

				United Mutual Project Log (November 2018)		
#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	904 Maint Svc	Walkway Lighting Program	This program is dedicated to improving walkway lighting through additional fixture installation, or the upgrade of existing ones. Alternatives to the existing pagoda style fixtures are evaluated as needed. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if it meets the program requirements.	Staff processes additional walkway lighting requests as they are received. 41 additional lights have been added to date. The Committee awarded an "as needed" contract to US Energy for lighting consultant services. US Energy has performed an audit of the walkway lighting in Gates 5 and 6. The Committee decided not to move forward with any additional walkway lighting improvements in this area at this time.	December 2018 Annual	Budget:\$38,408 Invoiced: \$38,320 Balance: \$88 Cumulative Expenditures 2010 through 2017: \$295,748
2	910 Bldg. Maint	2018 Prior to Paint Program	The prior to paint program prepares building surfaces for painting and includes repair and mitigation of Dry Rot, Decking and Welding repairs performed every 8 years in conjunction with the Exterior Paint Program.	Staff is currently working at CDS 80 & 90. The Cul-de-Sacs that are scheduled for 2018 are - 47, 48, 49, 12, 13, 91, 90, 80, 94, 95 & 82. CDS 47, 48, 49 12, 13 & 91 have been completed.	December 2018 Annual	Budget: \$982,766 Invoiced: \$537,936 Balance: \$444,830
3	910 Bldg. Maint	2018 Exterior Paint Program	The Exterior Paint Program is on an 8-year cycle. The exterior components of each building are painted every 8 years. Components to be painted include the body, (stucco and/or siding and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Building address sign replacement and lead abatement activities are also performed in conjunction with this Program.	Staff is currently working at CDS 13. The Cul-de-Sacs that are scheduled for 2018 are - 15, 24, 40, 47, 48, 49, 12, 13, 91, 90, 80, 94, 95 & 82. CDS 15, 24, 40, 47, 48, 49 & 12 have been completed.	December 2018 Annual	Budget: \$2,242,937 Invoiced: \$1,438,458 Balance: \$804,479
4	910 Bldg. Maint	Balcony & Breezeway Resurfacing on the Paint Program	This program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces during exterior paint cycles. This waterproofing process protects the deck substructure against future dry rot and improves the aesthetics of the deck surface. Prior to applying topcoat, crews conduct an inspection of the deck structure to locate any potential safety hazards or dry rot problems.	Staff is currently working at CDS 13. The Cul-de-Sacs that are scheduled for 2018 are - 15, 24, 40, 47, 48, 49, 12, 13, 91, 90, 80, 94, 95 & 82. CDS 15, 24, 40, 47, 48, 49 & 12 have been completed.	December 2018 Annual	Budget: \$82,795 Invoiced: \$32,548 Balance: \$50,247
5	910 Bldg. Maint	2018 Gutter Cleaning Program	This program is for the annual cleaning of Mutual and alteration gutters.	The gutter cleaning program is scheduled to begin in September and be completed by December. The Gutter cleaning contractor will begin in early December in United Mutual.	December 2018 Annual	Budget: \$143,800 Invoiced: \$0 Balance: \$143,800

6	920 Projects	Energy Consultant Services	An Energy Consultant will be used as needed in order to advance United's and the Community's future energy initiatives.	A contract was awarded to The Energy Coalition. The Village Energy Task Force provided their top priorities to the energy consultant. TEC presented their work plan/proposal at the November 7 VETF meeting. TEC was authorized to perform an assessment of the Mutual's electric infrastructure and develop a strategy for electrical upgrades and electric vehicle charging station installations.	On-going	Supplemental Appropriation: \$50,000 Invoiced: \$0 Balance: \$50,000
7	920 Projects	2018 Roofing Program	This program is dedicated to replacing and maintaining United Mutual roofs. Built up roofs are inspected 15 years after installation. Roofs determined to have reached the end of their serviceable life are scheduled to be replaced with a new PVC cool roof system.	41 buildings totaling 158,205 square feet are scheduled to be re-roofed with new PVC cool roof systems in 2018. The re-roofing work started in March and 40 of the 41 buildings have been completed through November 1st.	December 2018 Annual	Budget: \$1,180,000 Invoiced: \$1,056,507 Balance: \$123,493
8	920 Projects	2018 Roofing Emergency Repair and Preventative Maintenance Programs	This program is dedicated to emergency and preventive maintenance roof repairs and is budgeted as a contingency item.	Emergency roof repairs are scheduled when resident requests are received and are ongoing all year. The 5 and 10 year old flat roof inspections and preventive maintenance repairs were completed in January. 55 buildings totaling 285,943 square feet were completed on 5 year old roofs and 42 buildings totaling 189,643 square feet were completed on the 10 year old roofs.	December 2018 Annual	Budget: \$152,376 Invoiced: \$116,048 Balance: \$36,328
9	920 Projects	2018 Pushmatic Electrical Panel Replacement	This project is dedicated to replacing 2,750 Pushmatic electric panels over a 10 Year period. The Pushmatic panels are unreliable with high failure rates. The Board entered into a five year contract with Coastal Current Electric Corp. to install 1,375 Pushmatic electric panels. This contract expires in May 2021; at which time a new five year contract will be required to complete the remaining 1,375 electric panels. Estimated Project Completion: Year 2026	In 2016 and 2017 a total of 387 Pushmatic panels were installed. The 2018 Pushmatic Replacement Program has been completed. A total of 244 panels were installed through October 10, 2018. Invoices have been processed. Staff is working closely with the contractor to start the next year's 2019 program as early as Mid-January 2019.	October 2018 Annual	Pushmatic Panel Replacement Program Budget: \$371,250 Invoiced: \$370,037 Balance: \$1,213 Corrected Cumulative Expenditures 2016 through 2018: \$965,261
10	920 Projects	2018 Emergency Electrical Repairs	Emergency electrical repairs and exterior panel replacements are the responsibility of the Mutual.	Emergency Electric Panel Replacements were completed at Buildings 765 & 766 with supplemental funding.	December 2018 Annual	Emergency Panel Replacement Supplemental Budget: \$48,000 Invoiced: \$28,961 Balance: \$19,039
11	920 Projects	2018 Lift Maintenance Program	This is an annual program to provide maintenance and emergency services to 29 wheelchair lifts.	The wheelchair lifts are inspected and serviced at least once every (90) days. A full time elevator mechanic is on site to maintain and respond to immediate wheelchair lift and elevator needs.	December 2018 Annual	Supplemental Budget: \$48,000
12	920 Projects	2018 Building Structures	This program is dedicated to replacing and repairing building structural components that are not performing as designed.	Several building structural repair requests have been received for minor repairs and building settlement issues. A Structural evaluation is scheduled 631-B, P and O. Repairs have been completed at 447-H, 819-C and are in progress at 611-P.	December 2018 Annual	Invoiced: \$28,961

13	920 Projects	2018 Foundations Program	This program is dedicated to replacing foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as needed basis.	As foundation issues are reported and inspection requests are received, staff schedules a structural engineer to field inspect and if required, provide a recommendation report for repairs.	December 2018 Annual	Balance: \$19,039
14	920 Projects	2018 Common Wall Replacement	This is a contingency program dedicated to replacing damaged common walls as needed.	A structural engineer has performed a field inspection and has provided a recommendation report for repairs to the block wall and slab at 611-P. Construction bids are expected 11/21/18.	December 2018 Annual	Budget: \$20,000 Invoiced: \$900 Balance: \$19,100
15	920 Projects	2018 Shepherds Crook Installation	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on all perimeter walls with Shepherds Crook. Estimated Project Completion: Year 2031	Vegetation removal and fabrication of the shepherd's crook began late September. The installation of shepherd's crook near Avenida Carmel began mid October and is in progress.	December 2018 Annual	Budget: \$142,608 Invoiced: \$0 Balance: \$142,608 Cumulative Expenditures 2012 through 2017: \$7,519
	904 Maint Svc	Epoxy Wasteline Remediation	The Wastelines Program involves the installation of a seamless epoxy-based liner within the existing pipes to mitigate future interior leaks and root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. If there are consistent internal plumbing issues, these are also investigated and addressed during the Wastelines program. The program addresses interior as well as exterior waste lines. The program commenced the lining of interior lines in 2017. Estimated Project Completion: Year 2024. 123 buildings were completed in 2018. Two invoices are pending.	COMPLETED	December 2018 Annual	Budget: \$1,500,000 Early release of 2019 funds: \$200,000 Total Budget: \$1,700,000 Invoiced: \$1,651,144 Balance: \$48,856 Cumulative Expenditures 2008 through 2017: \$4,020,563
	910 Bldg. Maint	2018 Pest Control for Termites	This program is dedicated to eradicating dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for local termite treatments and hotel accommodations during tenting.	COMPLETED	November 2018 Annual	Budget: \$230,370 Invoiced: \$79,896 Balance: \$150,474
	920 Projects	2018 Asphalt Paving Program and Parkway Concrete Replacement	This program is dedicated to preserving the integrity of the street paving. As part of this program, the asphalt paving is inspected and rated for wear annually. The life for asphalt paving is estimated at 30 years. The 2018 program will consist of 25,511 square feet of paving replacement. Concrete paving needing work in the paved areas will also be replaced.	COMPLETED	October 2018 Annual	Budget: \$176,000 Supplemental: \$114,246 Invoiced: \$290,246 Balance: \$0
	920 Projects	2018 Seal Coat Program	This program is dedicated to extending the life of the asphalt paving by sealing asphalt cracks to prevent water intrusion and adding an asphaltic slurry coating to restore the oils in the pavement.	COMPLETED	October 2018 Annual	Budget: \$50,000 Invoiced: \$47,489 Balance: \$5,511

	920 Projects	2018 Water Lines - Copper Pipe Remediation	<p>This program is intended to extend the life of copper pipes in all buildings which experience a high frequency of copper pipe leaks.</p> <p>Buildings 425, 449, 695, 805, 2143, and 2211 have been epoxy lined as part of this year's 2018 Copper Epoxy Lining Program.</p>	<p style="text-align: center;">COMPLETED</p>	<p style="text-align: center;">December 2018 Annual</p>	<p style="text-align: center;">Budget: \$250,000 Invoiced: \$54,366 Balance: \$195,634</p>
--	--------------	---	--	---	---	--