

December 2017 Reserve Expenditures Resolution Worksheet

Date: January 17, 2018

Suggested Motion:

“I move to approve December 2017 Reserve Expenditures in the amount of \$346,068.70 with funds to come from GL 3200, Reserve Expenditures.”

2nd.

Summary: Attached are the December 2017 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Anna Fernezian				
James Konkell				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Robin Woods				

December 2017 Reserve Expenditures

<u>Code</u>	<u>Reserve Item</u>	<u>Amount</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Invoice Description</u>
1.003	Asbestos Abatement Crawlspace	\$3,131.20	19159	Envirotex	Building 222- Crawlspace asbestos removal
		\$3,131.20	19171	Envirotex	Building 226- Crawlspace asbestos removal
		\$3,131.20	19176	Envirotex	Building 228- Crawlspace asbestos removal
		\$9,393.60			
1.006	Bldg Settlement	\$75,964.97	112217	Avon	Building 718- foundation stabilization & structural repairs. Requisition #8.
		\$812.50	12090	SRG	SRG- Building 716- Crack gage monitoring
		\$1,743.95	12053	SRG	SRG- Building 718- Helical pier installation monitoring
		\$3,080.69	12054	SRG	SRG- Building 718- Construction observation
		\$2,750.00	12055	SRG	SRG- Building 718- Construction administrative services
		\$762.88	12051	SRG	SRG- Building 112- Masonry façade distress/settlement investigation
		\$1,258.00	12052	SRG	SRG- Building 527- Phase 1 masonry façade distress/settlement investigation
		\$121,101.70	11892	Avon	Building 718- foundation stabilization & structural repairs. Requisition #9.
		\$207,474.69			
1.009	Waterproofing	\$1,445.00	866-3376	E&G	Building 737- 3376: Excavate & water seal exterior front corner at 3376. Excavate 6' depth x 6' length. All hand dig. Install 1. Cleanout. Backfill and regrade. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		\$7,445.00	866-9650	E&G	Building 965- storage room: Excavate and water seal exterior front and side of building. Excavate 6' depth x 40' length. Hand dig. Install 1. Cleanout. Backfill and regrade. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		\$6,445.00	866-1605	E&G	Building 942- Units 1605-1607: Excavate & water seal front between unit stoops. Excavate 6' depth, 3" wide x12'. All hand dig. Backfill & regrade. Tuck point behind downspout drain. Install 1. Cleanout. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		\$6,445.00	866-9420	E&G	Building 942- 1601: Excavate & water seal side and front at 1601 exterior. Excavate 6' depth 3'widex26'. Hand dig. Point up mortar joints. Clean wall and inspect for major cracks and voids. Mechanically blow dry wall and apply waterproofing membrane.
		\$21,780.00			

December 2017 Reserve Expenditures

1.011	Entry porches/Handrails	\$3,090.00	3851	Ivey Welding	1757 Preston: Fabricate and install custom guardrails and double stoop and steps.
		\$825.00	734	Dynasty	Reclassification
		\$2,265.00			
1.024	Downspout/Gutter	\$912.50	17857	NVR	3201 Gunston Road- Supplied and installed 50 feet of white seamless 6 inch gutter @ \$9.00/LF. Supplied and installed 50 feet of Rhino Gutter Guard @ \$9.25/LF
		<u>\$930.50</u>	17877	NVR	1506 Mount Eagle Place- Supplied & installed 51 feet of white seamless 6 inch gutter @ \$9.00/LF. Supplied & installed 51 feet of Rhino Gutter Guard @ \$9.25/ LF
		\$1,843.00			
1.03	Mold Abatement	\$2,950.00	19163	Envirotex	3138 Martha Custis Drive- Perform mold remediation as per proposal dated 11/30/17
		\$500.00	19086	Envirotex	1242 Martha Custis Drive- Perform a toxic mold inspection. 2 mold air samples, 1 mold tape lift sample.
		\$450.00	19172	Envirotex	3230 Ravensworth Place- Perform a mold inspection. 2 mold air samples
		\$2,950.00	19179	Envirotex	3230 Ravensworth Place- Perform mold remediation as per proposal dated 12/12/17
		<u>\$2,950.00</u>	19182	Envirotex	3451 Martha Custis Drive- Performed mold remediation
		\$9,800.00			
1.033	Roofing	\$300.00	17793	NVR	3457 Martha Custis Drive: Responded to request to inspect tiles and felt paper in the front. Felt paper inspected and found in good condition. Replaced 9 tiles.
		\$110.00	17636	NVR	1611 Mount Eagle Place: Responded to replace broken tile in rear. Replaced 1 tile, re-secured 1 tile.
		\$696.95	17726	NVR	1524 Mount Eagle Place: Responded to request to replace rotted wood and missing felt paper under tile. Removed 12 tiles. Removed and replaced 2 pieces of rotted plywood. Installed ice and water shield. Replaced 12 tiles. Installed copper step flashing, turned downspout and inserted into gutter.
		\$444.60	17823	NVR	3151 Martha Custis Drive: Responded to request to replace stack pipe collar. Replaced with life time pipe collar and sealed as needed.
		\$300.00	17847	NVR	3754 Valley Drive: Responded to request to replace 4 tiles in the rear. Replaced 5 cracked tiles.
		\$110.00	17822	NVR	3278 Martha Custis Drive: Responded to request to replace stack pipe collar. Replaced with life time pipe collar, sealed collar as needed and surrounding tiles.
		\$110.00	17824	NVR	3278 Martha Custis Drive: Responded to request to check cracked tile in front. Replaced 1 tile.

December 2017 Reserve Expenditures

\$623.75	17733	NVR	3328 Martha Custis Drive: Responded to pin hole leak in felt paper in the front. Removed 17 tiles. Removed and replaced 2 pieces of rotted plywood. Reinstalled 17 tiles. Replaced 4 tiles and resecured 1 tile.
\$110.00	17826	NVR	1668 Fitzgerald Lane: Responded to request to adjust ridge cap in front. Re-secured one ridge cap, replaced two ridge caps and two tiles.

December 2017 Reserve Expenditures

\$145.98	145.98	NVR	1655 Mount Eagle Place: Repair roof porch. Installed patch and roof edge.
\$118.00	17858	NVR	3421 Martha Custis Drive: No felt paper in the front; installed 4ft of ice and water shield and replaced 2 tiles.
\$118.00	17848	NVR	1134 Valley Drive: Remove 4 ft of square tiles and check paper. Installed ice and water shield and re-secured 1 tile.
\$110.00	17844	NVR	3660 Gunston Road: Broken tiles in the rear. Replaced 1 tile.
\$110.00	17845	NVR	1400 Martha Custis Drive: Missing roof tiles in front. Replaced 1 tile, re-secured 1 tile.
\$110.00	17850	NVR	1601 Mount Eagle Place: Broken tile in front. Replaced 1 tile and sealed cap tile.
\$110.00	17855	NVR	1641 Mount Eagle Place: Inspection for broken roof tiles. Replaced 2 tiles.
\$110.00	17849	NVR	1651 Mount Eagle Place: Broken roof tile in front front
\$532.53	17856	NVR	3768 Gunston Road: Crack tile behind stack pipe and replace collar in front
\$110.00	17795	NVR	3508 Martha Custis Drive: Responded to remove 10ft of tiles and check paper. Replaced 1 tile and re-secured 1 tile.
\$110.00	17644	NVR	1562 Mount Eagle Place: Responded to replace felt paper in rear. Replaced 3 tiles.
\$330.00	17729	NVR	1626 Mount Eagle Place: Responded to replace broken tiles and replace flashing at valley in rear. Replaced flashing. Replaced 18 tiles
\$557.53	17791	NVR	3349 Martha Custis Drive: Responded to request to replace felt paper and stack pipe collar. Replaced rotted plywood. Replaced ice and water shield. Replaced with life time pipe collar. Sealed collar as needed and surrounding tiles.
\$110.00	17852	NVR	1600 Mount Eagle Place: Broken ridge tile in rear; Replaced 2 ridge tiles and re-secured 2 tiles.
\$110.00	17846	NVR	1753 Preston Road: 3 cracked tiles in the rear; Replaced 4 tiles.
\$110.00	17843	NVR	3778 Gunston Road: Replaced 3 broken tiles in the rear
\$482.50	17794	NVR	3328 Coryell Lane: Responded to request to replace broken tile and stack pipe collar; replaced with life time pipe collar, sealed collar as needed and surrounding tiles
\$110.00	17792	NVR	3278 Martha Custis Drive: 2 broken tiles in front. Removed 5ft and checked paper. Replaced 1 tile.
\$583.75	17737	NVR	1010 Valley Drive: Removed tile and inspect felt paper and change in rear; removed rotted wood; installed new wood; installed 17 tiles.
\$300.00	17735	NVR	3163 Martha Custis Drive: Install snow birds over front door of unit
\$300.00	17734	NVR	3203 Martha Custis Drive: Install snow birds over front door of unit
\$110.00	17727	NVR	3430 Martha Custis Drive: Broken and missing tile in rear over laundry room.
\$532.53	17883	NVR	3360 Martha Custis Drive: Extend pipe collar in the front also broken tile. Installed lifetime pipe collar and sealed.
\$8,126.12			

December 2017 Reserve Expenditures

1.043	Flashing	\$117.09	17728	NVR	1210 Martha Custis drive: Responded to request to remove tiles near valley on both sides in rear and check paper; Inspection found several holes in valley flashing; Temporarily sealed holes in valley flashing; 3748 Valley Drive: Removed and replaced tiles and copper valley flashing
		\$2,835.00	17687	NVR	
		\$2,835.00	17841	NVR	1210 Martha Custis Drive: Removed and replaced tiles and copper valley flashing
		\$478.00	17540	NVR	1758 Preston Road: responded to replace flashing in front. Replaced existing flashing with new copper flashing.
		\$483.20	17598	NVR	1410 Martha Custis Drive: Responded to request to check felt paper and flashing. Replaced existing flashing with new copper flashing.
		\$6,748.29			
1.048	Tuck Pointing	\$20,000.00	2017-334	Almo	Bldg 208: Tuck point 5 LF near stairwell, remove and replace 6' of chimney Bldg 314: 3466 Tuck point 20 LF, 3462 tuck point 30LF, 3460 tuck point 30 LF Bldg 509: 3742-44 tuck point 30LF and replaced 15 bricks Bldg 519: 1256 rear tuck point 90 LF Bldg 520: 3618 rear tuck point 50 LF Bldg 720: 3226 near downspout 3'x3' area, 3228 near downspout tuck point, 3232 tuck point 30 LF
		\$1,040.00	2017-303	Almo	3215 Martha Custis Drive: Tuck point mortar joints near downspout pipe at front and rear.
		\$20,000.00	2017-340	Almo	Bldg 208: Tuck point 5LF near stairwell. Removed and replaced 6' of chimney. Bldg 314: Tuck point 3466 20 LF, 3462 30 LF, 3460 30 LF Bldg 509: Tuck point 3742-44 30 LF, 3746 20 LF, 3460 LF Bldg 519: Tuck point 1256 rear Bldg 520: Tuck point 3618 rear 50 LF Bldg 720: 3226 near downspout 3'x3' area, 3228-30 near downspout 70 LF, 3232 30
		\$41,040.00			
1.54	Wood Trim	\$750.00	783	Dynasty	1553 Mount Eagle Place: repaired fascia
		\$825.00	734	Dynasty	1757 Preston Road: Secured portico and removed front columns part 2
		\$1,325.00	782	Dynasty	3703 Gunston Road: replaced portico trim and fascia column and decorative fence screen and painted
		\$2,900.00			
1.06	Domestic Water Pipe Laterals	\$8,645.00	866-8290	E&G	Bldg 829: Crawlspace pex piping

December 2017 Reserve Expenditures

1.069	Sewer Laterals	\$6,445.00	866-7190	E&G	Bldg 719- Sewer line replacement: excavate 3' deep 60'. Hand dig. Removed damaged sewer line. Installed new 4" scheduled 40 pvc in gravel bed. Backfill and regrade.
		\$5,945.00	866-7210	E&G	Bldg 721- sewer line replacement: excavate 3' deep x 58". Hand dig. Removed damaged sewer line. Installed new 4' schedule 40 pvc in gravel bed. Backfill and regrade.
		\$12,390.00			
1.079	Fire Hydrants	\$795.00	9500	E&G	Bldg 950- installed woodford water hydrant
		\$795.00	3216	E&G	Bldg 103- installed woodford water hydrant
		<u>\$795.00</u>	7390	E&G	Bldg 739- installed woodford water hydrant
		\$2,385.00			
6.015	Storm Drain System	\$8,445.00	5470	E&G	Bldg 547- Installed 120' of 4" schedule 40 pvc from downspouts. Tied 4" into 6" scheduled pvc 50'. 6" core drill into main. Installed 18"x18" drain. Hand dig. Install 3
6.021	Concrete	\$433.00	303	Almo	1757 Preston: Remove and replace 10'x3.5 sidewalk
		\$2,400.00	343	Almo	Bldg 964: removed and replaced 10' x 3.5' and 10' x 5' sidewalk
		\$2,833.00			
	Total	\$346,068.70			