

United Mutual Project Log - January 2023 (Prepared February 13)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	910 Bldg. Maint	Pest Control for Termites	<p>This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation.</p> <p>The budget also includes funding for local termite treatments and hotel accommodations during tenting. Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.</p>	Planning to schedule 37 buildings for tenting between May and October.	Annual Program May to November	Budget: \$257,655 Exp: \$0 Balance: \$257,655
2	920 Projects	Building Structures	<p>This program is funded to replace and repair 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, with this program roofing repairs are also performed after the Prior to Paint program crews replace fascia due to dry rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed.</p>	Building 554 Drainage Correction: Rain Gutter Installation is scheduled for February 15.	Annual Program	Budget: \$80,000 Exp: \$0 Balance: \$80,000
3	920 Projects	Senate Bill 326 Load Bearing Component Inspections	<p>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.</p> <p>Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.</p>	<p>63 buildings were inspected in 2022.</p> <p>Inspections for the following 16 buildings were completed in January 2023: 561, 591, 606, 610, 611, 614, 615, 616, 617, 620, 621, 622, 625, 626, 629, 630, and 631</p> <p>Inspections for the following 16 buildings are scheduled for March 2023: 634, 635, 636, 637, 653, 654, 655, 656, 659, 660, 331, 371, 678, 680, 682, and 692</p>		Budget: \$50,000 Exp: \$0 Balance: \$50,000

4	920 Projects	Pushmatic Electrical Panel Replacement	This program is funded to replace 2,750 Pushmatic electric panels over a 10-year period. The Pushmatic panels are unreliable and no longer supported.	Number of units planned for 2023: 225 The number of units completed in 2022: 297 The total number of units completed to date: 1,646 The total number of units left to complete: 1,104	Annual Program	Budget: \$475,000 Exp: \$0 Balance: \$475,000
5	904 Maint Svc	Walkway Lighting Program	This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. 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 program requirements are met.	Open requests for additional lighting: B86, B168, B362 and B507. Completed installations in 2023: B446, B935	Annual Program	Budget: \$75,550 Exp: \$0 Balance: \$75,550
6	920 Projects	Foundations Program	This 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 inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	No projects pending.	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436
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 2022, 2030, 2034, 2037, 2214, 2057, 2060, 2061, 2069, 2158, 2162 and 2164.	Annual Program	Budget: \$113,127 Exp: \$0 Balance: \$113,127

8	910 Bldg. Maint	Exterior Paint Program	Starting in 2021, the Mutual has implemented a 15-year full cycle exterior paint program. All exterior components of each building are to be painted every 15 years. The painted components include the body (stucco/siding) as well as the following trim elements: 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: 208, 209, 210, 211, 11, 19, 20 and 25.	Annual Program	Budget: \$1,734,242 Exp: \$0 Balance: \$1,734,242
9	910 Bldg. Maint	Prior to Paint Program	This program prepares building surfaces for painting and includes repair and mitigation of dry rot, decking and welding repairs performed every 15 years in conjunction with the Exterior Paint Program.	CDS scheduled for the following locations in 2023: CDS 208, 209, 210, 211, 11, 19, 20 and 25.	Annual Program	Budget: \$933,223 Exp: \$0 Balance: \$933,223
10	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 7.5 years. 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 dry rot or potential safety hazards.	Buildings scheduled for 2023: 254, 255, 256, 257, 259, 260, 263, 264, 280, 281, 282, 283, 284, 324, 325, 326, 327, 328, 329, 331, 342, 344, 345, 346, 347, 353, 354, 355, 757, 762, 764, 766, and 768	Annual Program March to June	Budget: \$63,249 Exp \$0 Balance: \$63,249
11	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Concrete areas that are adjacent to the asphalt being replaced are inspected for damage and other deficiencies and are repaired or replaced accordingly.	The concrete work for 2023 is scheduled for the following locations: CDS 13 (partial), 59, 204	Annual Program May to June	Budget: \$150,000 Exp: \$0 Balance: \$150,000

12	920 Projects	Asphalt Paving Program	This program is funded to preserve the integrity of the CDS paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	Overlay paving work for 2023 is scheduled for the following locations: CDS 13 (Partial), 59, 204	Annual Program July 2023	Budget: \$206,867 Exp: \$0 Balance: \$206,867
13	920 Projects	Seal Coat Program	This program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work for 2023 is scheduled for the following locations: CDS 7, 14, 15, 16, 18, 19, 20/26, 28, 30/32, 41, 62, 67, 2153	Annual Program - August 2023	Budget: \$41,504 Exp: \$0 Balance: \$41,504
14	920 Projects	Roofing Emergency Repair & Preventive Maintenance Programs	This program is funded to provide emergency and preventive maintenance roof repairs and is budgeted as a contingency item. 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. Buildings scheduled for 2023: 5 yrs - 218, 625, 634, 636, 639, 663, 666, 674, 676, 689, 774, 776, 777, 789, 791, 803, 806, 813, 815, 821, 822, 834, 850, 854, 866, 896, 898, 901, 902, 919, 923, 924, 926, 927, 928, 929, 2050, 2062, 2067, 2092, 2214. 10 yrs - 81, 153, 155, 156, 160, 203, 205, 221, 261, 262, 266, 274, 301, 309, 217, 318, 333, 334, 341, 362, 372, 393, 396, 409, 418, 432, 433, 434, 437, 438, 441, 491, 493, 497, 498, 503, 518, 570, 571, 572, 588, 590, 615, 644, 646, 654, 687, 773, 795, 814, 841, 863, 2063, 2081.	Annual Program	Budget: \$208,634 Exp: \$0 Balance: \$208,634
15	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded to replace built-up roofs (BUR) 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: 68, 74, 243, 246, 490, 566, 677, 827, 828, 2027, 2028, 2077, 2083	Annual Program April to September	Budget: \$759,608 Exp: \$0 Balance: \$759,608
16	920 Projects	Shepherd's 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 Shepherd's Crook.	To date, a total of 3,564 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed. A supplemental appropriation is being requested from the United Board in February to complete an additional 400 linear feet in 2023.	Annual Program	Budget: \$35,000 Exp: \$0 Balance: \$35,000 Cumulative Expenditures 2012 through 2022: \$340,077

17	904 Maint Svc	Epoxy Wasteline Remediation	<p>The Wasteline Remediation 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. The program addresses interior as well as exterior waste lines. The program to line waste pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both interior and exterior lines are receiving an epoxy liner. Estimated Project Completion: Year 2035.</p>	<p>The following buildings are scheduled for 2023: B454, B687, B691, B692, B693, B694, B695, B696, B697, B698 and B700.</p> <p>All buildings listed below are complete: B141, B388, B436, B651, B679, B686, B688, B689, B690 and B773.</p>	Annual Program	<p>Budget: \$2,300,000 Exp: \$0 Balance: \$2,300,000</p> <p>Cumulative Expenditures 2008 through 2022: \$14,204,020</p>
18	920 Projects	Water Lines - Copper Pipe Remediation	<p>Epoxy lining is intended to extend the life of copper pipe water lines in all buildings which experience a high frequency of copper pipe leaks.</p>	<p>The program will commence in March. The following buildings are scheduled for 2023: B529</p>	Annual Program	<p>Budget: \$100,000 Exp: \$0 Balance: \$100,000</p>