

				United Mutual Project Log (April 2019)		
#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	Building Structures	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. 604-A and 648-B: The structural observation reports recommended repairs which will be completed by the Maintenance Operations Division.	December 2019	Budget: \$134,880 Exp: \$0 Balance: \$134,880
2	920 Projects	Pushmatic Electrical Panel Replacement	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: 76 Number of manors completed to date: 707 Number of manors left to complete: 2043	October 2019	Budget: \$425,000 Exp: \$80,208 Balance: \$344,792 Cumulative Expenditures 2016 through 2018: \$1,002,762
3	904 Maint Svc	Walkway Lighting Program	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.	There are 6 requests for additional walkway lighting that are currently under review by staff at various locations throughout the Mutual.	December 2019 Annual	Budget: \$60,691 Exp: \$12,116 Balance: \$48,575
4	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.	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: Purchasing advertised an RFP for construction bids. Bids are due May 2.	December 2019	Budget: \$43,836 Exp: \$0 Balance: \$43,836

5	910 Bldg. Maint	Gutters - Replacement and Repair	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 10 open tickets for Gutter Repair/Replacement.	December 2019 Annual	Budget: \$47,383 Exp: \$28,736 Balance: \$18,647
6	910 Bldg. Maint	Exterior Paint Program	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.	Staff is currently working in CDS 90, which includes 10 buildings, 7 carports and 1 laundry room. We anticipate completing CDS 90 by the first week of May and then move into CDS 80. 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. CDS 91 has already been completed.	December 2019 Annual	Budget: \$1,823,867 Exp: \$299,847 Balance: \$1,524,020
7	910 Bldg. Maint	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 10 years in conjunction with the Exterior Paint Program.	Staff is currently working in CDS 9. 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: \$154,164 Balance: \$832,952
8	910 Bldg. Maint	Balcony & Breezeway Resurfacing	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 54. 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 55 and 23 have already been completed.	December 2019 Annual	Budget: \$137,645 Exp \$10,169 Balance: \$127,476
9	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 and is scheduled to begin in September.	November 2019	Budget: \$150,000 Exp: \$0 Balance: \$150,000
10	920 Projects	Asphalt Paving Program	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	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.	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	Roofing Emergency Repair & Preventative Maintenance Programs	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: \$30,298 Balance: \$102,952
13	920 Projects	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.	23 building roofs are scheduled for replacement this year. This program began late-March and is scheduled to be completed in October.	October 2019	Budget: \$619,959 Exp: \$125 Balance: \$619,834
14	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. Estimated Project Completion: Year 2031	The 2018 program has been completed with approximately 1,500 linear feet of Shepherd's Crook installed. A pre-bid meeting for the 2019 program was held on March 7, and the proposals have been received. Staff is preparing a recommendation for a contract award to be presented at a future 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 2017: \$7,519 2018 Expenditures are Pending
15	920 Projects	Common Wall Replacement	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 are in progress.	December 2019	Budget: \$22,365 Exp: \$0 Balance: \$22,365
16	904 Maint Svc	Epoxy Wasteline Remediation	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.	Estimated number of buildings scheduled for 2019: 145 Number of buildings completed to date: 211 Number of buildings left to complete: 913	December 2019 Annual	Budget: \$2,100,000 Exp: \$183,009 Balance: \$1,916,991 Cumulative Expenditures 2008 through 2018: \$5,910,685

17	920 Projects	Water Lines - Copper Pipe Remediation	<p>This program started in 2008 as a pilot program, and staff was directed to epoxy line buildings on an as-needed basis.</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 10 buildings have qualified and were selected for epoxy lining 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.</p> <p>A total of 13 buildings have been epoxy lined to date since 2008.</p>	August 2019	<p>Budget: \$250,000 Exp: \$0 Balance: \$250,000</p>
18	910 Bldg. Maint	Gutter Cleaning	<p>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.</p>	<p>General Services performs gutter cleaning as requested using in-house staff.</p> <p>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.</p>	December 2019 Annual	<p>Budget: \$174,032 Exp: \$35,974 Balance: \$138,058</p>
19	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 hotel accommodations during tenting.</p>	<p>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 drywood termite infestations.</p> <p>The 2019 program will include the fumigation of 34 buildings and 3 carports. The program is scheduled to start in May and be completed in November.</p>	November 2019 Annual	<p>Budget: \$148,987 Supplemental: \$104,762 Exp: \$0 Balance: \$253,749</p>
20	920 Projects	Energy Consultant Services	<p>An energy consultant will be used as-needed in order to advance United's and the Community's future energy initiatives.</p>	<p>TEC is in the process of developing infrastructure assessment reports, pending additional load information requested from SCE. They will be preparing a map with proposed locations for EV charging stations based on their recommendations for infrastructure upgrades.</p>	On-going	<p>Supplemental: \$50,000 Exp: \$12,719 Balance: \$37,281</p>