

Third Mutual Project Log January 2023 (Prepared February 27)

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	910 Bldg. Maint	Pest Control for Termites	This annual program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation and includes hotel accommodations during whole structure fumigation. The program also includes funding for local termite treatments and the removal of bees/wasps as needed.	Planning to schedule 59 buildings for tenting between May and October.	May to November 2023	Budget: \$360,000 Exp: \$0 Balance: \$360,000
2	920 Projects	Building Structures	This ongoing program is funded to repair or replace building structural components that are not performing as designed. As building structural issues are reported and inspection requests are received, staff schedules an engineer to field inspect and, if required, provide a recommendation for repairs. In addition, roofing repairs are performed after Prior to Paint crews replace fascia due to dry rot. As part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs as needed.	Building 2276: Elevated Walkway Repairs. Construction is scheduled for March 1- May 14 . Building 5059 Drainage Correction. Rain Gutters to be installed by mid- March.	Annual Program	Budget: \$500,000 Exp: \$0 Balance: \$500,000
3	920 Projects	Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in randomly selected buildings and facilities within the community. Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	Inspections for the following 17 buildings were completed in February 2023: 2338, 2351, 3245, 3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3271, 3272, 3273, 3274, 3275, 3276 Inspections for the following 5 buildings are scheduled for March 2023: 3277, 3278, 3279, 3280, 3281		Budget: \$50,000 Exp: \$0 Balance: \$50,000
4	920 Projects	Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	None Scheduled.	Annual Program	Budget: \$210,000 Exp: \$0 Balance: \$210,000

5	920 Projects	Foundations Program	This ongoing program is funded to replace foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as-needed basis. Staff performs field observations when a foundation inspection request is received. If needed, a structural engineer is then scheduled to inspect the foundation and provide a recommendation.	None Scheduled.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000
6	904 Maint Svc	Electrical Systems	This ongoing program is funded to repair or replace electrical equipment failures as needed.	None Scheduled.	Annual Program	Budget \$30,000 Exp: \$0 Balance: \$30,000
7	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. The Board authorized installation of new gutters using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building to address drainage issues and to prevent foundation problems.	Gutters scheduled to be replaced on the following buildings in 2023: Buildings 2197, 2334, 2341, 2342, 2347, 2348, 2351 and 2201.	Annual Program	Budget: \$113,127 Exp: \$0 Balance: \$113,127
8	910 Bldg. Maint	Exterior Paint Program	This 15-year full cycle program is funded to paint all exterior components of each building including the body (stucco/siding); fascia boards; beams; overhangs; doors; closed soffits; structural and ornamental metal surfaces. Decks are top coated and damaged building address signs are replaced. Lead abatement activities are also performed in conjunction with this program.	CDS scheduled for 2023: CDS 202, 221, 401, 402, 403, 404, 405 and 406	Annual Program	Budget: \$1,597,812 Exp: \$0 Balance: \$1,597,812
9	910 Bldg. Maint	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	CDS scheduled for the following locations in 2023: 221, 401, 402, 403, 404, 405 and 406	Annual Program	Budget: \$1,167,546 Exp: \$0 Balance: \$1,167,546
10	920 Projects	Asphalt Paving Program	This annual program is funded to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed.	Overlay paving work is scheduled at the following locations in 2023: CDS 224, 321, 325, 375 . Full depth paving work is scheduled at: CDS 338, 3162, 3181, 3294, 3296. Asphalt paving work will be completed during the month of July.	Annual Program July 2023	Budget: \$392,929 Exp: \$0 Balance: \$392,929

11	920 Projects	Seal Coat Program	This ongoing program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous slurry seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat maintenance work is scheduled at the following locations in 2023: CDS 202, 215, 217, 218, 220, 221, 222, 225, 2353, 2402, 301, 302, 311, 312, 313, 320, 322, 333, 368, 370, 3286, 3291, 3328, 3333, 3339/40 & 3501.	Annual Program August 2023	Budget: \$46,492 Exp: \$0 Balance: \$46,492
12	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded to replace roofs at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation.	Flat BUR roof replacement work with PVC cool roofing will be completed at the following buildings in 2023: 2278, 2282, 2292, 2309, 2319, 2383, 3012, 3034, 3038, 3149, 3157, 3241, 3271, 3303, 3405, 3475, 3487, 3501, 3513, 4024, 5011, 5349, 5460, 5465, 5468, 5474, 5526, 5536, 5537, & 5539.	April - October 2023	Budget: \$1,094,077 Exp: \$0 Balance: \$1,094,077
13	920 Projects	Emergency Roof Repair & Preventive Maintenance Programs	This ongoing program is funded as a contingency to preserve and prolong the serviceable life of roofs by performing emergent repairs as needed. As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues. If required, the roofing contractor will perform the necessary repairs.	Preventive roof maintenance is scheduled on roofs that were replaced 5 and 10 years ago. 5 Year Maintenance - 53 buildings are scheduled for 2023 10 Year Maintenance - 58 buildings; 5 carports are scheduled for 2023	Annual Program	Budget: \$197,007 Exp: \$0 Balance: \$197,007
14	920 Projects	Roof Replacement - Light Weight Tile to Comp Shingle Roofs	Beginning with the 2020 Business Plan, the Board elected to initiate the Light Weight Tile Replacement program to address premature failure of existing tile roofs. Light weight tile roofs will be replaced with composition shingle roof systems.	Lightweight tile roofs will be removed and replaced with triple laminate composition shingles at the following buildings in 2023: B3215 & B3343	March - April 2023	Budget: \$119,925 Exp: \$0 Balance: \$119,925
15	920 Projects	Shepherd's Crook	This ongoing program is funded to remove and replace barbed wire with Shepherd's Crook on all perimeter block on a phased approach.	To date, a total of 6,702 LF out of 33,525 LF of Shepherd's Crook has been installed. 2023 program is on hold.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000
16	904 Maint Svc	Epoxy Wasteline Remediation	This ongoing program is funded to install seamless epoxy liners within existing interior and exterior waste pipes to mitigate future root intrusion as well as to resolve and prevent future back-up problems related to compromised pipes.	Total number of buildings in Third Mutual: 1405 Number of buildings left to complete: 1039 Buildings scheduled for 2023: B3241 and B3365	Annual Program	Budget: \$1,000,000 Exp: \$0 Balance: \$1,000,000
17	920 Projects	Water Lines - Copper Pipe Remediation	This ongoing program is funded to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.	There are no buildings scheduled for the month of January, February or March. The following buildings will be completed in 2023: B2110, B2113, B2136, 2192 and B4005.	Annual Program	Budget: \$500,000 Exp: \$0 Balance: \$500,000
18	920 Projects	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed. The annual budget will allow for 2 elevator cab upgrades.	Buildings 3243 and 3244 are scheduled for equipment upgrades. Construction to be completed by the end of December.	Annual Program	Budget: \$125,000 Exp: \$0 Balance: \$125,000