

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION
GENERAL RESOLUTION NO. GR 5/05/21

APARTMENT HALLWAY CARPET CLEANING

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, Fairlington Villages, A Condominium Association is responsible for the common areas including the apartment hallways;

THEREFORE BE IT RESOLVED, the Board approves the proposal from CMR Allaince at a total cost of \$13,870.00.

To Be Charged to Account #6575 Carpet Cleaning	Remaining Budget	\$13,870.00
	Expenses:	<u>\$13,870.00</u>
	Remaining Funds:	\$0.00

ATTEST:

Secretary

President

Date _____

Date _____

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

Roll Call:

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: Mark Johnson
Operations Manager

DATE: April 21, 2021

RE: New Business G – Apartment Hallway Carpet Cleaning

Each year, we contract to have the carpet in the apartment building hallways steam cleaned. The FY2021 Budget allows \$13,860.00 for carpet cleaning. It is recommended to clean the carpet in all Wards to maintain cleanliness and extend the life of the carpet.

Cleaning Contractor	Cost Per Building		6 Wards plus CC
	4-Unit (48)	6-Unit (125)	
CMR Alliance	\$70	\$80	\$13,860

CMR has **not raised the unit pricing for their work since 2013** and has worked with Fairlington since 2003. CMR Alliance has a truck mounted steam cleaning system that cleans deeper and more thoroughly than the portable extraction machine method used by other companies. CMR is also willing to clean the Management Office at no charge. There is a \$500 charge to Clean the Community Center. For these reasons, **Management recommends the sole source bid from CMR Alliance for \$13,860.00 to clean the carpet in Wards I, II, III, IV, V and VI and the Community Center.**

To be charged to account 6575- Carpet Cleaning



CMR Alliance, LLC
 14030 Connecticut Avenue
 #6274
 Silver Spring, Maryland 20916

Phone: 301-212-9550
 Fax: 301-212-9547
 Web: www.cmralliance.com

Estimate
23429

Printed 4/21/2021

Bill To: Fairlington Villages Attn: Sherri Lent LAN2200-11219 Fairlington Villages PO BOX 650858 Dallas, TX 75265-0858 Fax: (855) 243-9119 Work: (703) 600-6000 E-Mail: opsmgr@fairlingtonvillages.com	Work Location: Primary Fairlington Villages Mark Johnson 3001 S. Abingdon Street Arlington, VA 22206 Work: (703) 379-1440 101 Fax: (703) 379-1451 E-Mail: opsmgr@fairlingtonvillages.com
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Expected Service Date: 5/17/2021		Stairwells/landings carpet cleaning of all buildings in WARDS 1-6				
Expected Service Time: 9:00 am						
Date	Product/Service	Description	Price	Qty	Tax	Amount
5/17/2021	Truckmount Carpet Cleaning	Of: Stairwells/landings carpet cleaning of all buildings in WARDS 1-6 -which consist of (47 four-unit and 126 six-unit).	\$13,370.00		\$0.00	\$13,370.00
5/17/2021	Truckmount Carpet Cleaning	Of: OPTIONAL: Club House \$ 500.00	\$500.00		\$0.00	\$500.00
					Subtotal:	\$13,870.00
					Tax:	\$0.00
					Total:	\$13,870.00

Notes

Truckmount carpet cleaning of Stairwells/landings carpet cleaning of 146 buildings (37 four-unit and 109 six-unit).

OPTIONS FOR SCHEDULING

Approximately 7 working days M-F 10am-4pm (weather permitting) .

Re: Carpet Cleaning Disclaimer

Your signature below acknowledges and accepts this agreement.

You, the client, must provide a water source and electricity, the access to which must be attainable at the beginning of and throughout the duration of the job. The areas to be cleaned must be fully accessible. I.E. Areas must all be accessible or keys must be made available for the duration of the job or a representative from your company must be available to shuttle our crews between properties.

If a pre-cleaning meeting is conducted and (or) a walk through is held, all issues discussed and agreed upon during the meeting must be adhered to. These issues may include, but are not limited to: The area(s) for loading in and out of equipment, the parking of CMR Alliance, LLC (CMR) vehicles, the access of CMR employees keys and your employees awareness of our presence on property etc..

All areas that are scheduled to be cleaned must be free of debris and vacuumed. If you wish us to vacuum, we can provide that service at a nominal charge. CMR must be able to commence work at the stated "start" time. Failure to notify CMR of any delays or cancellations caused by you, the client, within 24hrs of a scheduled service, may result in a trip charge. If CMR is unable to perform the scheduled work due to issues mentioned above, CMR may charge you, the client, a trip charge of no less than \$300.00 and no more than the full amount quoted for the cleaning.

Notification of any problems following a service must be received within 24 hours of the completed job, CMR will charge

Thank You For Your Inquiry

in the event a scheduled follow up is cancelled if ample time is not given. In the event a satisfactory completion has been signed off cr1, charges will be assessed for a call back even though it falls with in the 24 hour window; CMR will not be responsible if customer does not have representative to sign off on work.

CMR will not be responsible for the following:

Wicking, Bulging, Buckling, The tripping of Breakers, Color bleeding or Delamination:

CMR guarantees the price of this estimate for 30 days form the above listed date. CMR will supply proof of insurance coverage. If "additional insured" is required, costs to be absorbed by client.

I hereby accept this estimate for services and agree to pay the costs as specified above. Depending on the length of time to perform the Services, Company shall render interim invoices detailing its costs and expenses (the "Costs") on a monthly basis. Company's payment terms are net 30 days; a late charge of 1.5% monthly shall be charged on any unpaid balance. In the event payment to the Company is not received within 30 days, at our discretion, we may refer the collection of any unpaid balance to an outside collection agency, attorney or other debt collector, in which event, Owner agrees that, in addition to any interest due hereunder, it shall be responsible for all expenses incurred by the Company in seeking payment of such unpaid amounts including, but not limited to, court costs, agency fees, and/or attorneys' fees.

Thank You For Your Inquiry

Estimate: 23429

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