

# Resolution Worksheet

Date: May 20, 2026

**Suggested Motion:**

“I move to approve the proposal from \_\_\_\_\_ for the Ward 3 Fascia Replacement Contract at a cost of \_\_\_\_\_.”

2<sup>nd</sup>:

**Vote:**

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



# PROPOSAL

# P15864

*Exceeding industry standards one job at a time!*

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ALEXANDRIA, VA 22309-2330  
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www.kolasinc.com  
info@kolasinc.com

NAME/ADDRESS	PROJECT	DATE
Parkfairfax Condominium UOA 3360 Gunston Rd  Alexandria, VA 22302	Facia Board&Gable Rep. Ward #3	5/14/2026
	PROJECT ADDRESS	REP
	32 Buildings Ward #3	SK

### DESCRIPTION

KOLAS CONTRACTING INC. SHALL FURNISH ALL REQUIRED LABOR, MATERIALS, TOOLS AND SERVICES TO COMPLETE THE FOLLOWING SCOPE OF WORK (SOW), UNLESS OTHERWISE STATED BELOW:

Kolas Contracting Inc. Shall complete (32) buildings in Ward 3.

**Scope of Work:**

- Cover and protect all plantings, personal belongings and grounds adjacent to work area.
- Demo and dispose of existing 3-piece trim board (Frieze board, crown molding and bottom molding).
- Demo and dispose of rake boards and gable ends.
- All construction debris of all wood components shall be properly disposed off site.
- Install new composite 3-piece trim board (Frieze board, crown molding and bottom molding provided by Park Fairfax).
- Install rake boards and standard gable ends (To be provided by Park Fairfax).
- Contractor to fabricate both large and smaller custom gable ends on site (included in pricing).
- Caulk all nail points, seams, and joints with GE Silicone II (WHITE).
- Kolas Contracting Inc. shall contact management if any issues are discovered (i.e: damaged brick/mortar/wood rotted/gutters or downspouts).
- Wipe all dirt or hand prints off with non-toxic cleaner.
- Work site shall be cleaned, and debris removed daily.
- Grounds will be inspected for any paint chips and cleaned as needed.
- (15) Buildings shall be completed within the 2026 calendar year, not including weather delays.

**Total: \$208,644.00 (32) buildings in Ward #3**

**Price Breakdown:**

- Building Type: A (AC/ABC18, ABC19, ABC21, ABC22, ABC17, ABC20, CC2, CD3, CCD-4 and all similar with 4 or more gables)  
Subcontractor Unit Price: \$5,705.00 Labor & Misc. Material
- Building Type: B (B14, B15, B16, BB7, BB8, BB9, BB10, BB11, BB12, BB13, CCE6, CES)  
Subcontractor Unit Price: \$4,816.00 Labor& Misc. Material
- Building Type: C (C1)  
Subcontractor Unit Price: \$5,409.00 Labor& Misc. Material

**Material Cost:**

- Parkfairfax shall provide all PVC material.
- Misc Material is all fasteners, GE Silicone II Sealant, Painter Putty, and cleaning solution.

**General Conditions:**

Kolas shall haul and dispose of all construction debris into ParkFairfax supplied dumpsters at maintenance yard.

**Exclusions:**

- Excludes height fee and disposal fee.
- Excludes PVC material

**GENERAL CONDITIONS:**

- ALL WORK SHALL BE COMPLETED BY SKILLED, SUPERVISED WORKERS PROVIDING A COMPLETE AND ACCEPTABLE JOB OF THE HIGHEST STANDARDS OF QUALITY, PERFORMANCE, AND WORKMANSHIP.
- UPON COMPLETION, ALL MATERIALS, DEBRIS, DROP CLOTHES, ETC. WILL BE REMOVED.
- KOLAS CONTRACTING INC. IS FULLY LICENSED, BONDED AND INSURED.

<p>50% DEPOSIT DUE UPON ACCEPTANCE OF PROPOSAL REMAINING BALANCE DUE UPON COMPLETION OF PROJECT.</p>	<p><b>TOTAL</b></p>	<p><b>\$ 208,644.00</b></p>
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I/WE ACCEPT THE PROPOSAL AS SPECIFIED ABOVE AND AUTHORIZE WORK TO BEGIN.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

**Ward 3**

	<b>Buildings</b>	<b>Type</b>	<b>Price</b>
1	704	BB-9	\$ 6,175.00
2	706	BB-8	\$ 6,175.00
3	707	BB-11	\$ 6,175.00
4	708	BB-11	\$ 6,175.00
5	709	BB-8	\$ 6,175.00
6	710	BB-8	\$ 6,175.00
7	711	BB-9	\$ 6,175.00
8	713	BB-8	\$ 6,175.00
9	714	BB-8	\$ 6,175.00
10	715	BB-7	\$ 6,175.00
11	717	BB-7	\$ 6,175.00
12	718	BB-7	\$ 6,175.00
13	719	BB-7	\$ 6,175.00
14	720	BB-7	\$ 6,175.00
15	721	BB-7	\$ 6,175.00
16	722	AC-17	\$ 8,936.00
17	723	BB-8	\$ 6,175.00
18	724	BB-12	\$ 6,175.00
19	725	AC-17	\$ 8,936.00
20	726	BB-8	\$ 6,175.00
21	727	BB-7	\$ 6,175.00
22	728	BB-13	\$ 6,175.00
23	729	BB-7	\$ 6,175.00
24	730	AC-17	\$ 8,936.00
25	731	B-15	\$ 6,175.00
26	732	BB-12	\$ 6,175.00
27	733	AC-17	\$ 8,936.00
28	734	BB-7	\$ 6,175.00
29	735	BB-7	\$ 6,175.00
30	736	BB-7	\$ 6,175.00
31	737	BB-8	\$ 6,175.00
32	739	B-15	\$ 6,175.00

\$ 208,644.00



## Fascia, Rake Board & Gable Replacement Proposal

Customer(s) Name	Date Submitted
Park Fairfax Condominium	April 20, 2026
Customer(s) Job Location Street Address	Customer(s) Billing Street Address
32 Buildings	C/o Park Fairfax - 3360 Gunston Road
Customer(s) Job Location City, State, and Zip Code	Customer(s) Billing City, State, and Zip Code
Alexandria, VA 22320	Alexandria, VA 22302
Contact Number	E-mail address
Alonzo Alexander   (703) 578-3427	AAlexander@parkfairfax.org

7540 Accotink Park Road, Springfield, VA 22150

VA Class A (CIC/HIC) License # 2705 121264 DC License #410520000007 MHIC License #127518

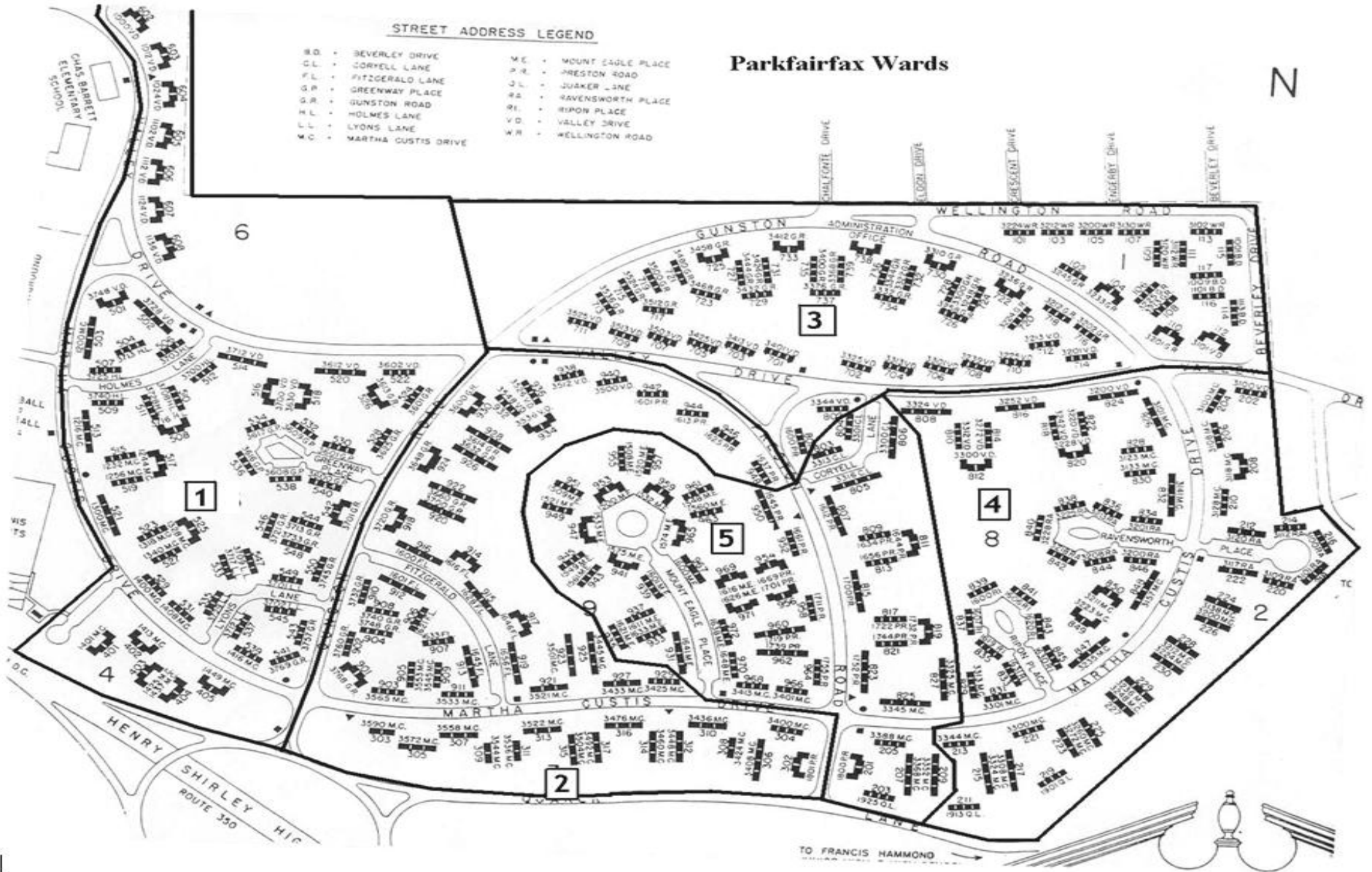
Tel: (703) 942-6553

Fax: (703) 942-6554

Contact: EMsupport@exteriormedics.com

[www.exteriormedics.com](http://www.exteriormedics.com)

# Community Overview



# Fascia, Rake Board & Gable Replacement Specifications

*All work will be performed in accordance with State and Local Building Codes, abiding by the specifications and guidelines of the manufacturer.*

## **Pre-Construction Walk-Thru & Job Site Preparation:**

- ✦ Complete overview of the project with foreman assigned to the job.
- ✦ Job foreman will oversee crew throughout the completion.
- ✦ Job foreman will direct homeowners as needed, establish, and monitor safety measures during the job.
- ✦ Evaluate premises for optimal landscaping protection.
- ✦ Outline perimeter for safety reasons with yellow caution tape and bright orange cones.
- ✦ Secure all ladders to the roof with rubber bungee cords.
- ✦ Designate debris removal location and ensure all crew members are aware of this location.

## **Fascia Replacement Details:**

- ✦ Remove existing gutters and downspouts as necessary to access fascia areas, taking care to preserve components for reinstallation where feasible.
- ✦ Remove and dispose of existing deteriorated or damaged fascia boards along the affected sections of the condominium building.
- ✦ Install new fascia boards to match existing dimensions and profiles, ensuring proper alignment, fastening, and integration with the roof edge.
- ✦ Seal new fascia boards as required to provide weather protection and match existing finishes.
- ✦ Reset and reinstall gutter and downspout systems, ensuring proper pitch, secure attachment, and functional drainage away from the structure.

## **Rake Board & Gable Replacement Details:**

- ✦ Remove existing rake boards along gable ends, including any associated trim components as needed to access the full length of the boards.
- ✦ Inspect underlying framing and roof edge for signs of damage or deterioration and report any deficiencies requiring repair.
- ✦ Install new rake boards to match existing size, profile, and alignment, ensuring secure fastening to the roof structure.
- ✦ Install or reinstall trim elements and seal all joints, seams, and transitions to provide a weather-tight assembly.
- ✦ Remove and dispose of existing gable vents, taking care to minimize disturbance to surrounding areas.

**Specifications Continued ↗**

## **Rake Board & Gable Replacement Details Continued:**

- ✦ Inspect and prepare the existing opening, making minor repairs or adjustments as needed to ensure proper fitment of new vents.
- ✦ Install new pre-fabricated gable vents per manufacturer specifications, including proper fastening, flashing, and sealing to ensure a watertight and airtight installation.

## **Clean-up & Debris Control & Finishing**

- ✦ Sweep premises throughout project to pick up loose nails.
- ✦ Clean premises; haul away all job-related debris.
- ✦ Seal all trim locations and transitions using OSI Quad MAX sealant.

## **Final Inspection**

- ✦ Exterior Medics' inspector will inspect the entire job after completion to ensure all work is performed according to contract.

## **IMPORTANT NOTES:**

- ✦ If upon removal of exterior components, we identify that further repairs are needed, additional costs will apply and the Property Manager will be notified immediately.
- ✦ **Park Fairfax will supply all materials needed, unless directed otherwise by Director of Operations.**
- ✦ **Gable vent specifications are to be provided to the Director of Operations so that prefabricated gable vents can be ordered for installation by Exterior Medics.**



# Areas of Concern (Example)

Gable - Example of Areas of Concern



Fascia & Rake Board - Example of Areas of Concern

# Before & After Exterior Medics Saves The Day!



# Communication is Key!

## Communication & Project Updates

Clear, consistent communication is a key part of every project we manage. Our team prioritizes transparency and proactive coordination to ensure residents, property managers, and board members are informed every step of the way.

## Pre-Construction Notifications

Prior to the start of any project, we provide written notice to the community outlining:

- The scope of work
- Anticipated start and completion dates
- Areas that may be impacted during construction
- Safety reminders and access considerations

These notices are posted on-site in visible locations and can also be distributed electronically to residents upon request.

## Ongoing Communication During Construction

Throughout the duration of the project, our team maintains open lines of communication by providing:

- Weekly project updates outlining progress, upcoming work, and any schedule changes
- Advance notice of any work that may impact access, parking, or daily routines
- Prompt responses to questions or concerns from management or residents

## Proactive Coordination

If unexpected conditions arise, we communicate them immediately and work closely with management to determine next steps. Our goal is to minimize disruption while keeping all parties informed and confident in the process.

Clear communication is a cornerstone of our approach, and we take pride in keeping projects organized, transparent, and well-coordinated from start to finish.



# Project Summary

Building Type	Quantity	Building #	Cost Per Building	Total
BB9	2	704, 711	\$8,655	\$17,310
BB8	8	706, 709, 710, 713, 714, 723, 726, 737	\$8,775	\$70,200
BB11	2	707, 708	\$8,425	\$16,850
BB7	11	715, 717, 718, 719, 720, 721, 727, 729, 734, 735, 736	\$8,886	\$97,746
BB12	2	724, 732	\$8,193	\$16,386
AC17	4	722, 725, 730, 733	\$9,236	\$36,944
BB13	1	728	\$9,116	\$9,116
B15	2	731, 739	\$8,539	\$17,078
				<b>PROJECT TOTAL: \$281,630</b>

The Buyer(s) has reviewed and understands the specifications and pricing as listed above. The Buyer(s) hereby acknowledges receipt of Detailed Specifications for each Trade, Notice of Cancelation, BUYERS RIGHT TO CANCEL, and a copy of the pamphlet, "Protect Your Family from Lead in Your Home," informing Buyer(s) of the potential risk of lead hazard exposure from renovation. Buyer(s) received all information on the date of this proposal before the commencement of any work.

Please initial each page to ACCEPT this proposal as a contract to perform THE WORK AS SPECIFIED. If unserviceable deck material is found, the following charges apply: 1/2" CDX replacement \$110.00 per sheet, 3/4" CDX replacement \$122.00 per sheet, 1/2" FRT replacement \$152.00 per sheet, 1x6 & 1x8 Plank Decking replacement per linear foot \$13.50, 1x10 & 1x12 Plank Decking replacement per linear foot \$15.50, 1x6 & 1x8 Fascia Board replacement \$15.50 per linear foot, 1x10 & 1x12 Fascia Board replacement \$16.50 per linear foot, carpentry and structural work uncovered during the repair and not listed above will be priced and agreed upon prior to moving forward with the project. Hourly carpentry is priced at \$85.00 per man, per hour, not including the price for materials. Unless noted otherwise, one layer of roofing/siding removal is included in base price. If additional layers of material are found, each layer will be removed at a per S.F. rate of \$0.30. If hazardous materials are discovered (asbestos, lead), the client will be notified of necessary additional costs and appropriate protocol will be followed.

Warranty does not cover damage relating to, or resulting from, personal repairs or alterations, misuse, abuse, vandalism, settlement or structure movement, damage or faulty design of structure, damage to interior walls and personal property, acts of God including, but not limited to hurricanes, tornadoes, floods, earthquakes, fires, snow or ice damming, or other natural phenomena, growth of mold or mildew, fungi, bacteria, or any organism on any surface of the exterior of the home or lack of proper maintenance of the home or products installed. This Warranty applies only to work performed by Exterior Medics, Inc.

Buyer(s) hereby acknowledge that they have read this proposal and have received a completed, signed and dated copy of the proposal.

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by Exterior Medics, Inc. \_\_\_\_\_ Date: \_\_\_\_\_

