

Third Mutual Project Log (June 2019)							
Priority Rating	#	Type	Name	Description	Status	Estimated Completion/On-going Programs	Budget
	1	920 Projects	Building Address Signs & Cul-de-sac Numbers	This program is intended to upgrade building and cul-de-sac (CDS) signage to improve their visibility. The M&C Committee is focused on replacement of the existing CDS signs with a larger, more visible sign, and upon completion of the cul-de-sacs, staff will continue to replace building address signs. Staff is using larger, traffic-rated, high reflectivity materials to improve their visibility at night.	Number of new CDS signs installed to date: 96 There are 153 remaining CDS signs to be installed. Staff was directed to request a supplemental appropriation that would allow for all cul-de-sac sign installations to be completed in 2019.	August 2019	Budget: \$33,970 Exp: \$9,900 Balance: \$24,070
	2	920 Projects	Building Structures	This 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 report 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. B2294: Construction of elevator shaft beams is complete.	December 2019	Budget: \$500,000 Exp: \$156,296 Balance: \$343,704
	3	920 Projects	Dry Rot Program	This program is funded to develop and implement a systematic approach to eradicating wood rot throughout Third Mutual.	Work on the 2019 Dry Rot program commenced on June 3, at building 2370 and is scheduled to be completed in August. Repairs at building 2391 are scheduled to begin in August and be completed in October.	December 2019	Budget: \$1,025,000 Exp: \$244,863 Balance: \$780,137
	4	920 Projects	Parapet & Stucco Wall Repairs	The Villa Paraisa and Casa Grande style homes in the Gate 11 area have had parapet wall leaks causing wood rot and wall damage. A phased program to remove these parapet walls was adopted by the Board to remove five walls per year.	Parapet wall removals at Buildings 5045, 5224, 5234, 5244 and 5274 are scheduled for 2019. Work on Building 5224 began on June 6, 2019. Work at Building 5244 is complete. All building repairs are scheduled to be completed this year.	September 2019	Budget \$300,000 Exp: \$52,814.00 Balance: \$247,186.00
	5	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 observations when a foundation inspection request is received. If needed, a structural engineer is then scheduled to inspect the foundation and provide a recommendation.	Staff performs field inspections to evaluate foundations around buildings and schedules needed upgrades as they are identified. In addition, as part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs and upgrades as needed. B5230: Footing repair work started on April 29 and is scheduled to be completed by July 1, 2019. B2137, B2139 & B-5086: Foundation design is being finalized for construction repair bids. B5086 is scheduled to begin garage foundation repairs in July.	December 2019	Budget: \$75,000 Exp: \$3,900 Balance: \$71,100
	6	904 Maint Svc	Electrical Systems	These funds are allocated to repair or replace electrical equipment failures as needed.	The 2019 budget includes funding for 23 GV buildings to be completed this year. Work started in March and will be completed by December. Number of buildings completed this year: 10 The remaining 10 buildings will be completed in 2020.	December 2019 Annual	Budget: \$50,000 Exp: \$21,000 Balance: \$29,000

	7	920 Projects	Energy Consultant Services	An Energy Consultant will be used as-needed in order to advance Third's and the Community's future energy initiatives.	The Infrastructure Assessment reports have been drafted with gaps, pending receipt of SCE Transformer data. Beginning in August 2018, they have been requesting data and coordinating with SCE; they are still awaiting the most critical information to complete this task. They have also been researching and pre-planning the community-wide EV charger implementation roadmap for Task 2. Staff will be meeting with SCE to discuss our pending request for the transformer data.	December 2019	Budget: \$50,000 Exp: \$8,881 Balance: \$41,119 Total expenditures to through 2018: \$18,433
	8	920 Projects	Exterior Lighting	In 2018, funding for this program was allocated toward the purchase of the Southern California Edison street light infrastructure. A consultant was retained to assist with the street light acquisition; the retrofit of the existing lighting fixtures to more efficient LED technology, and to perform the operations and maintenance of the asset for three years.	On January 18, 2019, SCE notified the Mutual that the street light transfer was complete and that they relinquished the maintenance responsibility of the street lights. The Siemens team worked with SCE during the transfer process. Both SCE and Siemens conducted a field audit of the infrastructure. Siemens is currently reconciling both audits with SCE. The True-up process with SCE will be completed in June. LWV staff is using the Siemens website portal to track street light maintenance repair requests. Siemens installed three sets of LED fixtures for the pilot program along Avenida Sosiega on March 19. Feedback from the community was discussed at the April 8th, Special Open Board meeting. Staff was directed to work with Siemens to present additional pilot options based on comments and information received during the meeting. At the May 6, M&C Meeting the Committee directed staff to procure additional fixture selections and pricing for consideration. In addition, the Committee will review the proposed pilot locations and provide further direction to staff. Siemens provided pricing for additional pilot program locations, which will be presented at a future M&C meeting.	December 2019	Budget: \$800,000 Exp: \$16,309 Balance: \$783,691
	9	910 Bldg. Maint	Garden Villa (GV) Lobby Renovations	This program addresses the replacement of the existing acoustic ceiling, wallpaper and carpet in GV lobbies. All walls, ceilings and doors are patched and painted and the carpet is replaced.	The 10 Garden Villa lobbies that will be renovated this year are: 2386, 2392, 2394, 2398, 2404, 2405, 3242, 4007, 4008, & 4009. The lobby renovation at Building 2394 started on June 2nd and Building 2392 will start on June 17th. Each lobby will take approximately two weeks to complete. Building 2404, 2405, 3242, 4007, 4008, and 4009 lobby renovations have already been completed.	December 2019 Annual	Budget: \$119,560 Exp: \$55,375 Balance: \$64,185

	10	910 Bldg. Maint	Garden Villa (GV) Mailroom Renovations	<p>This program is funded to renovate GV mail rooms. The scope of work includes removing existing paneling and adding drywall, trim, installation of new light diffusers, and new mailboxes; as well as the complete painting of walls, ceilings and doors. Starting with the 2018 program ten GV mailroom lobbies will be renovated annually.</p>	<p>The 10 Garden Villa Mailrooms that will be renovated this year are: 2369, 2391, 2404, 3241, 3244, 4006, 5371, 5510, 5515 & 5518.</p> <p>The mailroom renovation at Building 2404 started on May 30th and will be completed by June 10th. The mailroom renovation at Building 2391 will start on June 13th. Each mailroom will take approximately two weeks to complete.</p> <p>The mailroom renovations at Building 2369 and 3241 have already been completed.</p>	December 2019 Annual	<p>Budget: \$70,173 Exp: \$0 Balance: \$70,173</p>
	11	920 Projects	Garden Villa Breezeway Recessed Areas	<p>This GV Breezeway pilot project which began in March 2018 is intended to fill in the Garden Villa breezeway recessed areas with light weight concrete to match the existing walkway surface. This work will remove existing uneven surfaces in the 2" recessed areas to eliminate tripping hazards.</p>	<p>This pilot has been cancelled.</p>	TBD	<p>Budget: \$210,000 Exp: \$0 Balance: \$210,000</p>
	12	910 Bldg. Maint	Gutters - Replacement and Repair	<p>Gutter replacement is performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. The Board authorized replacement using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building. This program also addresses gutter repairs performed by staff.</p>	<p>Funds have been budgeted for repairs by in-house staff on an as-needed basis. There are currently 33 open tickets for Gutter Repair/Replacement.</p>	December 2019 Annual	<p>Budget: \$37,000 Exp: \$16,929 Balance: \$20,071</p>
	13	910 Bldg. Maint	Exterior Paint Program	<p>The Mutual has a 10-year full cycle exterior paint program. All exterior components of each building are to be painted every 10 years. The painted components include the body (stucco/siding) as well as the following list in regards to the trim: 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.</p>	<p>The following areas have been scheduled for painting and resurfacing during the 2019 Paint Program: CDS 31, 33, 378, buildings B5430-5439, CDS 376, 377, buildings B5369-5417, CDS 359, 360, 358, buildings B3254-3257, CDS 324, 325,326, 327, 330, 331, 332 and buildings B3286-3297.</p> <p>Staff is currently working in CDS 31 and 33 and will be completed by mid-June. Staff anticipates starting CDS 378 the third week of June.</p>	December 2019 Annual	<p>Budget: \$2,008,631 Exp: \$684,753 Balance: \$1,323,878</p>
	14	910 Bldg. Maint	Prior to Paint Program (PTP)	<p>The Mutual has a 10-year full cycle exterior paint program. Prior to paint dry rot and decking repairs will be performed every 10 years to prepare building surfaces for painting.</p>	<p>The following areas have been scheduled for inspection and repair on the 2019 PTP Program: CDS 31, 33, 378, buildings B5430-5447, CDS 376, 377, buildings B5369-5417, CDS 359, 360, 358, buildings B3254-3257, CDS 324, 325,326, 327, 330, 331, 332 and buildings B3286-3297.</p> <p>Staff is currently in CDS 359 and 360 and will be completed by the end of June.</p> <p>CDS 31, 33, 378, buildings 5396-5417 and B5430-5447, CDS 376 and 377 have already been completed.</p>	December 2019 Annual	<p>Budget: \$1,277,033 Exp: \$331,477 Balance: \$945,556</p>

15	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Parkways are inspected for damage and other deficiencies are repaired or replaced accordingly.	This program will run concurrently with the Asphalt Paving Program scheduled to begin in September.	November 2019	Budget: \$50,000 Exp: \$0 Balance: \$50,000
16	920 Projects	Asphalt Paving Program	This program is dedicated to preserving the integrity of cul-de-sac street paving. As part of this program, asphalt paving is inspected and rated for wear annually. The life for asphalt paving is estimated at 20 years. The 2019 program will consist of 143,211 square feet of paving replacement.	Cul-de-sacs 324, 326, 327, 334, 3232 and 3243 are scheduled for paving this year. This program is scheduled to begin in September and be completed in November.	November 2019	Budget: \$543,223 Exp: \$0 Balance: \$543,223
17	920 Projects	Golf Cart Parking and Striping	This project is funded to add golf cart spaces where there is adequate spacing between carports.	Staff is evaluating potential golf cart parking spaces and will schedule the work to run concurrently with the 2019 paving program.	TBD	Budget: \$50,000 Exp: \$0 Balance: \$50,000
18	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 slurry seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	This year's program will include 38 cul-de-sacs. This work is scheduled to begin in August and be completed in September.	September 2019	Budget: \$72,300 Exp: \$0 Balance: \$72,300
19	920 Projects	Roofing Replacement Program	This program is dedicated to replacing and maintaining 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.	57 buildings are scheduled for roofing replacement this year. This program began in March and is scheduled to be completed in October. As of June 1, 10 of the 57 buildings have been completed.	October 2019	Budget: \$1,098,632 Exp: \$250,574 Balance: \$848,058
20	920 Projects	Emergency Roof Repair Program	Funding is allocated as a contingency to preserve the serviceable life of roofs by performing emergent requests for roof repairs as they are received.	As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues, and if required, the roofing contractor will provide the necessary repairs. Over 500 roof leaks have been reported this year.	December 2019	Budget: \$110,000 Exp: \$198,644 Balance: -\$88,644
21	920 Projects	Common Wall Replacement	Funding for this program is allocated as a contingency to replace damaged common walls as needed. As requests for inspection or repairs are received, staff performs a field inspection and schedules repairs if required.	As common wall issues are reported and inspection requests are received, staff schedules a structural engineer to perform a field inspection, and if required, provides structural plans for city permit and subsequent repairs.	December 2019	Budget: \$25,000 Exp: \$0 Balance: \$25,000
22	920 Projects	Shepherd's Crook	As a part of the Conditional Use Permit 1135 with the City of Laguna Woods, the Mutual will remove and replace barbed wire on all perimeter block walls with Shepherd's Crook on a phased approach.	The installation of 1,475 LF of Shepherd's Crook began on June 10 and is scheduled to be completed by November. There is approximately 33,525 linear feet of perimeter wall to be fitted with Shepherd's Crook. To date 3,475 linear feet of Shepherd's Crook has been installed.	November 2019	2019 Budget: \$150,000 2019 Exp: \$0 Balance: \$150,000

23	904 Maint Svc	Epoxy Wasteline Remediation	<p>The Waste Line Remediation Program's objective is to install seamless liners within the existing waste pipes to mitigate future root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. If there are consistent internal issues, these are also investigated and addressed during the program execution. The program addresses interior as well as exterior waste lines. The program to line exterior pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both, interior and exterior lines are receiving an epoxy liner.</p>	<p>The focus will be on 3-story buildings this year. The 21, 22 and 24 unit buildings take an average of 6 weeks to complete. Building 4002 is in progress and scheduled to be completed by July 31.</p> <p>Total number of buildings in Third Mutual: 1405 Number of buildings left to complete: 1188 Buildings completed from inception to 2018: 217 Estimated number of buildings scheduled this year: 6 Number of buildings completed in 2019: 2</p>	2019 Annual	<p>Budget: \$750,000 Exp: \$109,317 Balance: \$640,683</p> <p>Cumulative Expenditures from 2011 through 2018: \$2,968,737</p>
24	920 Projects	Water Lines - Copper Pipe Remediation	<p>This program started in 2008 as a pilot program, and epoxy lining of buildings as-needed, was approved by the Board in 2010.</p> <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 following 9 qualified buildings will be epoxy lined in 2019: 2223, 3002, 3005, 3010, 3130, 3328, 3503, 3524, 5526.</p> <p>The project started on March 22, and is scheduled to be completed in August 2019.</p>	August 2019	<p>Budget: \$200,000 Exp: \$102,129 Balance: \$97,871</p>
25	920 Projects	Elevator Replacement Program	<p>This Elevator Replacement Program is funded to replace mechanical equipment. In addition, a specified number of elevator cars are scheduled for interior renovations.</p>	<p>The elevators at buildings 3335, 3337, 3338, 3364, 4002, 4003, 4012 and 4014 are scheduled to receive component replacements this year. Building 3337 began construction June 3, and is scheduled to be completed June 20.</p> <p>Elevators completed in 2019: B3338, B3335.</p> <p>Notifications have been provided to all residents and owners of these buildings, which includes information about the program and the scheduled dates for when the work will be performed.</p>	December 2019 Annual	<p>Budget: \$346,698 Exp: \$34,585 Balance: \$312,113</p>
26	910 Bldg. Maint	Garden Villa (GV) Laundry Room Flooring Renovations	<p>This program is funded to replace the laundry room floors of the GV and LH-21 style buildings with epoxy flooring when the existing vinyl flooring is damaged.</p>	<p>The laundry room floors that will be renovated this year are: 2386, 2381, 2388, 3501, 5370 & 4002.</p> <p>The laundry rooms of Building 2388 and 3501 first floor renovation starting on June 3, to be followed by the second floor laundry rooms starting on June 10, and the third floor laundry rooms will start on June 17. The laundry rooms of Building 4002 and 5370 first floor renovation will begin on June 24. Each laundry room floor will take approximately one week to complete.</p> <p>The Laundry Rooms of Building 2381 and 2386 have been completed.</p>	December 2019 Annual	<p>Budget: \$39,794 Exp: \$0 Balance: \$39,794</p>
27	910 Bldg. Maint	Pest Control for Termites	<p>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 the removal of bees/wasps on an as-needed basis and hotel accommodations during whole structure fumigation.</p>	<p>Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.</p> <p>The 2019 whole structure tenting will include the fumigation of 23 residential buildings, and 2 laundry rooms.</p>	November 2019 Annual	<p>Budget: \$260,405 Exp: \$19,819 Balance: \$240,586</p>

	28	910 Bldg. Maint	Gutter Cleaning	Gutter cleaning is performed as needed throughout the year by General Services. In addition, an outside contractor performs annual cleaning of all Mutual and alteration gutters once a year.	General Services performs gutter cleaning upon resident request using in-house staff. The annual gutter cleaning program performed by an outside contractor will begin in late September and is scheduled to be completed at the end of December.	December 2019 Annual	Budget: \$151,544 Exp: \$27,881 Balance: \$123,663
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		920 Projects	5 & 10 year old Roof Maintenance Program	This program is funded to preserve the serviceable life of the roofs through a 5 and 10-year inspection cycle. Roofs are inspected and maintained accordingly.	COMPLETED	February 2019	Budget: \$101,150 Exp: \$101,135 Balance: \$15
		904 Maint Svc	Laundry Equipment Improvements	The Maintenance and Construction Department replaced all the existing residential dryers with commercial, coin operated machines. Staff also raised the level of the machines by placing them on pedestals for easier use. The venting of the dryers in 18 three-story buildings have be ducted to the exterior.	COMPLETED	March 2019	2018 Budget: \$13,000 Supplemental: \$377,000 Exp: \$110,262 Balance: \$279,738
		920 Projects	Trash Chute Repairs - Three Story Buildings	This project is dedicated to repairing the discharge room and trash chutes in all three story buildings.	COMPLETED	April 2019	Supplemental \$336,680 Exp: \$306,073 Balance: \$30,607