defective three-way switches at the staircase. Relocated the dryer outlet from the dining room to behind the dryer. Removed two baseboard heaters from bedrooms that were not working.
		\$600.00			
95-9900901	Consulting/Engineering	<u>\$2,250.00</u>	14497	BECS	Professional services through February 28, 2025. Building 849 and 953 roof replacement.
		\$2,250.00			
995-9901205	Lobby Refurbishment	<u>\$1,520.00</u>	448	Mike Byrd	Removed existing door and replaced with new fiberglass door. Installed new interior and exterior trim.
		\$1,520.00			
95-9901222	Roof Maintenance	<u>\$1,705.00</u>	16994	Ruff Roofing	Tile Repairs: 3232 Ravensworth; Replaced 3 broken tiles. 1626 Preston Road; Replaced 35 broken tiles and damaged wood.
		<u>\$6,140.00</u>	17095	Ruff Roofing	Roof Temp: Performed work on a time and material basis - 2/19/2025
		<u>\$3,179.50</u>	17181	Ruff Roofing	Tile Repairs: Building 950 Preston Road; Cleaned all broken tiles out and replaced 65 tiles. Returned 3/1 and replaced five rake tiles.
		<u>\$1,689.50</u>	17191	Ruff Roofing	Tile Repairs: 1624 Preston Road; Replaced 2 tiles. 1643 Preston Road; Replaced 70 tiles. 3122 Martha Custis; Replaced 12 field tiles and 1 ridge cap. 3124 Martha Custis; Replaced 1 tile.
		<u>\$2,673.00</u>	17247	Ruff Roofing	Tile Repairs: 1551 Eagle Place; Pulled tiles and extended i&W and cemented the edges. 1502 Mount Eagle; Added metal to temp repair cupula. 1600 Preston Road; Repaired tiles. 3580 Martha Custis; Cleared dirt and left from wall flashing.
		<u>\$2,826.00</u>	17297	Ruff Roofing	Tile Repairs: 1569 Mount Eagle Replaced 9 tiles. 1300 Martha Replaced 10 tiles; 1134 Valley Replaced 2 tiles. 3372 Gunston Replaced 2 tiles.
		<u>\$5,900.00</u>	220017530001.00	Walker Consultants	Building 950 Roof Truss Replacement. Services for period February 1, 2025 to February 27, 2025 included site visit to observe the damaged roof trusses and preparation of construction documents for truss replacement.
		<u>\$15,095.49</u>	25-0191-R1	Paul Davis	1645 Preston Road; Framing and interior repairs.
		<u>\$480.00</u>	805451	NV Roofing	Snowbird installation at 3153 Valley Drive.
		<u>\$480.00</u>	805490	NV Roofing	Snowbird installation at 1613 Mount Eagle Place.
		\$40,168.49			
95-9901202	Riser Replacement and Repairs	<u>\$4,145.00</u>	10227-059385	E&G Services	Bldg 905-909 Emergency Excavating/ Water Main Line Replacement. Excavate 4-5' depth x 50'. Installed 50' - 1" poly pipe. Installed 1 1/4" valve. Installed 1 pressure regulator.

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		<u>\$9,167.00</u>	10226-90027	E&G Services	Crawlspace PEX Piping. Building 954 (5 units) Less than 25 FT PEX. Installed hangers for PEX. Installation, shark bites, and ball valve.
		<u>\$13,589.00</u>	10226-944056	E&G Services	Crawlspace PEX Piping. Building 947 (8 units) Less than 25 FT PEX. Installed hangers for PEX. Installation, shark bites, and ball valve.
		<u>\$10,855.00</u>	10226-944057	E&G Services	Crawlspace PEX Piping. Building 949 (6 units) Less than 25 FT PEX. Installed hangers for PEX. Installation, shark bites, and ball valve.
		<u>\$9,222.00</u>	10226-944054	E&G Services	Crawlspace PEX Piping. Building 944 (5 units) Less than 25 FT PEX. Installed hangers for PEX. Installation, shark bites, and ball valve.
		\$46,978.00			
	Total reserve expenses	\$213,687.04			