

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

FY2021 MASONRY REPAIR PROJECT – PHASE 7 ADDITIONAL FUNDS

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, the Board of Directors approved to contract with American Restoration for Phase 7 of the Masonry Repair Program in the amount of \$383,600.00 at the April 7, 2021 meeting and with Facility Engineering Associates, P.C. (FEA) in the amount of \$39,250.00 for Consulting, Construction Assurance and Contract administration.

WHEREAS, during the repair work it was determined that two locations needed additional work on the parapet walls, increasing the cost of the project by \$7,245.00.

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

THEREFORE, BE IT RESOLVED, the Board of Directors authorizes Management to sign the Change Order with American Restoration in the amount of \$7,245.00. The total cost of Phase 7 of the Masonry Repair Program (FY2021) is as follows:

Masonry Repairs (American Restoration)	\$ 390,845.00
Consulting and Construction Assurance/Contract Admin (FEA)	\$ 39,250.00
TOTAL	\$ 430,095.00

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

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ATTEST:

Secretary

President

Date _____

Date _____

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 20, 2021
RE: FY2021 Masonry Repair Project - Phase 7 / Additional Funds

The Board of Directors approved at the April 7, 2021, Board meeting to contract with American Restoration for Phase 7 of the Masonry Repair Program in the amount of \$383,600.00 that included repairs at 20 buildings, located in all six Wards. Additionally, the Board authorized to contract with Facility Engineering Associates, P.C. (FEA) for consulting, construction assurance and contract administration in the amount of \$39,250.00.

While repairs were underway at the last two locations, 2825-2827 S. Columbus Street and 2837-2839 S. Columbus Street, it was determined that additional work needed to be performed at the parapet walls in both flat roofs. Facility Engineering Associates, P.C. (FEA) has prepared a Change Order in the amount of \$7,245.00 to reflect the additional work.

To proceed with the final payment to American Restoration, Management is asking the Board of Directors to approve additional funds in the amount of \$7,245.00 for the additional work that is already being completed. With this additional amount, the total cost of Phase 7 of the Masonry Repair Program is as follows:

- Masonry Repair (American Restoration): \$390,845.00.
- Consulting and Construction Assurance – contract Administration (FEA): \$39,250.00

TOTAL: \$430,095.00

This work is charged to Reserves/Exterior Building (3700-2000). The Calendar of Reserves Expenditures in FY2021 included \$420,000.00 for this purpose.



AIA Document G701 - 2017

Change Order

PROJECT: <i>(Name and address)</i> Fairlington Villages 2021 Masonry Repair Project	CONTRACT INFORMATION: Contract For: General Construction Date: 02/1/21	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 10/10/21
OWNER: <i>(Name and address)</i> Fairlington Villages, a Condominium 3001 South Abingdon Street Arlington, VA 22206	ARCHITECT: <i>(Name and address)</i> Facility Engineering Associates, P.C. 12701 Fair Lakes Circle, Suite 101 Fairfax, VA 22033	CONTRACTOR: <i>(Name and address)</i> American Restoration, LLC P.O. Box 4923 Capitol Heights, MD 20791

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

This change order details the following changes to the scope of work:

1. (\$648) Brick Replacement (SF)
Bid Quantity: 2,700 SF @ \$72/SF
Quantity Used: 2,691 SF
DEDUCT 9 SF
2. (\$10,240) Brick Replacement (EA)
Bid Quantity: 300 EA @ \$40/EA
Quantity Used: 44 EA
DEDUCT 256 EA
3. (\$1,330) Re-point Mortar Joints
Bid Quantity: 500 LF @ \$5/LF
Quantity Used: 234 LF
DEDUCT 266 LF
4. (\$1,440) Replace Steel Lintels
Bid Quantity: 400 LF @ \$20/LF
Quantity Used: 328 LF
DEDUCT 72 LF
5. \$1,400 Replace Vent Caps
Bid Quantity: 3 EA @ \$1,400/EA
Quantity Used: 4 EA
ADD 1 EA
6. \$5,696 Install Sealant
Bid Quantity: 500 Lf @ \$8/LF
Quantity Used: 1,212 LF
ADD 712 LF
7. \$6,141 General Conditions - Staging
Bid Allowance: \$80,000
Allowance Used: \$86,141
ADD \$6,141
8. (\$25,020) Building Porch/Stair Repair Allowance

Bid Allowance: \$60,000
 Allowance Used: \$34,980
 DEDUCT \$25,020

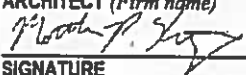
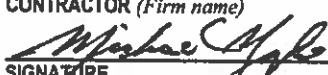
9. \$32,686 Project Contingency
 Bid Allowance: \$10,000
 Allowance Used: \$42,686
 Brick Cutting- 462 MHRS @ \$78/HR
 Scupper Work T&M - \$1,362
 Wood Replacement T&M - \$210
 Coping Work T&M - \$3,878
 Terracotta Flues - 6 Flues @ \$200/Flue
 ADD \$32,686

The original Contract Sum was	\$	<u>383,600.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>383,600.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>7,245.00</u>
The new Contract Sum including this Change Order will be	\$	<u>390,845.00</u>

The Contract Time will be increased by Zero (0) days.
 The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>Facility Engineering Associates, P.C.</u>	<u>American Restoration, LLC</u>	<u>Fairlington Villages, A Condominium</u>
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
		
SIGNATURE	SIGNATURE	SIGNATURE
<u>Matthew Kutzler</u>	<u>Michael Neale, Mgr</u>	
PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
<u>10/12/21</u>	<u>10/12/21</u>	
DATE	DATE	DATE