

December 2020 Reserve Expenditures Resolution Worksheet

Date: January 13, 2021

Suggested Motion:

“I move to approve December 2020 Reserve Expenditures in the amount of \$206,523.55 with funds to come from GL 9901.015, Reserve Expenditures.”

2nd:

Summary: Attached are the December 2020 Reserve Expenditures.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
James Konkel				
Dave Bush				
Nicholas Soto				
Robin Woods				
Jeff Lisanick				

January 2021 Reserve Expenditures

Code	New codes	Reserve Item Description	Amount	Invoice #	Vendor	Invoice Description
1.003	9114.210	Asbestos Abatement	\$6,845.00	20482	Envirotex	crawlspace remediation bld 816
			\$6,845.00			
1.006	9114.210	Settlement	\$39,244.25	12417	Avon	building 527 pay app #6
			\$3,000.00	14791	SRG	bld 527 October Construction Administration
			\$2,590.00	14792	SRG	bld 527 October site observation field conditions for footing grade steel girdle beam install
			\$3,555.49	14793	SRG	bld 527 site visits 10/5, 7, 8, 9, 23 and 29 observe installation of foundation grade beam piers
			\$6,796.78	14794	SRG	bld 527 site visits 10/1, 12, 13, 16, 19, 20, and 21 observe instalation of foundation grade beam piers
			\$3,039.74	14842	SRG	bld 527 Nov Construction admin and change order review and prep
			<u>\$3,429.30</u>	14858	SRG	bld 527 Nov site visits 11/6 and 11/18 inspect rear masonry and crawlspace repairs
			\$61,655.56			
1.009	9114.210	Waterproofing	\$5,445.00	8667-1702	E&G	Waterproofing between stoops 1702-1704 Preston Road
			\$6,445.00	8667-1704	E&G	Waterproofing between stoops 1704-1706 Preston Road
			<u>\$3,700.00</u>	8667-7290	E&G	Waterproofing between stoops 3440-3442 Gunston Road
			\$15,590.00			
1.021	9114.210	Fascia Repairs	\$2,400.00	1695	Dynasty	fascia repairs full rear 928
			\$1,800.00	1706	Dynasty	squirrel holes bld 971
			\$550.00	1707	Dynasty	squirrel holes bld 519
			\$2,075.00	1705	Dynasty	fascia repairs 1634 MT. Eagle & 3259 Gunston Road
			\$6,000.00	1725	Dynasty	Full fascia replacement bld 117
			<u>\$1,225.00</u>	1720	Dynasty	fascia repairs bld 950
			\$14,050.00			
1.024	9114.210	Gutter and Pine Guard	\$825.00	1693	Dynasty	Squirrel holes bld 928
			\$787.50	1698	Dynasty	gutter guards bld 545
			\$1,475.00	1713	Dynasty	gutter guards bld 928
			<u>\$150.00</u>	1721	Dynasty	gutter repairs bld 936
			\$3,237.50			
1.027	9901.010	Site Security Lighting	<u>\$1,320.00</u>	22025	Rush	trouble shoot Valley Drive Tennis court lights. Found hort and rewired
			\$1,320.00			
1.033	9901.0160	Roof Tiles	\$1,265.00	2353	Ruff Roofers	leak repairs 3764 Gunston and 3644 Gunston
			\$3,753.00	2880	Ruff Roofers	see attached 11/16, 11/18 and 11/20
			\$2,117.00	2969	Ruff Roofers	see attached 12/1
			\$2,551.00	3109	Ruff Roofers	see attached 12/11 and 12/15
			\$450.00	1718	Dynasty	roof repairs by gable bld 117
			\$8,955.00	21660	Reclaimed Roof	450 sq. ft. smooth bark, dull green and red-brown ludwicki tiles
			\$19,091.00			
1.042	9901.006	Copper Valleys	<u>\$7,139.00</u>	2915	Ruff Roofers	1670 Fitzgerald replace both rear valleys on dormer gable
			\$7,139.00			

January 2021 Reserve Expenditures

1.043	9901.016	Flashing	\$1,630.00	1762	Dynasty	Front Door flashing 3248 Valley
			\$1,630.00			
1.048	9901.006	Tuckpointing	\$1,490.00	2020-007	Almo	Tuckpointing 1700 Preston Road and 1614 Ripon Place
			\$4,790.00	2020-236	Almo	Tuck pointing bld 707 front, rear and sides
			\$6,280.00			
1.054	9114.210	Bld Wood Trim	\$4,845.00	95348	Palmer	960: 1737 fascia and door frame trim; 958: 1713 rear fascia and door frame; 956: 1701,05 and 07 door frames; 954: 1671, 73 and 75 doors frame and front columns, 1677 rear door frame
			\$6,400.00	95394	Palmer	807: 1618, 20 and 22 front door frames and rear columns and bases; 811:1646, 50 and 52 front porch trim, rear fascia and front door frame; 813: 1656, 58 and 60 front door frames; 815: 1708/10 front fascia and columns both rear door frames; 817: 1724/30 front and rear columns and door frames
			\$6,650.00	95540	Palmer	819: 1732, 36, 38 and 40 front porch fascia, front door frames; 803: front column bases; 823: rear column and bases; 817: 3333/35 rear sills and columns; 209: side fascia
			\$775.00	35656	Palmer	536: side of front porch; 548: 3741 top trim frame
			\$2,375.00	1708	Dynasty	Trim materials 12 x 1 x 18
			\$6,600.00	1684	Dynasty	fabricate number plaques
			\$27,645.00			
1.055	9114.210	Gables	\$1,950.00	1710	Dynasty	Gable replacements 919 (1) 921 (1) and 227 (1)
			\$2,524.00	2010-4	TW Perry	fabricate 10 Gables
			\$4,474.00			
1.060	9901.008	PEX water lines	\$10,185.00	8667-	E&G	Bld 516 PEX
			\$8,645.00	8667-8202	E&G	Bld 921 Exterior cold supply
			\$7,605.00	8667-8203	E&G	Bld 925 Exterior cold supply
			\$26,435.00			
1.075	9901.018	Hot Water Heaters	\$6,561.17		Hajoca	AO Smith water heater parts control boards and fittings
			\$4,570.32		Hajoca	AO Smith water heater parts blower motors
			\$11,131.49			
		Total reserve expenses	\$206,523.55			

RUFF ROOFERS

11/16

- 3624 Gunston Rd: Installed six new tiles.
- 3703 Gunston Rd: The leak appears to be coming from the mortar above, not the roof. No obvious issues were found at this time and all sealants were intact.
- 1732 Preston: Four new tiles were installed, and they sealed a lead vent.
- 3715 Lyons: They re-installed the gutter properly and sealed it.
- 3741 Gunston Rd: Nothing obvious was found to cause the leaks. They need access to the attic to confirm their findings.

11/18

- 3328 Martha Custis: Five tiles needed replaced at the rear due to tree damage.
- 3206 Wellington: The crew replaced eight tiles.

11/20

- 3740 Gunston: This was the one I got the call about still leaking and there were wood issues. They reinspected the roof and found nothing obvious. We will need to coordinate to get interior access if this is still an issue here.
- 3629 Gunston: They cleaned out the wall flashings and replaced four tiles. They also saw damaged wood here as well.
- 3624 Gunston: They replaced two rotted planks and two more tiles.
- 3210 Valley: They replaced two tiles.

12/1

- 1670 Fitzgerald – They finished off the valley install. Everything went smoothly!
- 3545 Martha Custis Dr – One tile was broken and needed replaced.
- 3511 Martha Custis Dr - Eleven snowguards were installed.
- 3327 Martha Custis Dr – Nine snowguards were installed.
- 1116 Valley Dr – Eleven snowguards were installed.
- 1118 Valley Dr – Eleven snowguards were installed.
- 3206 Wellington Rd – Ten snowguards were installed.

12/11

- 3735 Lyons Ln – Have to remove and relay 15 tiles with new underlayment and installed seven new tiles.
- 3737 Lyons Ln – Three rake tiles needed repaired.
- 1578 Mount Eagle – The crew inspected for the reported broken tiles but didn't see any. Could we have a maintenance tech show them this one?
- 1433 Martha Custis Dr – The crew replaced 48 tiles that were cracked and reset two rake tiles. This area needs additional work. The entire building has poorly laid tiles at the first four rows. The seams of the tiles are over top of each other allowing water to leak through the seams. We will have a proposal over for this shortly.

12/15

- 1451 Martha Custis – Three new tiles were installed.
- 1578 Mount Eagle – They found the correct building and replaced five tiles.