

## May 2025 Reserve Expenditures Resolution Worksheet

Date: July 16, 2025

### **Suggested Motion:**

“I move to approve the May 2025 Reserve Expenditures in the amount of \$211,176.87 with funds to come from GL 9901.015, Reserve Expenditures.”

2<sup>nd</sup>:

**Summary:** Attached are the May 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				

## May 2025 Reserve Expenditures

Codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
95-9990103	Special Project 3	<u>\$7,890.00</u>	10227-231000	E&G Services	Crawlspace Gas Piping Replacement Bld. 213. (4) units: 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.
		<u>\$7,890.00</u>	10227-202591	E&G Services	Crawlspace Gas Piping Replacement Bld. 212. (6) units: 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.
		<b>\$15,780.00</b>			
95-9900100	Building Exterior	<u>\$4,902.20</u>	83693960-00	Lansing Building Products	92 AZEK Trim Board 1x12x18; 110 AZEK Crown 4 in AZM49 9/16x3-5/8x16; 118 AZEK Shingle Mould AZM210 11/16x1-5/8x16
		<u>\$21,288.48</u>	82817052-00	Lansing Building Products	Ward 2 wood trim replacement. 900 block. 50 AZEK Trim Board 1x12x18; 50 AZEK Crown 4 in AZM49 9/16x3-5/8x16; 450 AZEK Shingle Mould AZM210 11/16x1-5/8x16
		<u>-\$76,634.60</u>	13030	Avon Corporation	Foundation & Façade Repairs, Building 716, 109 and 111.
		<u>\$990.00</u>	220017660001	Walker Consultants	2025 Façade - Services for the period of March 1, 2025 to March 27, 2025 included preparation of change order #1 to incorporate 2025 phase in existing contract documents.
		<u>\$6,624.64</u>	220016300001	Walker Consultants	Façade Repairs: Services for the period of September 1, 2024 to September 26, 2024 included communication with owners and contractor (Envirotech Chem); site visits to observe the progress of the work hidden conditions encountered by the contractor; and preparation of change order #4.
		<u>\$92,587.00</u>	23466	Kolas Contracting Inc.	Exterior Carpentry Repairs - Ward 2. Completed exterior carpentry replacement of 13 buildings. 901, 902, 903, 905, 907, 909, 911, 913, 921, 923, 925, 927 and 929.
		<u>\$13,644.00</u>	23467	Kolas Contracting Inc.	Exterior Carpentry Repairs - Ward 2. Change Order#2: 13 buildings \$6500 (\$500 each). Additional buildings not included in base contract. 950 \$7144.
		<u>\$3,961.63</u>	CG500208	Arlandria Floors	Repairs at 1647 Preston Road - Roof damage.
		<u>\$705.93</u>	18906	Vinyl Lite	Window Replacement at 1615 Preston Road. 50% deposit
		<b>\$68,069.28</b>			
95-9901202	Riser Replacement & Repair	<u>\$5,445.00</u>	10227-012111	E&G Services	Bldg. 210 Crawlspace: Sewer Line Replacement in the crawlspace. Removed and installed 80' of 4" PVC.
		<b>\$5,445.00</b>			
95-9990104	Special Project 4	<u>\$3,200.00</u>	2025-0160	Almo Construction, Inc.	Building 403: Replaced broken bricks at the building wall along the new landing. Formed and poured new landing with two risers. Formed and poured new sidewalk. 6x6 with risers. 4x3.5 sidewalk.
		<b>\$3,200.00</b>			
95-9900200	Building Interior	<u>\$1,936.07</u>	902608	Home Depot	Rental Unit 3554 MC - Washer & Dryer Replacement
		<b>\$1,936.07</b>			
95-9990102	Special Project 2	<u>\$8,450.00</u>	10227-359045	E&G Services	Building 953 - Units 1502 Mount Eagle Place: Waterproofing - Excavate and water seal exterior rear of building. Excavate 6' depth, 3' wide x 16'. All hand dig. * Check was not cashed. Check cancelled due to duplicate payment.
		<u>\$8,450.00</u>	10227-359026	E&G Services	Building 953 - Units 1502 Mount Eagle Place: Waterproofing - Excavate and water seal exterior rear of building. Excavate 6' depth, 3' wide x 16'. All hand dig.

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		<b>\$16,900.00</b>			
95-9900401	Swimming Pool	<u>\$450.00</u>	452	Mike Byrd	Deposit to install new exterior fiberglass door unit at the pool.
		<u>\$700.00</u>	452-A	Mike Byrd	Balance to install new exterior fiberglass door unit at the pool.
		<b>\$1,150.00</b>			
95-9901222	Roof Maintenance	<u>\$2,332.00</u>	174216	Ruff Roofing	Tile Repairs: 3580 Martha; 8 tiles replaced. 3721 Holmes; Inspected roof. 1619 Ripon; Repaired gutter and sealed corner flashing. 3546 Martha; Put ridge cap back in place.
		<u>\$1,915.00</u>	17428	Ruff Roofing	Tile Repairs: 1609 Preston; Replaced tile and reshaped gutter. 3747 Gunston; Replaced 5 tiles and sealed gutter outlet. 3610 Gunston; Replaced 1 edge tile.
		<u>\$2,508.00</u>	17432	Ruff Roofing	Roof Repairs: Installed a 20' by 30' mil tarp, securing all edges on roof.
		<u>\$3,279.00</u>	17620	Ruff Roofing	Tile Repairs: 3105 Martha; Replaced 1 tile and railed a few others. 1651 Fitzgerald; Replaced pipe flashing and 6 tiles. 3726 Gunston; Replaced 2 tiles and railed a few others.
		<u>\$2,087.50</u>	17675	Ruff Roofing	Tile Repairs: 3739 Gunston; Installed 12 snow guards, replaced 2 tiles and reconnected gutter outlet. 3774 Gunston; Reconnected outlet and sealed gutter seams.
		<u>\$2,564.00</u>	17683	Ruff Roofing	Tile Repairs: 3620 Replaced 7 tiles and 6 caps. 3746 Holmes; Replaced 10 broken tiles. 3245 Gunston; Replaced 5 tiles. 3270 Valley; Replaced 5 tiles.
		<u>\$2,260.00</u>	17777	Ruff Roofing	Tile Repairs: 3617 Gunston; Replaced 10 tiles. 1607 Mt. Eagle; Replaced 9 tiles. 3142 Martha; inspected metal flashing. Needs to be replaced.
		<u>\$2,322.00</u>	17778	Ruff Roofing	Tiles Repairs: 3706 Holmes; Replaced 26 tiles. 1632 Mt. Eagle; Replaced 16 tiles.
		<u>\$6,992.50</u>	25875	Reclaimed Roofs, Inc.	Ludowici 13-3/4"x8-5/8" lightweight interlocking dull green weathered field tiles.
		<u>\$2,525.00</u>	25967	Reclaimed Roofs, Inc.	Ludowici 13-3/4"x8-5/8" Early American old type green smooth bark. Circular cover hip & ridge.
		<u>\$11,000.00</u>	SI-4304524	Katchmark	1647 Preston Road Roof Repairs.
		<u>\$43,649.16</u>	052625-3223	Absolute Roofing	3223 Martha Custis Drive - Roof replacement balance.
		<u>\$550.00</u>	220017530003	Walker Consultants	Building Truss Replacement Construction Documents
		<u>\$1,571.69</u>	6012025	City of Alexandria	Alexandria Permit Center - Parking Signs for contractor roof repairs at 1647 Preston Road
		<b>\$85,555.85</b>			
95-9900502	Electrical Switchgear	<u>\$7,000.00</u>	2504	Brian Mullins	Pool A - Martha Custis Drive. Replaced and relocated the old circuit breaker panel due to deterioration.
		<b>\$7,000.00</b>			

## May 2025 Reserve Expenditures

95-9900309	Sidewalk Repairs	<u>\$1,100.00</u>	2025-0158	Almo Construction, Inc.	1222-1224 Martha Custis Drive: Removed and replaced sidewalk 10'x3.5' with two risers.
		<u>\$790.00</u>	2025-0159	Almo Construction, Inc.	Bldg. 941 Laundry Room: Removed and replaced sidewalk 9'x3.5'.
		<b>\$1,890.00</b>			
95-9900303	Gates, Fences and Retaining Walls	<u>\$4,250.67</u>	3360-25-2	Envirotech Chem. Inc.	Bldg. 948 and 950 retaining wall repairs. Brick damage on the front area of the landscape knee walls and on the back of retaining wall. Power-washed 100 LF of wall (three sections). Removed debris and inspected loose bricks. Replaced 10 bricks, repointed the damaged areas, and re-power washed and removed any additional debris.
		<b>\$4,250.67</b>			
	<b>Total reserve expenses</b>	<b>\$211,176.87</b>			