

Resolution Worksheet

Date: June 17, 2026

Suggested Motion:

“I move to approve to the proposal from Palmer Brothers for the Ward 3 Painting Project in 2026, which includes 57 buildings, for a total cost of \$229,840.”

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				



Office: (301) 587-0100
Fax: (301) 589-7455
Site: www.palmerbros.com

Address
8121-A Piney Branch Rd
Silver Spring, MD 20910

General Contractor License
Maryland #15154698 | Virginia #2705020752 | DC #410514000071
MHIC #6132949

Proposal

48799

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Date: April 6, 2026

Customer:

Park Fairfax Condominium
Contact (c/o): Alonzo Alexander
3360 Gunston Road,
Alexandria, VA, 22302
Phone

Job location:

Park Fairfax Condominium
3360 Gunston Road,
Alexandria, VA, 22302

Management Company:

Park Fairfax Condominium
3360 Gunston Road,
Alexandria, VA, 22302

Project Manager:

Timoteo Rivas
timoteo@palmerbros.com

Scope of work:

This proposal addresses the exterior painting of Ward 3, as per the scope issued by management.

- 2026 Paint Cycle Ward 3 (57 total buildings) as per scope and specifications in the RFP:

* 52 buildings: \$184,840.00

* 5 fully painted brick buildings: \$31,500.00

* 3 laundry rooms: \$4,500.00

* 6 storage rooms: \$9,000.00

Surfaces to be painted include all previously painted surfaces, including painted brick surfaces, breezeways, wooden trim, wooden door frames, wooden doors, electrical boxes, all porches/patios, columns, black casement windows, and the exterior side of unit doors with two coats of the customer's desired colors.

Products:

Brick Primer: McCormick Permalock Masonry & Concrete primer

Brick Paint: McCormick State House Exterior Flat

Trm: McCormick Interlock DTM Super White and Beige

Doors: Benjamin Moore Command Gloss

Laundry and storage rooms: Zinsser Perma White Mold & Mildew proof Interior Semi-Gloss

All PVC replacement material is excluded.

Carpentry repairs will be done at a labor rate of \$65.00 per hour plus the cost of incidentals (saw blades, nails, etc).

We will perform a pre-survey of the buildings and mark all rotten trim to be replaced prior to the start of the work. No additional work is to be performed without prior approval.

Price

\$ 229,840.00

We Propose hereby to furnish material and labor--complete in accordance with the above specification, for the sum of:
Two Hundred Twenty-Nine Thousand Eight Hundred Forty

\$ 229,840.00

Payment Terms:

Timely progress payments based on the number of buildings completed.

If payments are not made in a full and timely manner according to the terms of this agreement, **all guarantees and warranties, express and implied, shall be null and void.**

This proposal may be withdrawn by us if not accepted within 90 day(s). **Credit card processing fees apply.**

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by worker's Compensation Insurance.

Palmer Brothers authorized representative: _____

Acceptance of proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

Name: _____

Signature: _____



Painting Proposal

Customer(s) Name	Date Submitted
Park Fairfax Condominium	June 2, 2026
Customer(s) Job Location Street Address	Customer(s) Billing Street Address
57 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

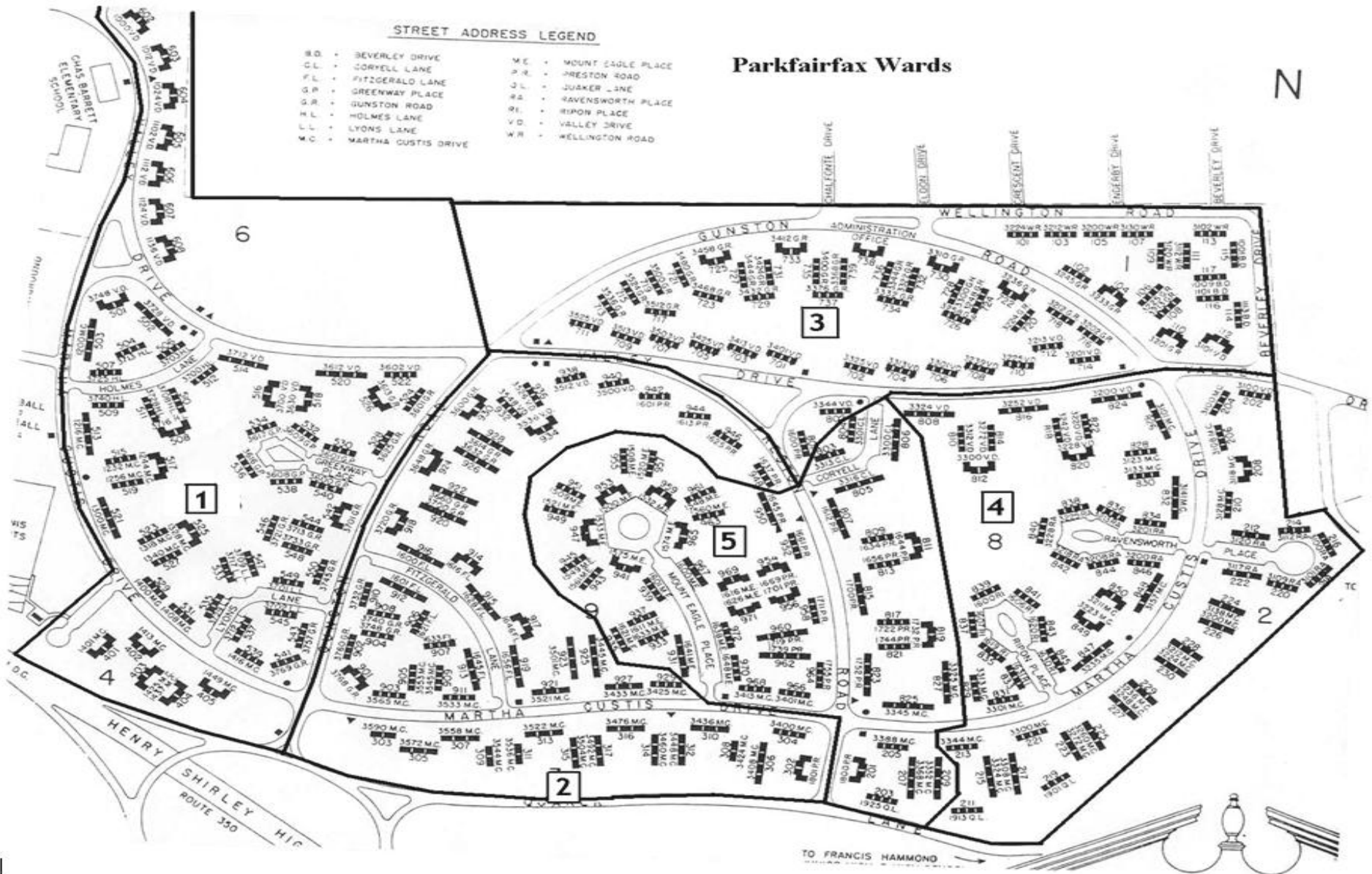
Tel: (703) 942-6553

Fax: (703) 942-6554

Contact: EMsupport@exteriormedics.com

www.exteriormedics.com

Community Overview



Painting 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.

Project Location Details:

- ✦ 57 Buildings **(Excludes roofline and above)**
- ✦ **Clean and prepare 57 buildings to include painted brick breezeways, wood trim, wood door frames, wood doors, electrical boxes, all porches/porticos, columns, black casement windows, and exterior sides of unit doors with two coats of paint selected by the Association.**

Fully Painted Brick Details:

- ✦ Clean, prepare and paint **5** buildings in their entirety to include all painted brick, breezeways, wooden trim, wooden door frames, wooden doors, electrical boxes, porches/porticos, columns, black casement windows, and exterior sides of unit doors to best match existing color **(BEIGE) (Excludes all vinyl)**

Laundry Room Details:

- ✦ Clean, prep, and paint **5** laundry rooms in their entirety to best match existing.

Storage Room Details:

- ✦ Clean, prep, and paint 6 storage rooms to include all previously painted walls, ceiling, doors and windows. *(Floors are excluded)*

Specifications Continued ↗

Clean-up & Debris Control & Finishing

- ✦ 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.**
- ✦ Exterior Medics will place protective drop cloths and plastic to protect storm doors, concrete stoops, railings, and brick prior to painting.
- ✦ Fans will be used while painting laundry rooms and storage rooms to prevent humidity dripping.

Materials Being Used:

- ✦ Brick Primer: McCormick Permalock Masonry & Concrete Primer
- ✦ Brick Paint: McCormick State House Exterior Flat
- ✦ Trim: McCormick Interlock DTM Super White and Beige
- ✦ Doors: Benjamin Moore Command Gloss
- ✦ Laundry and storage rooms: Zinsser Perma White Mold & Mildew proof Interior Semi-Gloss
- ✦ All PVC replacement materials are excluded.



Areas of Concern (Example)



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	Cost Per Building	Total
Buildings	57	N/A	\$311,043
Fully Painted White Brick	5	\$19,308	\$96,540
Laundry Rooms	3	\$2,462	\$7,386
Storage Rooms	6	\$2,535	\$15,210
			PROJECT TOTAL: \$430,179

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 Cancellation, 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: _____

