

Approval of Trash Contract Resolution Worksheet

Date: December 17, 2025

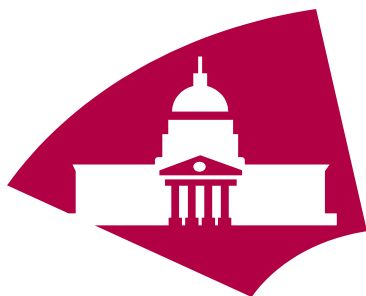
Suggested Motion:

“I move to approve a 3-year contract renewal with Capitol Services for trash and recycling services ___ days a week, beginning January 1, 2026, with funds to come from GL 5525.000 Garbage and Trash Removal.”

2nd:

Vote:

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



CAPITOL SERVICES OF VIRGINIA, INC.

FAX: (703)998-6199

TEL: (703)998-5860

November 6, 2025

To: ParkFairfax Condominium

From: Capitol Services

Re: Trash Removal and Recycling Contract 2026-2028

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1. Contractor will collect and properly dispose of regular household garbage, trash, refuse, litter, and debris at the 1,677 residential front doors of the property five days a week: Monday, Tuesday, Wednesday, Thursday and Saturday. Trash shall not be picked up on the following national holidays: New Years Day, Thanksgiving Day, and Christmas Day.
 2. Trash Services on Monday, Tuesday, Wednesday, and Thursday will be rendered between 7:00 a.m. and 2:00 p.m. Trash Services on Saturday will be rendered between 9:00 a.m. and 2:00 p.m. Recycling Services on Wednesday will be rendered between 7:00 a.m. and 2:00 p.m.
 3. Capitol Services shall pickup refuse resulting from move-outs/move-ins of residents. Moving materials will be picked up if they are located outside a residential front door by 7:00 a.m. on any household trash collection day. Any material that cannot be accommodated by the collection truck's compactor unit will be collected in accordance with Paragraph 4, "Large Items."
 4. "Large Items": The Contractor shall collect and remove discarded furniture, appliances, and all other items too large to be accommodated by a collection compactor truck, twice a month on the second and fourth Thursday. The Association has the responsibility to notify residents to put large items along the curb on the second and fourth Thursdays, by 7:00 a.m. Large items will be picked up after normal trash pick-up. The Contractor will accept calls from residents and make pick-up arrangements.
 5. The Contractor will remove evergreen trees used for decorative purposes during the Christmas holidays, if said trees are placed on the curbside on regular collection days.
 6. The contractor will not collect the following items: dead animals, oil, paint, tires, batteries, construction materials, manure, tree stumps, dirt, stones, rocks, concrete, bricks, poisons, dangerous acids, caustics, explosives, and other hazardous materials.

7. "Recycling": The Contractor will remove recyclables as defined by the City of Alexandria placed by residents on front stoops and porches every Wednesday. The pickup of recycling will be completed by 2:00 p.m. on the designated collection day.
8. On Monday through Thursday of each week the Contractor's on-site trash collection staff shall:
 - Prior to the commencement of on-site trash collection services shall sign in at Parkfairfax Management office and pick up an Association's 2-way radio to enable communications between Association staff and the Contractor's on-site trash collection staff.
 - Sign out at the Parkfairfax Management Office and return the Association's 2-way radio to the Management Office staff at the conclusion of a day's trash collection service to the property.
9. The Contractor's services to the Association shall include the following:
 - The Contractor shall inspect the performance of its employees as needed to ensure that defects of service are quickly corrected.
 - The Contractor shall insure that trash from broken plastic bags is picked up by the Contractor's on-site personnel as each occasion arises. To this end, the Contractor shall provide a shovel and broom for use by the Contractor's on-site employees to pick up broken glass, garbage, paper scraps, "peanuts", etc., to small or otherwise difficult to be picked up by hand.
 - The Contractor shall be responsible for furnishing each of its employees with some visible identification so they may be recognized as third-party contractor employees by residents.
 - The Contractor's on-site personnel shall not use the Association's recreation facilities.
 - The Contractor's on-site personnel shall conduct themselves courteously at all times.
 - The Contractor's on-site personnel shall not accept gratuities from residents to perform work which is within scope of their assigned duties, nor shall they perform, during normal working hours, tasks outside of the scope of duties set forth in this agreement, whether compensated or otherwise.
 - The Contractor's employees shall not drink alcoholic beverages anywhere on the Condominium property including the public streets running through the Condominium property.
10. The Contractor's on-site trash collection staff shall pick up trash reported as missed by the Management Office at the end of each trash collection day before the trash collection truck leaves the property.
11. The Contractor will follow the same pick-up routes each day.
12. The Contractor agrees not to pile trash at the curb more than two (2) hours before loading into the truck. Trash will not be piled in the street.
13. The Contractor warrants that the Contractor shall use only equipment which is in good working order and which poses no undue safety risks as measured or defined by prevailing industry standards or local or state vehicle and other regulations.
14. Information on the location of any refuse not picked up on a given day because (1) the materials are not in scope for this present household trash collection Agreement or (2) the materials are not disposable as regular household trash at the dump site shall be reported to the Management Office staff prior to the Contractor's departure from Parkfairfax on the day such materials are encountered.
15. The trash collection will be within the limits of the law and the codes of Virginia and the City of Alexandria worked in.
16. Contract period shall be for three years, commencing January 1, 2026 and expiring December 31, 2028.

17. Capitol Services will submit a bill to the Property Manager by the 20th of each month prior to service and payment is due by the 15th of the following month.
18. The charge for services rendered between January 1, 2026 and December 31, 2026 shall be \$28,347.69 per month. There will be a 3% increase for services rendered from January 1, 2027 through December 31, 2027. There will be a 3% increase for services rendered from January 1, 2028 through December 31, 2028.
19. Contractor will maintain in force through the term of the contract the following: Property Damage Insurance, Public Liability Insurance, Workman's Compensation Insurance, and Unemployment Insurance.
20. Should in the course of the contract period, the County of Arlington/City of Alexandria increase its dump fees from the present rate of \$91.76 per ton, the amount of the increase will be passed to the consumer. A copy of any increase will be made available to the Property Manager as soon as the contractor receives it. The adjusted rate will be effective the first of the month that the increases in dump fees takes effect.
21. Either party to this Agreement may cancel service to this agreement with a 60-day written notice to the other party.

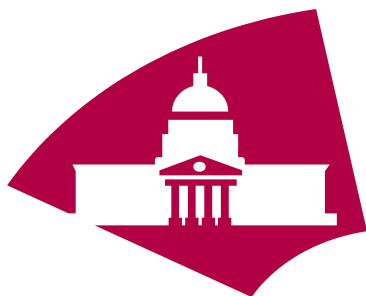
We agree and will adhere to the contract as stated above.

FOR CAPITOL SERVICES:

_____	_____ President	_____ November 6, 2025
Authorized Signature	Title	Date

FOR PARKFAIRFAX CONDOMINIUM ASSOCIATION:

_____	_____	_____
Authorized Signature	Title	Date



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Re: Trash Removal and Recycling Contract 2026-2028

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 2. Trash Services on Monday, Tuesday, Wednesday, Thursday and Friday will be rendered between 7:00 a.m. and 2:00 p.m. Trash Services on Saturday will be rendered between 9:00 a.m. and 2:00 p.m. Recycling Services on Wednesday will be rendered between 7:00 a.m. and 2:00 p.m.
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We agree and will adhere to the contract as stated above.

FOR CAPITOL SERVICES:

_____	_____ President	_____ November 6, 2025
Authorized Signature	Title	Date

FOR PARKFAIRFAX CONDOMINIUM ASSOCIATION:

_____	_____	_____
Authorized Signature	Title	Date