



Alexandria Knolls West Condominium

6101 Edsall Road
Alexandria, Virginia 22304

NOTE: Additions to the Q&A are shown in *bold italics*

Q&A

When does the work on the roof start and how long will it last?

Staging and onsite preparation begins Monday the 4th of May and will last three to five weeks, depending upon weather conditions.

What is the cost of the new roof to the Association and how will we pay for this?

The roof is being replaced in accordance with a warranty provided in the original contract at no additional cost to the Association other than the engineering firm engaged by the Association to handle the administration of the roof replacement project.

Why is AKW hiring an engineer?

Last year the Association hired an engineering firm to provide an evaluation of the roof. Due to the complexity of the project and the number of issues the roof has presented over the years the Association decided to hire an engineering firm to oversee the administration of the roof replacement project. Because of SGH's experience their proposal represented the best value for AKW to have this oversight performed.

Does the COVID-19 situation impact this project?

This project is essential and is not on-hold because of the pandemic. The parties involved—Katchmark, GAF, and SGH—have developed mitigation measures that will institute inspection regimens to preclude the need to have all parties onsite at once. These inspection techniques will meet accepted standards and will protect our residents and the employees of these parties.

How are the roofing materials getting to the roof?

Katchmark will use an onsite crane to deliver materials to the roof.

What disruptions will there be to elevator service?

Roof installation crews and inspectors will use our elevators to report to the job site and to depart at the end of the day. The use of the crane means that very little of what is needed on the roof will be transported in the elevators and disruption should be minimal. Katchmark will provide a portable toilet on the roof for their workers.

During what hours will the work take place?

Monday through Saturday 8AM to 6PM.



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What about construction noise?

There will be a considerable amount of construction noise throughout the installation.

Will there be additional impacts to 17th and 18th Floor residents?

Residents on the upper floors—particularly the 17th and 18th floors—will be most acutely impacted and can expect banging and vibrations from the banging. Katchmark advises that the vibrations from the banging could be enough to cause loosely hung wall hangings to come off their nails and fall; residents should prepare accordingly.

Will there be construction dust, smells, or debris?

Residents on the upper floors will notice unpleasant smells from the adhesives. Although the fumes are safe, residents on the 17th & 18th floors will want to keep their balcony doors and windows closed during the installation to minimize odors.

Will access to my parking space be blocked?

No, resident parking spaces will not be blocked or impacted.

Will the driveway be blocked?

Yes, a portion of the driveway will be blocked, though both entrances will be open. A and C parkers should drive onto and off the property using the West entrance; all other parkers should use the East entrance. The “loop” around the property will not be available. ***While the West entrance/exit will remain open as usual during the project, turning left and walking down the driveway will not be an option and all foot traffic will have to turn right, in the direction of the H/J parking structure. Those heading out on foot who do not have issues with stairs are advised to use the East entrance (5/5/2020).***

Will I be able to use the 30-minute R spaces?

The 30-minute R spaces will be blocked by the crane throughout the project. Please plan accordingly.

Residents needing to unload their cars, or who need close proximity to the door for other reasons will be able to temporarily stop their vehicle in the loading dock area. Vehicles cannot be left in the loading dock.

What about USPS and other deliveries?

USPS and other delivery services will need to use the loading dock. This area will be monitored closely each day to ensure the free access to as many residents and services as possible. If you have deliveries scheduled during this project you must reach out to the office to confirm availability of the loading area before locking in your delivery slot. Be mindful that, because of the crane and the ongoing work, we cannot support multiple deliveries at once.



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How will we know when work is concluded for the day?

While work is scheduled to last until 6PM every evening. Weather—mainly wind and/or rain—may cause the early cessation of work from time to time. We plan to post to the Association’s newsfeed when work has concluded and other information that is important but not urgent. Please check akwcondo.com or follow us at twitter.com/akwcondo.

Debris from the roof landed on my balcony. Do I need to let somebody know about that?

The roofers are doing everything they can to keep debris from blowing off the balcony but sometimes the wind may be faster than the roofers and small pieces of the old roof may blow onto the ground or balconies below. If you discover debris on your balcony you may discard it yourself or contact the Office and the roofing company will send someone to clean up and remove the debris.

I’m not on a high floor so I’m okay to use my balcony and to keep the door open to allow my dog to go out on the balcony for some fresh air, right?

While the roofers are doing everything that they can to contain debris, the wind may carry some of it off the roof. They cannot guarantee that there will not be some on your balcony. So, it is best for you to not let your pets onto the balcony unsupervised during this project. (5/7/2020)
