

**FY27 Roof Replacement Contract
Resolution Worksheet**

Date: May 20, 2026

Suggested Motion:

“I move to approve the proposal from Prime Roofing & Exteriors in the amount of \$529,210 to reroof buildings 314, 404, 535, 913, 920, 932 in Ludowici terracotta tile.”

2nd

Vote:

	In Favor	Opposed	Abstained	Absent
Caitlin Counihan				
Robin Davis				
Dan Ebeling				
Lucille Eddy				
Elaine Lawler				
Paula Martori				
Scott Mulrooney				
Jillian Sharples				
Jim Wicker				



Prime Roofing & Exteriors
 8121 Muirkirk Rd
 Beltsville MD 20705
 Phone: (301) 938-6872

Company Representative
 Moris Gomez
 Phone: (301) 938-6872
 moris@primeroofingexteriors.com

Roofing Proposal

05/11/2026

parkfairfax Condominium Units Owners Association
Parkfairfax condominium
 3360 Gunston Road
 Alexandria, VA 22302-2133
 (703) 717-1305

Job: parkfairfax Condominium Units Owners Association

Roofing Section

- SCOPE OF WORK ROOFING PROJECT.

- Project locations:
- #314- 3640 Martha Custis Dr. 25SQ _____ \$57,265.00
- #404- 1437 Martha Custis Dr. 46SQ _____ \$105,410.00
- #535- 3729 Lyons Ln. 29SQ _____ \$66,245.00
- #913- 1645 Fitzgerald Ln. 48SQ _____ \$115,900.00
- #920- 3700 Gunston Rd. 48SQ _____ \$115,900.00
- #932- 3548 Valley Dr. 30SQ _____ \$68,490.00

- Set up the job site to comply with OSHA safety standards and regulations before starting the tear-off process of the old roofing materials.
- Protect all entryways by erecting scaffolding platforms over each door.
- Protect all bushes and plants by covering them with tarps from the gutter line down to the ground.
- proceed to remove old tiles and underlayment from all roof's buildings listed above.
- Set the tiles aside for others to pick up and dispose of the old underlayment and broken tiles.
- Inspect wood and notify Alonzo Alexander of any necessary repairs prior to any wood repairs; wood replacement is additional cost of \$8 per linear foot.
- Submit wood repair change order when total amount of wood replacement has been determined on each building.
- Install new F5 copper drip edge.
- Install new Tri-Built ice and water shield at eaves, walls, valleys, vent pipes and penetrations.
- Wrap cast iron vent pipes with ice and water shield before installing the new 26g copper vent pipe flashing.
- Install new GAF Deck Armor synthetic underlayment over remaining roof areas.
- Install new Americana Interlocking 16" LUDOWICI roof tiles in accordance with manufacture's specifications.
- Use 2 copper nails per tile 2".
- Install new copper step flashing and reglet counter flashing along brick wall.
- Install new hip & ridge.
- Install new rake tiles.
- Replace cupola roof using standing seam copper and paint trim at buildings #920 and #913
- Low slope roof areas adjacent to the tile roofs are not included.
- Haul away job related debris.
- Provide 10 years workmanship warranty.
- Crews will maintain safety requirement at all times during install process.

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TOTAL	\$529,210.00
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Note:

1/3 Roof deposit _____	\$176,403.00
1/3 Payment at the time receiving the roof materials _____	\$176,403.00
Total payment for the first 3 buildings at completion _____	\$88,202.00
Total payment for the last 3 remaining buildings _____	\$88,202.00

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date