

Third Mutual Project Log (October 2022) Prepared 11-1-22

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	920 Projects	Building Structures	This ongoing program is funded by reserve funds 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 5472-B garage truss repair: work is complete. Building 4010-1E- patio slab and column settlement. Construction repair bids due November 11, 2022.	December 2022	Budget: \$500,000 Exp: \$186,381 Balance: \$313,619
2	920 Projects	Foundations Program	This ongoing program is funded by reserve funds 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	December 2022	Budget: \$25,000 Exp: \$23,575 Balance: \$1,425
3	904 Maint Svc	Electrical Systems	This ongoing program is funded to repair or replace electrical equipment failures as needed.	None Scheduled	Annual Program - December 2022	Budget \$30,000 Exp: \$0 Balance: \$30,000

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
4	910 Bldg. Maint	Gutters - Replacement and Repair	This ongoing program is funded by reserve funds to replace deteriorated rain gutters and repair existing gutters as needed. Buildings on the exterior paint program will be selected based on drainage issues and will be scheduled for installation of seamless gutter systems by an outside vendor in conjunction with the paint program.	None Scheduled	Annual Program - December 2022	Budget: \$50,000 Exp: \$0 Balance: \$50,000
5	910 Bldg. Maint	Exterior Paint Program	This 15-year full cycle program is funded by reserve funds 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 215, 206, and 217 have been completed. CDS 201, 202 are scheduled for 2022. Work is underway in CDS 201 which consists of 14 buildings, 10 carports and 1 free standing laundry.	Annual Program - December 2022	Budget: \$1,238,831 Exp: \$867,007 Balance: \$371,824
6	910 Bldg. Maint	Prior to Paint Program (PTP)	This 15-year full cycle program is funded by reserve funds to repair dry rot and decking surfaces prior to painting.	Work is underway in CDS 202 which consists of 11 buildings, 3 carports and 2 free standing laundries. Estimated completion date is late December.	Annual Program - December 2022	Budget: \$1,166,430 Exp: \$780,252 Balance: \$386,178
7	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded by reserve funds 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. 32 buildings are scheduled for replacement in 2022.	Buildings 2129, 2132, 2324, 2403, 3011, 3056, 3110, 3123, 3165, 3225, 3367, 3384, 3390, 3396, 3402, 3478, 4006, 4022, 5331, 5358, 5368, 5373, 5388, 5390, 5400, 5461, 5476, 5479, 5489, 5507, 5528, and 5540 began on April 25 and will be completed by December. As of October 24, 2022, 20 of 32 buildings have been completed. Invoicing is pending.	April - December 2022	Budget: \$1,099,749 Exp: \$359,580 Balance: \$740,169

#	Dept	Name	Description	Status	Estimated Completion/Ongoing Programs	Budget
8	920 Projects	Emergency Roof Repair Program	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.	None In Progress	Annual Program - December 2022	Budget: \$123,000 Exp: \$89,820 Balance: \$33,180
9	904 Maint Svc	Epoxy Wasteline Remediation	This ongoing program is funded by reserve funds 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: 1096 5 buildings completed in 2022 Building 3241 is currently undergoing remediation.	Annual Program - December 2022	Budget: \$700,000 Exp: \$469,147 Balance: \$230,853
10	904 Maint Svc	Water Lines - Copper Pipe Remediation	This ongoing program is funded by reserve funds to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings 2231, 2232, 2233, 2241, 2265, 2266, 2267, 2269 and 2270 are scheduled for new water shut-off valve installation. Buildings 2231, 2241, 2265, 2266 and 4001 are scheduled for remediation.	Annual Program - December 2022	Budget: \$500,000 Exp: \$0 Balance: \$500,000
11	920 Projects	Elevator Replacement Program	This ongoing program is funded by reserve funds to replace mechanical equipment and interior renovations as needed.	Building 5371 is complete. Work is in progress on Building 3500. Inspection is scheduled for 11/10/2022.	Annual Program - December 2022	Budget: \$105,000 Exp: \$0 Balance: \$105,000

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
12	910 Bldg. Maint	Pest Control for Termites	This annual program is funded by operating funds 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.	The fumigation program began in July and will conclude in November. 22 buildings are included in the 2022 program. Last two Buildings 2223 and 5495 to be completed 11/8/2022.	July to November 2022	Budget: \$174,633 Exp: \$130,842 Balance: \$43,791
				COMPLETED		
	920 Projects	Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	COMPLETED Invoicing is pending.	Annual Program - November 2022	Budget: \$275,000 Exp: \$234,728 Balance: \$40,272
	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program is funded by reserve funds to waterproof and topcoat seal balcony and breezeway deck surfaces every 7.5 years to protect the deck substructure against future dry rot and improve 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.	COMPLETED Invoicing is pending.	June - December 2022	Budget: \$110,039 Exp: \$71,585 Balance: \$38,454
	920 Projects	Shepherd's Crook	This ongoing program is funded by reserve funds to remove and replace barbed wire with Shepherd's Crook on all perimeter block on a phased approach.	COMPLETED	Annual Program - December 2022	Budget: \$35,000 Exp: \$29,994 Balance: \$5,006

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
	920 Projects	Asphalt Paving Program	This annual program is funded by reserve funds to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed.	COMPLETED Invoicing is pending.	Annual Program - July 2022	Budget: \$387,903 Exp: \$0 Balance: \$387,903
	920 Projects	Seal Coat Program	This ongoing program is funded by reserve funds 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.	COMPLETED Invoicing is pending.	Annual Program - August 2022	Budget: \$46,057 Exp: \$0 Balance: \$46,057