

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION GENERAL
RESOLUTION NO. GR 11/03/21

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 Board of Directors approved at the April 7, 2021, meeting \$70,000.00 for Rotten Wood Replacement based on an estimate provided by Management because an evaluation of the actual damage had yet to be conducted;

WHEREAS, Middledorf Property Services found a substantial amount of rotten wood that needs to be replaced in Ward II (25,600 linear feet), including structural components such as the gutter "nailer" and some of the 1"X3" and 2"X3" fillers.

WHEREAS, Middledorf Property Services has submitted a proposal to replace the 25,600 linear feet of rotten wood with PVC in the amount of \$312,335.00.

THEREFORE, BE IT RESOLVED, the Board of Directors approves the additional funds needed to replace the rotten wood in Ward II in the amount of \$242,335.00 and authorizes Management to contract with Middledorf Property Services, Inc., for the replacement of rotten wood in Ward II, at a cost not to exceed \$312,335.00.

To be charged to account #3700-1920 (Woodwork)

ATTEST:

Secretary

President

Date

Date

FAIRLINGTON VILLAGES, A CONDOMINIUM ASSOCIATION

GENERAL RESOLUTION NO. GR 11/03/21

Moved by _____

Second by _____

VOTE _____

Approved () Disapproved ()

Submitted by: Management

Roll Call:

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



**FAIRLINGTON VILLAGES,
A CONDOMINIUM ASSOCIATION**

MEMORANDUM

TO: Board of Directors

FROM: Miguel Galvez, Facilities Manager

DATE: October 18, 2021

SUBJECT: Rotten Wood Replacement Ward II

When the Board of Directors approved the painting of Ward II at the April 7, 2021, meeting, \$70,000.00 in additional funds for the replacement of rotten wood were also approved. Management asked for additional funds for rotten wood replacement with the understanding that it was an "estimate," since an evaluation of the actual damage had yet to be conducted. This has become the Association's standard annual practice because the condition of the wood in each Ward is unknown until the painting part of the program is completed. Once the condition of the wood is fully known and a firm estimate is received from the contractor, Management then goes back to the Board to request approval of the final dollar amount.

Middledorf Property Services found a substantial amount of rotten wood that needs to be replaced (25,600 linear feet), including structural components such as the gutter "nailer" and some of the 1"X3" and 2"X3" fillers. This has not been the case in the past even though last year we started to see similar problems during the painting of Ward III.

Middledorf Property Services has submitted a proposal for \$312,335.00 to replace the damaged wood with PVC, a practice that has been in place since 2005.

Management recommends that additional funds in the amount of \$242,335.00 be approved by the Board for the replacement of rotten wood in Ward II by Middledorf Property Services, Inc., totaling \$312,335.00.

Rotten wood replacement is charged to Reserves (3700-1920 / Woodwork).

Miguel Galvez

From: Greg Roby
Sent: Tuesday, October 12, 2021 2:40 PM
To: aw4fair; Ed Stollof; hnreem; fwardi; fairlington123; Larry Straub; Melanie Alvord; Philip Brown III (pbrownboard@pjb3.com); placekerry
Cc: Erin Moran; Greg Roby; Marcus Reed; Mark Johnson; Miguel Galvez; Victoria Gomillion
Subject: Management's Request for Unanimous Written Consent of the Board in Lieu of a Meeting (Rotten Wood Replacement)
Attachments: Document created byLocal_User28135on21101207_27_47.pdf

Good afternoon, Members:

At its April 7, 2021, meeting, the Board approved the expenditure of \$70,000.00 for the FY2021 phase of the rotten wood replacement project. As with prior years, that project was scheduled to be undertaken after the annual painting project during which the wood requiring replacement is identified. This year's painting project was significantly delayed due to the ongoing COVID-19 pandemic and was only recently completed at the end of August. In addition to being delayed, the FY2021 painting project identified a significantly higher amount of wood in need of replacement than in previous years, including structural components like the gutter "nailer" and some of the 1" X3" and 2" X 3" fillers that are not visible from the ground. This year's estimate for replacement is far more than those seen in previous years although the scope was hinted at with some of what was discovered last year in Ward III.

The total estimated cost to replace the rotten wood identified this year is \$312,335.00 (25,600 linear feet of wood). As reported by the Associated Press on September 30th, the price of PVC has skyrocketed up to 70% due to the pandemic and has been exacerbated by issues related to global warming and climate change. Mr. Galvez highlighted this information in last month's Report to the Board. Because this phased project is funded from the capital reserve fund, it will not impact either FY21 or FY22 operations funding.

Middledorf's proposal for the FY21 phase of the project is attached for your information and review.

The final pieces of information necessary to put this matter before you fell into place only last week or it would have been before you on the October Agenda. As the project is already delayed, Management would rather not lose additional time by waiting to put the matter before you in November and therefore seeks the Board's Unanimous Written Consent in Lieu of a Meeting for approval to move forward with the revised estimate for repair. The Virginia Condominium Act does not allow for discussion of this request; but if you have specific questions you may telephone Miguel directly to discuss them.

To facilitate record keeping, please scroll forward in your email inbox and respond to the most recent response to this thread so that the entire dialogue can be captured in one, final email.

Thank you in advance for your earliest convenient response requested no later than COB Thursday, October 14th.

Gregory D. Roby, JD, CMCA,[®] PCAM[®]
General Manager | SVP-Field, Legum & Norman

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Miguel Galvez

From: Greg Roby
Sent: Wednesday, October 13, 2021 5:47 PM
To: aw4fair; Ed Stollof; hnreem; fwardi; fairlington123; Larry Straub; Melanie Alvord; Philip Brown III (pbrownboard@pjb3.com); placekerry
Cc: Erin Moran; Greg Roby; Marcus Reed; Mark Johnson; Miguel Galvez; Victoria Gomillion
Subject: Pending Request for Unanimous Written Consent
Attachments: Rotten Wood Replacement Ward II FY2021-Materials .xlsx; Document created byLocal_User28135on21101207_27_47.pdf

Members:

As was stated in Management's original request to you yesterday, discussion on a vote for Unanimous Written Consent in Lieu of a Meeting is *not* subject to debate or discussion under either standard parliamentary rules or the Virginia Condominium Act. Management appreciates the fact that Members may have questions or need information above and beyond that provided as a base justification for the request, which is why this request extended an invitation to Members to contact Miguel directly.

All can agree that an informed decision is a better decision. To the extent that all may benefit from the answers to the questions posed by Mr. Brown and Mr. Stollof, Management restates those questions and its answers to them here with the caveat that to avoid what might be characterized as an email discussion/debate, further questions, if any, should be addressed directly to Miguel and not cc'd to the group distribution list!

1. How and why did the numbers change? For example, we started out at 1000 LF and now we want to order 2000 LF. Why are we purchasing more? The prices started out at x when we did the budget and now, the price is Y. **When the Board approved the painting project in April of this year, as in prior years, Management asked for additional funds for rotten wood replacement with the understanding that it was a "guestimate," since an evaluation of actual damage had yet to be conducted. This has become the Association's standard annual practice because the condition of the wood in each Ward is unknown until the painting part of the program is completed. Management then goes back to the Board with a firm number, as was the case this year, after the conditions are fully known.**
2. What is the criticality of the purchase? **If the rotten wood is not replaced in a timely manner, it will continue to deteriorate.**
3. Is this something foundational where a structure will fail? **Most of the locations are considered structural because the wood is actually holding the gutters in place.**
4. Is it part of our regular maintenance program? **Painting and rotten wood replacement is done in one Ward per year, meaning that a Ward is done every six years.**
5. Who will benefit and who will lose (owners and residents) as a result of doing the additional work? **Everyone will benefit. Owners, residents and the Association as a whole. This is done to preserve the integrity of the buildings.**
6. What is the impact of not doing this additional work at this time? **Delaying this work will further deteriorate the condition of the rotten wood.**

7. If we limit this to the original budgeted item or scale back the purchase, who wins and who loses ? **We all lose by not addressing a serious problem in a timely manner. Please remember that this project is funded from the Capital Reserves and not from Operations. The amounts budgeted for projects in the Reserve are much more fluid, with an understanding that the cost will be what it is when the project is finally started.**
8. Regarding the discussion about replacement material (e.g. costs of **lumber**): **The Association no longer replaces rotten wood with "wood," but instead since 2005 has used Polyvinylchloride (PVC) pursuant to the recommendation of professionals (and as noted in the Association's Strategic Plan).**
9. Is hedging project costs against inflation a best or standard practice in the Common Interest Community Industry? (E.g., like trying to time purchases as people might try to time the stock market?) **No.**
10. What is the total of linear feet subtotaled by type of material and cost of material per linear foot for each. **The attached spreadsheet provides Management's analysis of the bid by the total number of pieces of varying dimensions and the quantities needed of each. The Vendor has provided a lump sum bid covering materials and labor. It does not articulate a price per linear foot of material; however, we've been advised the price breakdown is approximately 30% for materials and 70% for labor/overhead & margin. The process of replacing the wood is very labor intensive because of the location of the repairs. Labor has gone up about 10% compared to last year.**
11. How many linear feet of material does the proposal call for? **25,651 LF.**
12. How much of the difference is due to the increase in material prices? **Approximately 30% of the cost.**
13. Does the contract have a price escalation clause that exposes us to further risk of prices escalations? **No. (As a review of the bid/proposal attached to the request reveals.)**
14. If not, has the contractor agreed to assume the risk? **The Contractor has not made any such explicit assumption in its proposal, however as it is a firm bid as a sum certain for the work specified assumption of that risk may safely be presumed. Revision of the price and the ability to seek additional sums under the agreement for unforeseen contingencies is not an option available to the vendor.**
15. Is the contract clear about such terms, or could this become a source of contention? **The bid attached to the request becomes the contract upon counter execution by the Association. There is no ambiguity on this point in the bid.**
16. Are we entitled to a rebate if the material prices go back down based upon when they are purchased? **The contractor will purchase the required materials in bulk upon counter-execution of the bid proposal at which point the expenses becomes a sum certain. The Association is not entitled to any rebate under the terms of the proposal based upon the price of materials.**
17. Has the Association considered the pros and cons of using a different material for the repairs? **The Board of Directors specified the replacement material (PVC) in 2005 based upon its superior durability. Consideration of a different material is not an option available to Management; but of course, it is available to the Board of Directors (although Management can't easily identify an alternative material that provides the same or great level of durability than PVC.**
18. Has the Association considered prioritizing the damage, and reducing the scope to only the most urgent needs, hopefully keeping the bill at \$50K or less, so that we do the other work when material costs come back down? **Most of the locations specified for replacement are considered "structural" because the wood that is deteriorating is holding the gutters in place and are therefore already identified as "urgent."**

As additional information and background, following is a portion of an article published by the Associated Press on September 30, 2021 that explains what has happened with PVC:

“The price of polyvinyl chloride or PVC, used for pipes, medical devices, credit cards, vinyl records and more, has rocketed 70%.

The root of the problem has become a familiar one in the 18 months since the pandemic ignited a brief but brutal recession: As the economy sank into near-paralysis, petrochemical producers, like manufacturers of all types, slashed production. Like other manufacturers, petrochemical companies have been shaken by the pandemic and by how consumers and businesses responded to it. Yet petrochemicals, which are made from oil, have also run into problems all their own, one after another: A freak winter freeze in Texas. A lightning strike in Louisiana. Hurricanes along the Gulf Coast.”

Gregory D. Roby, JD, CMCA,[®] PCAM[®]
General Manager | SVP-Field, Legum & Norman

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Miguel Galvez

From: Greg Roby
Sent: Wednesday, October 13, 2021 6:30 PM
To: aw4fair; Ed Stollof; hnreem; fwardi; fairlington123; Larry Straub; Melanie Alvord; Philip Brown III (pbrownboard@pjb3.com); placekerry
Cc: Erin Moran; Greg Roby; Marcus Reed; Mark Johnson; Miguel Galvez; Victoria Gomillion
Subject: Management's further thoughts on its Request for Unanimous Written Consent

Good evening, Members:

Answers to the project-specific questions posed by Mr. Brown and Mr. Stollof to management were just distributed for the benefit of all. But in the hopes of clarifying, the real "ask" in Management's most recent request for Unanimous Written Consent in Lieu of a Meeting was the requisite, bare, *pro forma* procedural authority to proceed with a course of action itself already well-established by the Board of Directors. The request was procedural rather than substantive. It was brought with a minimum by way of backup and support *because the underlying action (rotten wood replacement and its scope) was not considered controversial by Management or likely to be the subject of further debate or discussion*, any amount of which under Virginia law is prohibited outside a meeting. Indeed, Unanimous Consent was sought precisely because Management failed to anticipate an objection to continuing with the project at the price quoted. The request is straight forward. It's made each year in the same manner and is dependent entirely upon prevailing conditions (pricing and quantities) at the time.

But given the questions raised by the request this year, proceeding as in years past with a Consent request was a clear misjudgment on Management's part. If the team believed any aspect of the project required anything other than the Board's imprimatur, it would not have been brought by Consent request. The fact Management failed to predict that at least two (three?) Members may feel that a review of the project parameters is in order given the circumstances this year, as opposed to proceeding as in years' past, has left the entire Management team a little shaken in its own confidence!

With the additional information circulated today, Management would like to pose the question again, perhaps a little more plainly: Do the Members who opposed proceeding with Written Consent yesterday feel more comfortable doing so this afternoon? If so, might they consider changing their vote to one of "approval," assuming Mr. Auston and Ms. Wasowski and (and the remaining five Members) also approve with moving forward by Consent?

If not, then this email thread should come to an end, in which event as time is of the essence, Management would then join the call for a Special Meeting.

Thanks in advance for your continued consideration of this matter and for those who haven't yet responded we well as those who may be reconsidering their response, thanks for doing so before COB tomorrow, Thursday October 14th, as originally requested!

Gregory D. Roby, JD, CMCA,® PCAM®
General Manager | SVP-Field, Legum & Norman

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Miguel Galvez

From: Harold/Norma <hnreem@comcast.net>
Sent: Friday, October 15, 2021 5:39 PM
To: placekerry; Melanie Alvord; aw4fair; fairlington123; Larry Straub; Phil; fwardi; Ed Stollof
Cc: Greg Roby; Miguel Galvez; Mark Johnson; Erin Moran
Subject: Treasurer's Comments - Request for Unanimous Written Consent (Rotten Wood Replacement)

Fellow Fairlington Villages Board members,

I've reviewed Joe Torres' October 13 email proposing a special board meeting to consider the three potential courses of action (COAs) he proposes to address the need for \$242,335 in additional unprogrammed reserve spending required to replace rotten wood with PVC in our Ward II buildings. The board approved an initial \$70,000 for the project at its April 7, 2021 meeting, and the additional requested \$242,335 in spending brings the total cost of the project to \$312,335. Management asked for approval of the additional funds in its October 12 "Request for Unanimous Written Consent of the Board in Lieu of a Meeting (Rotten Wood Replacement)."

The three proposed COAs are as follows:

COA 1: Fund the full \$312,335 and make up the unprogrammed \$242,335 by postponing a list of projects.

COA 2: Fund the project above \$70,000 but below \$312,335, using the same list of projects to make up the unprogrammed dollar amount.

COA 3: Fund the project at the originally programmed \$70,000 level.

Because, as board members, we have a fiduciary duty to maintain the integrity of Fairlington Villages' buildings on behalf of our owners in the most cost-effective way, COAs 2 and 3 are not viable options. As Management has noted, accomplishing only a portion of the work and postponing the rest will only result in increased future costs because the current areas of deteriorating wood will continue to expand and require replacement at increased expense in the next couple of years. Abetting such a course of events is not the action of a responsible fiduciary.

Given the nonviability of COAs 2 and 3, the Board has only one option -- as noted in COA 1, approve the additional \$242,335 in spending Management proposed in its October 12 "Request for Unanimous Written Consent." This spending, however, does not need to be approved at a special board meeting. Rather, it should be immediately approved via "Unanimous Written Consent" so work can begin in the near future for the following three reasons:

1. The Association's annual reserve budget does not consist of a static list of capital projects that need to be accomplished for specific dollar amounts within the confines of a total fixed budget amount. Instead, each fiscal year's reserve budget, which is updated annually based on the recommendations contained in our most recent 2019 five-year reserve study, consists of a dynamic list of critical and non-critical projects and preliminary estimated costs for each project. During the course of the year projects may be added or deleted from the list as required, and costs are finalized

as Management refines project details and receives contractors' bids for accomplishing the work. As a result:

- In some cases (e.g., FY21 pitched roof replacement: budgeted at \$381,000 – \$261,980 spent) final costs will be less than projected in the reserve budget, and in other cases (e.g., FY21 rotten wood replacement) costs will be greater than originally projected.
- In some fiscal years total reserve spending will be less than originally projected (e.g., FY20 when reserve spending was severely curtailed due to COVID-related concerns), and in other fiscal years spending could be greater than originally projected.

2. In the event that a fiscal year's reserve spending is greater than originally budgeted and/or greater than that fiscal year's contribution to the Association's reserve account, two considerations that appear to be among Joe's major concerns, previously accumulated reserve funds are sufficient to cover most unprogrammed spending overages. For example:

- At the end of FY20 our audited reserve fund balance totaled \$5,735,722 and will almost certainly rise to an audited total of well over \$6 million at the end of FY21 – an amount much more than sufficient to absorb \$242,355 in additional spending on rotten wood replacement.
- During FY17 and FY18, in accordance with new Arlington County requirements for handling our trash in the wake of several raccoon attacks on our residents, the Association was compelled to construct our trash container concealment sites. We spent approximately \$800,000 in reserve funds (more than three times the \$242,355 requested for rotten wood replacement) to build the sites. None of this spending was originally planned in our annual reserve budgets, yet we were able to fund all of it from our accumulated reserves without increasing our projected annual reserve fund contributions.

3. Even though funds previously accumulated in our reserve account are more than enough to absorb the additional \$242,335 in FY21 rotten wood spending, if Board members are still concerned about specifically offsetting these expenditures by cutting or postponing items in the FY22 reserve budget (the FY21 spending will move to FY22 because of its final execution date), the following FY22 reserve budget line items totaling more than \$792,000 are good candidates for these cuts:

- Perimeter fence replacement (\$122,500)

Note: At most, only part of these funds will be spent.

- Tot lot/playground equipment (\$20,000)

Note: At most, only part of these funds will likely be spent.

- Renovate 17 two- and three-story Ward IV apartment building hallways and replace the buildings' windows (\$650,000)

Note: Since we have not yet begun development of a plan for renovating our apartment building hallways, it is quite likely that none of these funds will be spent.

In sum, postponing any portion of the FY21 rotten wood replacement project is not the action of a responsible fiduciary, and our existing reserve account balance or reprogrammed FY22 reserve spending can absorb the additional \$242,355 in the project's cost. I recommend immediate approval of the project via "Unanimous Written Consent."

If you have any questions, please let me know.

Harry Reem
Fairlington Villages Treasurer

MATERIALS Ward II Rotten Wood Replacement

Size	Description	Unit of measure	Quantity	Linear Feet
1" x 4" x18'	PVC Trimboard	Ea	457	8226
1" x 6" x18'	PVC Trimboard	Ea	51	918
1" x 12" x18'	PVC Trimboard	Ea	62	1116
5/4" x 4" x 18'	PVC Trimboard	Ea	0	
5/4" x 6" x 18'	PVC Trimboard	Ea	0	
5/4" x 8" x 18'	PVC Trimboard	Ea	9	162
5/4" x 12" x 18'	PVC Trimboard	Ea	1	18
2x4x12'		Ea	330	3960
2x12x12'		Ea	0	
3 1/2" x 16' crown	PVC Trimboard	Ea	206	3296
4 1/2" x 16' crown		Ea	7	112
1/4 x 1-3/4 Lattice Strips		LF	7607	7607
1 1/16 x 1-3/8OG Molding	Hooked OG Base Cap	LF	226	226
Brick Molding		LF	2	2
1/4 x 4 x 8' plywood	PVC		1	8

25651



15300 SPENCERVILLE COURT, 102
 BURTONSVILLE, MD 20866
 TEL. (301) 384-3175
 FAX (301) 384-8227

CHANGE ORDER

To: Fairlington Villages	
Address: 3001 South Abingdon Street	Date: September 15, 2021
Arlington, VA 22206	Job Name: Carpentry Repairs
Attn: Miguel Galvez	Contract Date: March 15, 2021

This Change Order becomes part of and in conformance with the existing contract. We hereby do make the change(s) specified below:

Job Description: Ward III

Carpentry List

Scope of Work

- Remove rotten trim board marked with a blue tape. Some of the trim will need to be removed to get to the rotten pieces.
- Replace marked trim using PVC trim.
- Apply caulk to joints.
- Apply primer to new replaced trim.
- Apply 2 topcoats of Sherwin Williams Exterior Duration paint.
- Discard trash.

Notes:

- Please see attached list of itemized areas marked for replacement.
- Please note that material prices for PVC have increased our over-all cost.

WE AGREE hereby to make the change(s) specified above at this price	\$312,335.00
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AUTHORIZED SIGNATURE (CONTRACTOR) & DATE

ACCEPTED The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Date of acceptance _____
 Signature _____ (owner)

South Columbus Street

3001 Front

1×12=16

1×4=16

lattice= 16

3001-3003 Porch

1×6=48

1×12=24

3½ crown m.=24

OG=2

3005 Rear

1×4=3

1×12=4

3011 Front and Rear

1×4=42

1×12=43

Lattice=39

3013 rear

1×4=18

1×12=43

lattice=39

3015 Rear

1×4=18

1×12=18

Lattice=18

3017 Front and Side

1×4=260

lattice= 130

3½ crown m.=130



3019-3021 Front

1×4= 70

lattice= 35

3½ crown m.=35

2×4=70

3023-3025 Front

1×4=70

lattice = 35

3½ Crown m.=35

2×4=70

3027 Front

1×4=26

lattice=26

3029 Front and Rear

1×4=72

lattice= 72

3031 Front, Rear and Side

1×4=250

3½ Crown m.=113

lattice=250

2×4=180

3033 front and side

1×4=180

3½ Crown m.=90

lattice=180

2×4=120



3043 Front and Rear

1×4=176

3½ Crown m.=88

lattice=176

2×4=110

3047 Front and Side

1×4=200

3½ Crown m.=100

lattice=200

2×4=140

3049 Rear

1×4=20

1×12=20

1×6=20

lattice=20

3051 Rear

1×4=18

1×6=18

1×12=18

lattice=18

3053 Rear

1×4=18

1×6=18

1×12=18

lattice=18



S. 31st Street

4821 Front Rear and Side

1×4=204

3½ Crown m.=101

lattice=204

2×4=170

4817 Front

1×4=240

3½ Crown m.=120

lattice=240

2×4=180

4815 Front Porch and Rear

1×4=260

3½ Crown m.=106

lattice=212

2×4=212

1×6=24

1×12=24

O.G=24

4811 Front Porch Side and Rear

1×4=156

1×12=156

1×6=130

O.G=24

lattice=132

4805 Rear

5/8×8=24

O.G=24



4803 Rear

1×4=36

lattice=18

S. Buchanan Street

3070-3068 Front and Rear

1×4= 140

lattice = 140

5/4×12=2

4½ Crown m.=35

3064-3066 Rear

1×4=70

lattice= 35

4½ crown= 35

3060 Front and Rear

1×4=72

lattice= 72

5/4×12=2

3052 Front and Sides

1×4=180

lattice= 180

3½ crown= 90

3048 Front

1×4= 206

3½ crown m.= 106

lattice= 206

2×4=146



3046 Front Side and Rear

1×4=320

lattice=320

3½Crown m.=160

2×4=320

5/4×8=6

3044 Front and Rear

1×4=260

lattice= 260

3½ crown m.=130

2×4=140

4½ crown m.=14

3034-3032 Front and Rear

1×4=75

2×4=72

1×12=4

3½Crown m.= 36

lattice= 72

3030-3028 Porch

1×6=24

1×4=27

O.G.=24

1×12=28

3024 Front and Rear

1×4=60

lattice= 60

1×12=74

1×6=20



3022 Front

1×4=36

lattice= 18

3020 Front and Side

1×4=100

lattice=100

1×6=100

1×12=100

2×4=100

3012 Front

1×4=44

lattice= 44

3½ crown m.=22

2×4=44

3010 Front

1×4= 44

3½ crown m.= 22

lattice= 44

2×4=44

3014-3016 Rear

1×4=72

3½ crown m.= 36

lattice= 72

3000 Rear

1×4=40

lattice=20

4½Crown m.=20

2×4=20

30th Street

4800 Rear

1×4=36

4½Crown m.= 18

Lattice=18

2×4=18

4812 Front and Rear

1×4= 300

3½ crown m.=150

Lattice= 300

2×4=80

5/4×8=16

4814 Front and Rear

1×4= 360

3½ crown m.=180

2×4=160

5/4×8=16

lattice=360

4816-4818 Front

1×4=72

3 ½ crown m.=36

lattice=72

4820 Front

1×4=40

3 ½ crown m.=20

lattice= 40

S.Buchanan Street

3003 Rear

5/4×8=16

O.G.=16

3005 Rear

5/4×8= 16

1×4=35

3½ crown m.= 18

O.G.= 16

lattice=32

2×4=32

1×12=4

5/4×12=2

3007 Front

1×4=91

1×12=91

lattice= 91

1×6=91

3009-3011 Front

1×4=138

3 ½ crown m.=99

lattice=138

5/4×12=2

2×4=72

O.G.=6

3013-3015-3017 Front

1×4=188

3 ½ crown m.=94

2×4= 188

lattice= 188



3021 Front

1×4=100
3 ½ crown m.=52
2×4= 68
lattice= 100
5/4×8=16
O.G.= 16

3023 Rear

1×4=32
Lattice= 32
3 ½ crown m.=16
5/4×8=16
O.G=16
2×4=32

3019 Rear

1×4=60
1×12=60
1×6=60
lattice= 60

3027-3029 Porch Front D. and Rear D.

1×4= 74
3½ crown m.= 24
1×12=66
1×6=48

3031 Front and Rear

1×4=64
1×12=52
lattice= 64



3035 Front and Side

1×4= 260

3½ crown m.= 130

lattice=260

2×4=160

3041-3043-3045 Front

1×4=80

2×4= 80

3½ crown m.= 40

Lattice=80

3047 Front and Side

1×4= 160

3½ crown m.= 80

lattice=160

2×4=80

3049 Front Side and Rear

1×4= 188

3½ crown m.= 94

lattice=180

2×4=162

O.G.=6

30th Street

4718 Front

1×4= 44

3½ crown m.= 22

lattice=44

2×4=22

5/4×12= 4



4712-4714 Front Porch and Rear

1×4= 128
3½ crown m.= 52
lattice=104
1×6=24
O.G.= 24

4716 Rear

1×4=36
3 ½ Crown m.= 18
lattice=36

4720 Rear

1×4=40
3½ crown m.= 20
lattice=40

4722 Rear

1×4=40
3 ½ crown m.=20
lattice= 40

4710 Front Side and Rear

1×4= 166
3½ crown m.= 83
lattice=166
2×4=90

4708 Front and Rear

5/4×12= 2
5/4×8= 12
O.G=12



4706 rear

3½ crown m.= 18

lattice=36

5/4×8= 12

O.G.= 12

1×4= 36

5/4×12=2

4704 Front Side and Rear

1×4=76

1×12=76

lattice=76

1×6=76

S. Abingdon Steet

3000-3002 Front

1×4=30

lattice =30

1×6= 30

1×12= 30

3004 Rear

5/4×12= 2

3008 Front and Rear A1

1×4= 27

lattice=28

1×6=28

1×12= 28

3012 Rear

1×4=36

3 ½ Crown m.= 18

lattice=36



3014 Front

1×4= 24

lattice= 24

1×6=24

1×12= 24

3018 Front

1×4= 16

3 ½ Crown m.=8

lattice= 16

3020 front and rear

1×4=44

3 ½ Crown m.=22

lattice= 36

2×4= 36

O.G=4

3022 Rear

1×4=54

3 ½ Crown m.=18

lattice= 36

2×8= 36

3024 Rear

1×4=54

3 ½ Crown m.=18

lattice=36

2×4=36

3026 Front

1×4= 36

lattice=36



3030 Front

1×4= 36
lattice=36

3032 Rear

1×4= 36
lattice=36

3034 Rear

1×4= 36
lattice=36

3036 Rear

1×4= 36
lattice=36

3046 Front and Rear

1×4= 186
3 ½ crown m.=93
lattice=186
1×4=120
1×6= 20
Brick m.=20

3048 Front

1×4= 105
3 ½ crown m.= 35
lattice=70
1×4=70

3050 Front Side and Rear

1×4= 300
3 ½ crown m.=120
lattice=300
2×4=120



Carpentry Itemization
Fairlington Villages

3052 Side and Rear

1×4= 108

3 ½ crown m.=54

lattice=108

2×4=108

3058 Side and Rear

1×4= 104

lattice=104

1×6=104

1×12= 104