

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

***EXTERIOR PAINTING AND ROTTEN WOOD REPLACEMENT - WARD II***

WHEREAS, Virginia Code Title 55.1 Section 1956 (B) 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, Fairlington Villages, A Condominium Association is responsible for maintaining the common elements, which includes the wood face boards and fascia on the exterior of the buildings;

WHEREAS, the FY2021 budget for Rotten Wood Replacement (Reserves) is \$50,000.00. The FY2021 budget for Exterior Painting is \$74,700.00. Those balances remain in the accounts for this purpose;

THEREFORE, BE IT RESOLVED, the Board of Directors authorizes Management to contract with Middeldorf Property Services, Inc., for the replacement of rotten wood in Ward II, at a cost not to exceed \$70,000.00 and to contract with Middeldorf Property Services, Inc., for exterior painting in Ward II at a cost of \$63,255.00.

\$70,000.00 for rotten wood to be charged to account #3700-1920 (Woodwork)

\$63,255.00 for exterior painting to be charged to account #6680 (Exterior Painting)

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
President

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Moved by \_\_\_\_\_

Second by \_\_\_\_\_

VOTE \_\_\_\_\_

Approved ( ) Disapproved ( )

Submitted by: Management

Roll Call:

Alvord, Melanie _____	Austin, Jessica _____	Brown, Philip _____
Placek, Terry _____	Reem, Harold _____	Stollof, Edward _____
Straub, Lawrence _____	Torres, Joseph _____	Wasowski, Anne _____



**FAIRLINGTON VILLAGES,  
A CONDOMINIUM ASSOCIATION**

**MEMORANDUM**

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**TO: Board of Directors**

**FROM: Miguel Gálvez, Facilities Manager**

**DATE: March 31, 2021**

**SUBJECT: Painting and Rotten Wood Replacement - Ward II**

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The Association schedules the exterior painting and rotten wood replacement by an outside contractor of one Ward per year, based on a rotating schedule. Ward II is on the schedule for FY2021.

We have been requesting bids for many years from several contractors with the same results; Middledorf Property Services always has a significantly lower bid. In 2019, we requested a bid from CertaPro Painters. They submitted an estimate for \$188,549.00 compared with \$68,110.00 from Middledorf Property Services. For FY2020 we only requested a bid from Middledorf Property Services.

**Management recommends contracting with Middledorf Property Services for the painting of Ward II at a cost of \$63,255.00** in consideration of the good experience we have had with them and their substantially lower price.

In the past few years rotten wood has been a problem, so additional funds were authorized from reserves to replace rotten wood with PVC. Rotten wood has been replaced by PVC since 2005 in all Wards. **It is Management's recommendation that the Board approve up to \$70,000.00 in additional funds for rotten wood replacement in Ward II.** The Budget for FY2021 includes \$74,700.00 for Exterior Painting and the Calendar of Reserves Expenditures includes \$50,000.00 for Rotten Wood Replacement.



15300 Spencerville Court, 102  
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Tel. (301) 384-3175  
Fax (301) 384-8227

# PROPOSAL

March 15, 2021

VA Class A # 2705112171

<b>SUBMITTED TO</b>	<b>Estimator: Greg Dean</b>
<b>Property/Owner:</b> <b>Fairlington Villages, A Condominium Association</b> 3001 S. Abingdon Street Arlington, VA 22206 Attn: Miguel Galvez Phone: (703) 379-1440 Fax: (703) 379-1451 Email: <a href="mailto:facilmgr@fairlingtonvillages.com">facilmgr@fairlingtonvillages.com</a>	
<b>JOB DESCRIPTION</b>	
EXTERIOR PAINTING – WARD II	
<b>SCOPE OF WORK</b>	
As per attached specifications and address pages (8 pages) with the following clarifications: <ul style="list-style-type: none"><li>• Priming is on a spot prime basis (not full prime).</li><li>• Bid includes all necessary prep, spot priming and caulking.</li><li>• Rear balcony entrance doors and frames are included (apartment buildings).</li><li>• Townhouse rear doors and frames are included.</li><li>• Front main entrance apartment building doors and frames are included.</li><li>• Rear French doors and kitchen doors are included.</li><li>• Front townhouse doors in both wards and front main entrance doors are included.</li><li>• Our bid for wood surfaces is for one coat of Sherwin Williams Duration, semi-gloss paint.</li><li>• Our bid for metal surfaces includes wire brushing or scraping, spot priming and 2 coats Direct to Metal Paint (DTM) or better. (See Exterior building painting section B)</li></ul>	
<b>AREAS EXCLUDED</b>	
<ul style="list-style-type: none"><li>• Chimney stacks are excluded.</li><li>• 2<sup>nd</sup> and 3<sup>rd</sup> level window caulking is excluded (per request by Miguel Galvez).</li></ul>	
<b>WARRANTY</b>	
Middledorf Property Services offers a warranty on all workmanship for a period of five (5) years from the date of job completion.  Warranty coverage applies to all repairs and touch ups related only to the work included in our contract specifications. It does not include any damage or loss resulting from normal wear and tear, acts of nature, accident or abuse.	
<b>PAYMENT SCHEDULE</b>	
Payment Schedule will be discussed prior to work beginning and will be confirmed by a written change order. Middledorf Property Services will also provide periodic invoices which correspond to the progress of the job. Please make checks out to Middledorf Property Services. (Payment is due within thirty (30) days from the date of the invoice. In the event that invoices remain unpaid for a period of more than thirty (30) days, the Owner will be responsible to pay finance charges on the outstanding balance at a rate of 1% computed monthly from the date of the invoice.)	

**CHANGE ORDERS**

If there are any additions, deletions, or other changes of this contract, they shall be made by written and signed change orders.

**FIELD REPORTS**

To monitor the progress of the job, Middeldorf Property Services shall complete a regular Field Report. This will enable both parties to this contract to ensure that the work is being completed in a timely and proper manner.

**TYPE AND COLOR OF PAINT**

The type and color of the paint will be chosen by Fairlington Villages and must be given to Middeldorf Property Services on a written Change Order or Work Order to become part of the contract. This must be done before the job begins. Any changes in the selection, type, or color of paint after the job has begun can only be made by signed authorization on a Change Order.

**BID PRICE**

We hereby propose to furnish labor and materials – complete in accordance with the above specifications for the sum of:

Description	Bid Price
Base Bid (As Per Specifications dated Feb. 19,2021)	\$ 63,255.00

\* This proposal may be withdrawn by us if not accepted within 30 days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications, and conditions are hereby accepted and agreed upon by both parties:

**CONTRACTOR:**  
**Middeldorf Property Services**

**PROPERTY/OWNER:**  
**Fairlington Villages**

Authorized  
Signature: \_\_\_\_\_

Authorized  
Signature: \_\_\_\_\_

Print Name: Greg Dean

Print Name: \_\_\_\_\_

Print Title: Member Manager

Print Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_