

				United Mutual Project Log (June 2019)		
#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	<b>Building Structures</b>	This program is dedicated to replacing and repairing building structural components that are not performing as designed.	As building structure issues are reported and inspection requests are received, staff schedules a structural engineer to field inspect the structure and if required provide a recommendation report for repairs. In addition, as part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs as needed. At this time no requests have been received.	December 2019	Budget: \$134,880 Exp: \$54,044 Balance: \$80,836
2	920 Projects	<b>Pushmatic Electrical Panel Replacement</b>	This project is funded to replace 2,750 Pushmatic electric panels over a 10 year period. The Pushmatic panels are unreliable and no longer supported. 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	The estimated number of manors scheduled for 2019: 275 Number of manors completed in 2019 as of this update: 123  Number of manors completed to date: 754 Number of manors left to complete: 1996	October 2019	Budget: \$425,000 Exp: \$183,755 Balance: \$241,245  Cumulative Expenditures 2016 through 2018: \$1,085,724
3	904 Maint/Svc	<b>Walkway Lighting Program</b>	This program is dedicated to improving 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 it meets the program requirements.	Currently there are 2 requests submitted for additional walkway lighting. These requests have been reviewed and assigned to an outside contractor for installation.  A total of 12 walkway lights have been installed this year.	December 2019 Annual	Budget:\$60,691 Exp: \$18,656 Balance: \$42,035
4	920 Projects	<b>Foundations Program</b>	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.	As foundation issues are reported and inspection requests are received, staff schedules a structural engineer to field inspect the foundation and if required, provide a recommendation report for repairs. In addition, as part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs as needed. 651-A: concrete slab repair was completed on March 21. 806-A: block wall and slab replacement construction began on June 4 and is scheduled to be completed by the end of July. No drainage issues were identified. 822-B has been inspected and requires slab repair. No drainage issues were identified.	December 2019	Budget: \$43,836 Exp: \$615 Balance: \$43,221
5	910 Bldg. Maint	<b>Gutters - Replacement and Repair</b>	Gutter replacement is performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. This program also addresses gutter repairs performed by VMS staff.	Funds have been budgeted for repairs by in-house staff on an as-needed basis throughout the year. There are currently 17 open tickets for Gutter Repair/Replacement.	December 2019 Annual	Budget: \$47,383 Exp: \$43,619 Balance: \$3,764

6	910 Bldg. Maint	<b>Exterior Paint Program</b>	Starting in 2019, the Mutual has implemented 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.	All buildings within the following cul-de-sacs are scheduled for painting and resurfacing this year: 91, 90, 80, 94, 95, 82, 9, 10 & 60.  Staff is currently working in CDS 95, which includes 13 buildings, 13 carports and 3 laundry room. We anticipate completing CDS 95 by the last week of June and then staff will move into CDS 82.  CDS 80, 90, 91, and 94 has already been completed.	December 2019 Annual	Budget: \$1,823,867 Exp: \$614,632 Balance: \$1,209,235
7	910 Bldg. Maint	<b>Prior to Paint Program</b>	The prior to paint program prepares building surfaces for painting and includes repair and mitigation of Dry Rot, Decking and Welding repairs performed every 10 years in conjunction with the Exterior Paint Program.	Staff is currently working in CDS 9 and is expected to be completed by the end of June. CDS 82, 91, 90, 80, 94, and 95 have already been completed.  Additionally, PTP staff will start inspecting cul-de-sacs 61 & 62 from the 2020 Paint Program in the last quarter of the year.  All buildings within the following cul-de-sacs are scheduled for inspection and repair this year: 91, 90, 80, 94, 95, 82, 9, 10 & 60.	December 2019 Annual	Budget: \$987,116 Exp: \$268,662 Balance: \$718,454
8	910 Bldg. Maint	<b>Balcony &amp; Breezeway Resurfacing</b>	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 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.	Staff is currently working in CDS 36, 38, and 39.  All balcony and breezeway deck surfaces within the following cul-de-sacs are scheduled to be completed this year: 54, 55, 52, 21, 22, 23, 39, 38, 36, 37, 16 & 34.  CDS 16, 21, 22, 23, 34, 37, 52, 54, and 55 have already been completed.	December 2019 Annual	Budget: \$137,645 Exp \$46,923 Balance: \$90,722
9	920 Projects	<b>Parkway Concrete Program</b>	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 and is scheduled to begin in September.	November 2019	Budget: \$150,000 Exp: \$0 Balance: \$150,000
10	920 Projects	<b>Asphalt Paving Program</b>	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 20 years. The 2019 program will consist of 90,312 square feet of paving replacement.	This years program will include cul-de-sacs 9, 10 & 44. This program is scheduled to begin in September and be completed in November.	November 2019	Budget: \$366,570 Exp: \$0 Balance: \$366,570
11	920 Projects	<b>Seal Coat Program</b>	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.	This years program will include 14 cul-de-sacs: 2, 3, 12, 13, 17, 30, 32, 37, 39, 43, 46, 49, 51 & 59.  The work is scheduled to begin in August and be completed in September.	September 2019	Budget: \$55,000 Exp: \$0 Balance: \$55,000

12	920 Projects	<b>Roofing Emergency Repair &amp; Preventative Maintenance Programs</b>	This program is dedicated to 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, and if required, the roofing contractor will perform the necessary repairs. Over 200 roof leaks have been reported this year.	December 2019	Budget: \$133,250 Exp: \$139,488 Balance: -\$6,238
13	920 Projects	<b>Roofing Program</b>	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.	23 building roofs are scheduled for replacement this year. This program began late-March and is scheduled to be completed in October. AS of June 1st 10 of the 23 building have been completed.	October 2019	Budget: \$619,959 Exp: \$241,614 Balance: \$378,345
14	920 Projects	<b>Shepherd's Crook Installation</b>	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.  Estimated Project Completion: Year 2031	A recommendation to award a contract to install 1,479 linear feet of shepherd's crook and remove overgrown vegetation along El Toro Road near Gate 1 will be presented at the June 26, M&C Committee meeting.  There is approximately 21,000 LF of perimeter block wall with barbed wire.  To date approximately 1,500 linear feet of Shepherd's Crook has been installed.	September 2019	Budget: \$150,000 Exp: \$0 Balance: \$150,000  Cumulative Expenditures 2012 through 2018: \$144,103
15	920 Projects	<b>Common Wall Replacement</b>	This is a contingency program dedicated to replacing damaged common walls as-needed.	As common wall issues are reported and inspection requests are received, staff schedules a structural engineer to field inspect the wall, and if required, provide a recommendation report for repairs.  611-P: Construction repairs to the block wall and slab have been completed. B615: Retaining wall and drainage repairs are in design and construction is scheduled to begin early September.	December 2019	Budget: \$22,365 Exp: \$13,254 Balance: \$9,111
16	904 Maint Svc	<b>Epoxy Wasteline Remediation</b>	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 exterior 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 2025.	Total number of buildings in United Mutual: 1124 Number of buildings left to complete: 898 Number of buildings completed from inception to 2018: 188 Estimated number of buildings scheduled for 2019: 145 Number of buildings completed in 2019: 38	December 2019 Annual	Budget: \$2,100,000 Exp: \$424,856 Balance: \$1,675,144  Cumulative Expenditures 2008 through 2018: \$5,910,685
17	920 Projects	<b>Water Lines - Copper Pipe Remediation</b>	This program started in 2008 as a pilot program, and staff was directed to epoxy line buildings on an as-needed basis.  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.	The following 10 buildings will be epoxy lined in 2019: 32, 200, 302, 419, 584, 645, 646, 668, 2023 & 2058.  The project started on March 22, and is scheduled to be completed in August. A total of 17 buildings have been epoxy lined to date since 2008.	August 2019	Budget: \$250,000 Exp: \$79,140 Balance: \$170,860

18	910 Bldg. Maint	<b>Gutter Cleaning</b>	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 as requested 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: \$174,032 Exp: \$43,471 Balance: \$130,561
19	910 Bldg. Maint	<b>Pest Control for Termites</b>	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.	Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.  There are more buildings that require whole structure fumigation than anticipated. The Board approved a request for supplemental funding in order to fumigate all buildings found to have active dry wood termite infestations.  The 2019 full structure tenting will include the fumigation of 34 buildings and 3 carports.	November 2019 Annual	Budget: \$148,987 Supplemental: \$104,762 Exp: \$12,665 Balance: \$241,084
20	920 Projects	<b>Energy Consultant Services</b>	An energy consultant will be used as-needed in order to advance United's and the Community's future energy initiatives.	The Infrastructure Assessment reports have been drafted and are pending receipt of additional SCE Transformer data. TEC has been working with SCE since August 2018, however they are still awaiting the most critical information to complete the reports. Currently they are researching and pre-planning the community-wide EV charging implementation roadmap for Task 2. Staff will be meeting with SCE to discuss our pending request for the transformer data.	On-going	Supplemental: \$50,000 Exp: \$18,949 Balance: \$31,051