

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
GENERAL RESOLUTION NO. GR 04/07/21

FY2021 MASONRY REPAIR PROJECT – PHASE 7

WHEREAS, Article 3, Section 55-79.73(B) of the Virginia Condominium Act allows the Board of Directors to exercise power assigned to the "unit owners' association" by the Act, to the extent permitted by the By-Laws of the Unit Owners Association;

WHEREAS, Article III, Section 2, of the By-Laws assigns the Board of Directors with "all of the powers and duties necessary for the administration of the affairs of the Condominium," and further states that the Board may do all such acts and things as are not by the Act or by the By-Laws directed to be exercised and done by the Unit Owners Association;

WHEREAS, the Board of Directors approved at the September 12, 2018 meeting to contract with Facility Engineering Associates, P.C. (FEA), to conduct the Masonry Re-assessment Study;

WHEREAS, Facility Engineering Associates, P.C. (FEA) completed their re-assessment and presented their report to the Board of Directors at the February 6, 2019 meeting;

WHEREAS, the Board of Directors contracted with American Restoration LLC (AR) and Facility Engineering Associates, P.C. (FEA), for a Limited Masonry Repair Project for Phase 1 in 2015, Phase 2 in 2016, Phase 3 in 2017, Phase 4 in 2018, Phase 5 in 2019 and Phase 6 in 2020;

WHEREAS, based on work performance and the cost proposal AR provided for the 2021 Masonry Repair Project, FEA recommends that the Association moves forward with awarding the construction contract for the 2021 Masonry Repair Project to American Restoration LLC.

WHEREAS, the Calendar of Reserves Expenditures includes \$420,000.00 in FY2021 for this project.

THEREFORE, BE IT RESOLVED, the Board of Directors authorizes the General Manager to enter into a contract with American Restoration LLC and Facility Engineering Associates, P.C., for the 2021 Masonry Repair Project as follows:

Masonry Repairs (American Restoration)	\$ 383,600.00
Consulting and Construction Assurance/Contract Admin (FEA)	\$ 39,250.00
TOTAL	\$ 422,850.00

To be charged to account #3700-2000 (Reserves/Exterior Building)

ATTEST:

Secretary

President

Date _____

Date _____

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

Submitted by: Management.

Alvord, Melanie _____

Auston, Jessica _____

Brown, Philip _____

Placek, Terry _____

Reem, Harold _____

Stollof, Edward _____

Straub, Lawrence _____

Joseph Torres _____

Wasowski, Anne _____



**Fairlington Villages,
A Condominium Association**

Memorandum

TO: Board of Directors
FROM: Miguel Galvez, Facilities Manager
DATE: March 24, 2021
RE: FY2021 Masonry Repair Project - Phase 7

In 2013 the Association decided to perform a Masonry Study that was completed in May 2014, by Facility Engineering Associates, P.C. (FEA). A Masonry Re-assessment Study was completed by FEA in December 2018. In the re-assessment, FEA also included retaining walls and front porches for repairs and replacements, as needed.

Considering the fair condition of the masonry, FEA recommended in the re-assessment study to continue with the Limited Masonry Repair Project performed from FY2015 through FY2018 (Phases 1-4) for the next five years (FY2019-FY2023).

The Limited Masonry Repair Project includes repairs such as:

- Brick repairs at large areas of spalled or bulging brick.
- Repairs at large cracks (greater than hairline width).
- Repointing of heavily deteriorated, cracked, or open mortar joints.
- Replacement or coating of significantly corroded or deflecting steel lintels.
- Parapet wall restoration.
- Repairs to significantly deteriorated brick chimneys, columns, and walls.
- Repairs to significantly deteriorated architectural vents and vent caps.
- Limited monitoring program for potential settlement cracks.
- Porch column rebuilds.

Only the buildings with the above deterioration criteria will be addressed. In the Reserve Budget, \$465,000 was allocated for FY2019 and \$420,000 was allocated for each of the following four years FY2020 through FY2023. The Board approved the following amounts for Phases 1, 2, 3, 4, 5 and 6:

- Phase 1 (02/05/2015): \$369,450
- Phase 2 (12/02/2015): \$341,900
- Phase 3 (01/04/2017): \$353,100
- Phase 4 (02/07/2018): \$393,300

- Phase 5 (04/03/2019): \$465,200
- Phase 6 (02/05/2020): \$392,000

FEA recommends moving into a more Comprehensive Repair Project starting in FY2024 and continuing until FY2028. For this purpose, \$615,000 have been included in the Reserves Budget.

FEA prepared the project manual and conducted the bidding process at the beginning of this project, when four bids were received. The project was awarded to American Restoration (AR), the same contractor that did the Balcony Project, who also completed phases 1, 2, 3, 4, 5 and 6 of the Masonry Repair Project.

Taking into consideration the outstanding experience we have had working with American Restoration (AR) on the Balcony Project as well as the six previous phases of the Masonry Repair Project, **it is our recommendation that the contract for Phase 7 of the Masonry Repair Project be awarded to American Restoration (AR).**

Total cost recommended:

Contract with American Restoration	\$383,600
Construction and Consulting Services with FEA	\$39,250
Total	\$422,850

Enclosed is the letter from Facility Engineering Associates, P.C. (FEA) with their recommendations and projected cost estimate for Phase 7 of the Masonry Repair Project.

FACILITY ENGINEERING ASSOCIATES, P.C.
12701 FAIR LAKES CIRCLE, SUITE 101
FAIRFAX, VIRGINIA 22033

703.591.4855
703.591.4857 FAX
www.feapc.com



March 23, 2021

Fairlington Villages, A Condominium Association
3001 S. Abingdon Street
Arlington, VA 22206

ATTENTION: Mr. Miguel Galvez
Facilities Manager

SUBJECT: 2021 Masonry Repair Project (Phase 7)
Fairlington Villages
Arlington, VA
FEA Project No. R01.2013.007922

Dear Mr. Galvez,

Facility Engineering Associates, P.C. (FEA) is providing this letter to document its recommendations and projected cost estimate for moving forward with the Phase 7 Masonry Repair Project currently planned for 2021 at Fairlington Villages (FV). FEA coordinated with American Restoration, LLC. (AR) to receive a cost proposal to perform the work, which AR has provided and FEA has attached.

FEA completed a comprehensive masonry assessment and issued a report on December 14, 2018. In the report, FEA recommended a continuation of the limited masonry repair project phasing, which was to include similar scope to the previous phases completed by AR in 2015 through 2018, but with the addition of retaining wall repairs and porch repairs. Phase 5 work completed in 2019 included these additional scope items. FV requested that Phase 6 work in 2020 focus on masonry repairs at parapet walls on 28th Street and include various selected porches, but that retaining walls and boiler room repairs be removed from the scope of work. For Phase 7, FV elected to continue focusing on the higher priority buildings that had parapets around the roof, addressing porches on buildings in scope as needed, addressing architectural vents at select buildings, and completing a more comprehensive repair at the two buildings with a history of leaks that were temporarily addressed during the Phase 6 work in 2020. FEA, FV, and AR reviewed the identified buildings and discussed the scope during a walkthrough on March 10, 2021. One building was added to the scope during this review, and the scope of work at the original building list was refined. The list of buildings is included as an attachment to this letter.

AR provided a Phase 7 cost proposal to FEA on March 23, 2021. Unit cost items associated with masonry repairs remained consistent with previous phase pricing, except for sealant replacement, which increased to \$8.00 per linear foot. FEA's Addendum #1 included information on mortar removal and sealant installation around the sandstone lintels identified during the walkthrough. Based on the widespread failure of those mortar joints, FEA and AR agreed that replacement with sealant rather than mortar should be a longer term repair. In conversation with a Dow representative, a silicone sealant product was chosen that is expected to be compatible with the sandstone lintels and vinyl windows



and does not have a history with creating stains on stone. FEA will review the areas when AR mobilizes and also request that a mock-up and adhesion test is completed to confirm the product selection and determine if a primer will be required. AR acknowledged the Addendum #1 on their Bid Form.

In addition to unit cost items, the bid form included an allowance of \$60,000 for building porch and stair repairs. AR, FEA, and FV identified the porch repair scope during the walkthrough. AR's anticipated staging allowance is \$80,000 based on its experience with staging needs in previous phases. A project contingency of \$10,000 has been included to account for brick cutting and other miscellaneous unforeseen work items that may arise during the project. Allowances are meant to be billed against as effort is completed, meaning the allowances may/may not be entirely used by project end.

AR's total Base Bid value was approximately **\$383,600**. AR also provided additional pricing for performance and payment bonds (\$5,700), although FEA has not included this amount in the recommended contract price based on FV direction in previous phases.

FEA has provided a work authorization form under separate cover that summarizes its proposed fees for 2021 consulting services, which FV previously authorized on February 8, 2021. FEA's fees included \$3,250 for revising the 2021 scope and coordinating pricing with AR, as well as a contract administration fee during construction of \$1,800 per week.

The following is an estimated cost breakdown for construction and consulting services related to the 2021 Masonry Repair Project. AR stated it could provide pre-job submittals within two weeks of a Notice to Proceed (NTP) and start work with four weeks of a NTP. FEA's construction contract administration fee estimate is based on a 20-week construction schedule for Phase 7 based on previous years' schedules. Please note FEA's estimated construction contract administration fees may vary based on the actual duration of on-site work.

AR Construction Fee (Base Bid):	\$ 383,600
<u>FEA Consulting Fee:</u>	<u>\$ 39,250</u>
Total	\$ 422,850

FEA understands that the budget for the 2021 project, including engineering fees is \$420,000. As many scope items are dependent on allowances and unit costs, and engineering fees are dependent on schedule, FV could choose to move forward with the full scope of work, contingent upon FEA tracking quantities and notifying FV when they are approaching their budget of \$420,000, at which time decisions could be made on whether AR should proceed with mobilizing any remaining buildings and porches.

Please contact FEA if you have any questions or concerns related to the content of this letter.



Respectfully,
FACILITY ENGINEERING ASSOCIATES, P.C.

A handwritten signature in blue ink that reads "Erin E. Falvey".

Erin E. Falvey, E.I.T.
Project Engineer

A handwritten signature in blue ink that reads "Daniel L. Watkins".

Daniel L. Watkins, P.E.
Senior Engineer

Attachments: AR Bid Form dated 3/22/2021
2021 Repair Buildings list (Revised)
FEA Project Confirmation - 2021 Masonry Repair Project

**SECTION 00 41 00
BID FORM**

BID OF

(Contractor) AMERICAN RESTORATION, LLC
4801 Clifton Road
(Address) Temple Hills, MD 20748

Acknowledgment of Addenda:

Addendum No. 1 Dated 3/22/21
Addendum No. _____ Dated _____

FOR: 2021 Masonry Repair Project
AT: Fairlington Villages
Arlington, VA 22206

1.0 BASE BID

The undersigned proposes to provide all material, labor, and equipment necessary to complete the following repairs as shown in the Project Manual for Fairlington Villages located in Arlington, VA. The Contractor's Bid shall consist of brick replacement, architectural vent cap repairs, re-pointing of mortar, flexible sealant installation, and steel lintel replacement at areas identified by the Owner and Engineer in the field. The Contractor's Base Bid shall be formulated based on the Quantities shown.

ITEM	ESTIMATED QUANTITIES	UNIT COST	BASE BID COST
Mobilization			
1. Mobilization for project ²	Lump sum		6,500.-
Specification Section 04 01 00 - Maintenance of Masonry			
2. Remove and replace brick (>4 brick at one area)	2,700 sf	72.00/sf	194,400.-
3. Remove and replace brick (4 or less at one area)	300 each	40.00/each	12,000.-
4. Re-point brick mortar joints	500 lf	5.00/lf	2,500.-
5. Replace steel lintel	400 lf	20.00/lf	8,000.-
6. Replace architectural vent cap (assume an approximate size of 5.5' x 2' per cap)	3 each	1,400/each	4,200.-
Specification Section 07 92 00 - Sealant and Caulking			
7. Replace flexible sealant at window head joints and parapet louvers at areas of masonry/lintel repairs	500 lf	8.00/lf	4,000.-
Allowances			
8. Staging Allowance	Allowance		80,000.-
9. Building Porch/Stair Repair Allowance	Allowance		\$60,000
10. Project Contingency	Allowance		\$10,000
Demobilization			
11. Demobilization for project	Lump sum		2,000.-
TOTAL BASE BID <small>(state total amount in words and figures)</small>	<u>Three Hundred Eighty Three Thousand Six Hundred Dollars</u>		<u>\$383,600.-</u>

- 1 Unit costs shall be used for any addition/deduction in quantity of work varying from base bid quantities provided, regardless of the total quantity of each category of work performed.
- 2 Price includes the cost for protecting building components, pedestrians, and vehicles from restoration work.

2.0 ADD ALTERNATE 1: PERFORMANCE AND PAYMENT BONDS

The undersigned proposes to provide Performance and Payment Bonds.

ITEM	PERCENT OF CONTRACT VALUE	ADD ALT. 1 COST
Bonds		
1. Provide 100% performance and payment bonds (indicate percent of contract value)	1 1/2 %	\$ 5,700.00
TOTAL ADD ALTERNATE 1 <small>(state total amount in words and figures)</small>		<i>Five Thousand Seven Hundred Dollars</i>

3.0 PROPOSED SCHEDULE

Bidder proposes to complete the work in accordance with the following schedule. Indicate schedule in number of calendar days as indicated, from Notice to Proceed (NTP) or from Proposed Start of Work (PSW). Final Completion shall include completion of all punch list items, final clean-up, and demobilization.

BASE BID SCHEDULE

Pre-Job Submittal Submission: Two Weeks from NTP*
Proposed Start of Work: Four Weeks from NTP*

On the lines below, provide a short description of the proposed approach to the project (i.e. number of dedicated crew and number of concurrent buildings expected to be mobilized at one time during the project).

4.0 SUBCONTRACTORS

List subcontractors that have been included in the Bid and the work items which would be performed by each:

	<u>Subcontractor</u>	<u>Work Performed</u>
1.	<u>None</u>	
2.		

5.0 UNIT PRICES AND MARK-UPS

A. Replace deteriorated terra cotta flues at architectural vents (includes removal/replacement of bird netting where applicable)

200.00 per flue

B. Install helix masonry ties

50.00 per tie

C. Labor rates for additional time-and-materials work, per hour:

i. Superintendent	<u>85.00</u>	per hour
ii. Foreman	<u>80.00</u>	per hour
iii. Mechanic/Equipment Operator	<u>78.00</u>	per hour
iv. Laborer	<u>50.00</u>	per hour

D. Mark-up

- i. Mark-up to be charged for subcontract services or materials. Invoices for all charges must be provided.

20 percent (%)

6.0 SIGNATURES

The undersigned proposes to provide all material, labor, and equipment necessary to complete the work as outlined in the Project Manual. The Owner reserves the right to accept the bid for all items together, or any combination of bid items. The work can be referenced in detail in the Technical Specifications. All Work shall be completed in accordance with the Project Manual and as shown on the Drawings.

Upon receipt of notice of the acceptance of this bid, the Undersigned hereby agrees that they will execute the formal written Agreement between Owner and Contractor within 15 calendar days, in accordance with the Bid as accepted.

Provide insurance certificate issued to Owner by Contractor's insurance carrier listing all coverages as specified in the Contract or as required by the Owner at the time of bid submission.

IN TESTIMONY WHEREOF, The bidder (an individual) has hereunto set his hand this 22nd day of March, 2021.

By: _____

Bidder

IN TESTIMONY WHEREOF, The bidder (a corporation) has caused this proposal to be signed by its President and Secretary and affixed its corporate seal this 22nd day of March, 2021.

American Restoration, LLC
Name of Corporation

By: _____

President

By: _____

Secretary

END OF SECTION 00 41 00

Revised Scope for 2021 Masonry Repairs (Phase 7)		
Bldg #	Address	Issue
83	4817 S. 31st Street	2 vent cap replacements
267	4905 S. 29th Road	1 vent cap replacement
183	4878 S. 28th Street	Masonry work on vent
238	2951 S. Columbus Street	porch repairs (100% repointing)
18	3050-3052 S. Woodrow Street	parapet repairs (previous 2020 leak)
127	2849-2851 S. Buchanan Street	parapet repairs (previous 2020 leak) and porch repairs
4	4616-4618 S. 31st Road	parapet repairs, porch repairs, and vertical control joint
189	2825-2827 S. Columbus Street	parapet repairs, porch repairs, and vertical control joint
	2829-2831 S. Columbus Street	porch repairs
190	2837-2839 S. Columbus Street	parapet repairs and porch repairs
	2833-2835 S. Columbus Street	porch repairs
191	4833-4835 S. 29th Street	parapet repairs and porch repairs
	4829-4831 S. 29th Street	porch repairs
139	2745-2747 S. Buchanan Street	parapet repairs and porch repairs
	2739-2743 S. Buchanan Street	vertical control joint
140	2729-2731 S. Buchanan Street	parapet repairs
141	2725-2727 S. Buchanan Street	parapet repairs and porch repairs
	2721-2723 S. Buchanan Street	porch repairs