

					Third Mutual Project Log			
Priority Rating	#	Type	Name	Description	Status	Estimated Completion/On-going Programs	Budget	Last Updated
	1	904 Maint Svc	<b>Wasteline Remediation</b>	The wasteline remediation program involves the installation of a seamless liner within the existing pipes to help mitigate future root intrusion as well as resolve and prevent future back up problems . If there are consistent internal issues, these are also investigated and addressed during the wasteline remediation program. The program commenced 2011.	The Third Board approved Nu-Flow America to perform the Wastelining Remediation Program during the March Board Meeting. Work began July 13th, but no invoices have been submitted to date.	December 2017	'17 Budget: \$750,000 Invoiced: \$0 Balance: \$750,000	2-Aug
	2	904 Maint Svc	<b>Solar Project</b>	This project is dedicated to installing solar panels on multiple Garden Villa Buildings. Construction started September 2016	Permission to operate has been received on all 12 buildings. Permit signoff by the City of Laguna Woods was submitted to SCE on June 30th, before the NEM-1 deadline, and thus will be the rate schedule for all solar interconnections. All buildings are operational except 2394, which is waiting for SCE to complete reconnection work, which is scheduled to occur this week. Staff is currently requesting proposals for the Operations and Maintenance of the systems. Final close out of the project will be occurring in early August.	August 2017	'16 Budget: \$2,312,750 Invoiced: \$2,302,750 Balance: \$10,000 '17 Change orders: \$250,385 Invoiced: \$250,385 Balance: \$0	2-Aug
	3	910 Maint Opr	<b>Garden Villa Mail Room Renovations</b>	This project is funded through the operating fund and is dedicated to removal and replacement of wall paneling with drywall, installation of new molding, diffuser panel replacement, and painting of the walls, molding , doors and door trim. Install new mailboxes.	Funding is set to renovate 4 mailrooms this year . The mailrooms that will be done this year are 2387, 2403, 5500 and 2401. This year 2387, 2403, 5500 GV mailroom renovations will be done in conjunction with the corresponding lobby renovations. This project is underway and residents have been sent notification letters. <b>Staff was directed to complete 4 additional mailrooms in 2017. The additional mailrooms to be completed this year are: 2393, 2370, 2389 &amp; 5511. Additional funding will come from the Building Structures Fund.</b>	June 2017- Nov 2017	'17 Budget:\$28,392 Invoiced: \$4,585 Balance \$23,807	24-Jul
	4	910 Maint Opr	<b>Garden Villa Lobby Renovations</b>	The Reserve Fund for this project is dedicated to renovating Garden Villa Lobbies , the work includes removing acoustic ceilings, wall paper, repairing walls and painting. The carpet replacement is paid for by Miscellaneous Repairs by Outside Services in the Operating Fund.	Per the 2017 Reserves Plan, 3 GV Lobbies are budgeted for renovation. The lobbies to be completed this year are at Buildings 2387, 2403 & 5500. This project is underway and residents have been sent notification letters. All 3 lobbies are expected to be completed by November. <b>Staff was directed to complete 5 additional lobby renovations for 2017 for a total of 8. Additional lobbies to be completed this year are: 2388, 2384, 2391, 5372 &amp; 3243. Additional funding will come from the Building Structures Fund.</b>	June 2017- Nov 2017	2017 Reserves Budget: \$26,160 Invoiced: \$5,837 Balance: \$20,283	2-Aug

	5	910 Maint Opr	<b>Garden Villa/LH21 laundry room floor renovations</b>	This reserve fund is dedicated to refinishing laundry room flooring in Garden Villas and LH21 style buildings that have 3 floors. 6 buildings will be completed.	The following buildings to be completed this year are: 2405, 2404, 3335, 2395, 2397 & 2387. This project is underway and notices have been sent to residents regarding the dates and times of the renovations.	December 2017	2017 Reserves Budget: \$14,657 Invoiced: \$4200 Balance: \$10,457	2-Aug
	6	910 Maint Opr	<b>2017 Prior to Paint Program (PTP)</b>	This project is dedicated to repairing or replacing dry rotted building components in preparation for painting.	Carpentry Crews will be working at buildings 3241, 3242, 3243 & 3244 throughout July and August. 2017 Prior to Paint Program is as follows: CDS 355, 356, 357, 110 club, and Bldgs. 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, including GV Bldgs. 3241, 3242, 3243, 3244. <b>The Buildings that have been completed to date are: 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5556, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 3232, 3233, 3234 &amp; 3235.</b>	December 2017/Annual Program	2017 Budget: \$930,824 Invoiced: \$283,814 Balance: \$647,010	2-Aug
	7	910 Maint Opr	<b>2017 Exterior Paint Program</b>	This project is dedicated to applying paint to exterior building components. Effective 9/13/16 a Full Paint Program was established in place of the Trim Cycle.	Paint Crews are power washing and painting in the 110 Club area in the months of July and August. The 2017 Paint Program to be completed is as follows: Buildings -5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 3232, 3233, 3234, 3235, 3241, 3242, 3243, 3244, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542 & 5543. <b>Buildings completed to date are: 5513, 5514, 5515, 5516, 5485, 5486, 5487, 5488, 5489, 5490, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 3236, 3237, 3238, 3239, 3240, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3157, 3158, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5556, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578</b>	December 2017/Annual Program	Budget: \$1,502,944 Invoiced: \$643,618 Balance: \$693,916	2-Aug

	8	910 Maint Opr	<b>2017 Fumigation Program</b>	This project is dedicated to eradicating drywood termites from inaccessible areas by tenting buildings for fumigation.	The 2017 Fumigation program includes 38 buildings in Third Mutual. The fumigations started May 1st and will continue through November. <b>Buildings Completed: 2403, 3446, 2207, 2116, 2127, 2292, 2195, 3336, 3084, 3104, 3108, 3028, 3113, 3156 &amp; 3500.</b>	November 2017/Annual Program	Budget: \$223,808 Invoiced: \$43,596 Balance: \$180,212	2-Aug
	9	920 Projects	<b>Garden Villa Beam Replacements</b>	This project is dedicated to replacing exterior wood rotted gluelam beams at Garden Villa style buildings.	On July 18, 2017, the Board approved and awarded the Garden Villa Beam Replacement contract (Building 5370) to B. Foster Construction. Construction to begin August 2017	December 2017	Budget: \$149,423 Invoiced: Balance: \$149,423	21-Jul
	10	920 Projects	<b>Dry Rot Program</b>	Staff was directed to retain a consultant to create a dry rot remediation program for 2017.	Staff has identified buildings for consultants to evaluate. Staff has received bid proposals and is working through clarifications and will bring a recommendation to the M&C Committee on September 6, 2017.	December 2017	Budget: \$1,025,000 Invoiced: \$10,594 Balance: \$1,014,406	25-Jul
<b>#1 HIGH PRIORITY</b>	11	920 Projects	<b>LH21 Stairway Beam Replacements</b>	This LH-21 project is dedicated to replacing wood rotted stairwell beams with steel beams.	On July 18, 2017 at the closed session meeting the Board approved and awarded the LH-21 Beam replacement contract to B. Foster Construction. Buildings to be repaired : 3336, 3363, 3364, 3365, 3371, 3486, 3500, 3501, 4025, 4026. Construction to begin August 2017	December 2017	Budget: \$1,000,000 Invoiced: Balance: \$1,000,000	21-Jul
<b>#1 HIGH PRIORITY</b>	12	920 Projects	<b>Parapet/Stucco Wall Repairs - Gate 11 Area</b>	Several Villa Paraisa style homes in the Gate 11 area have had parapet wall leaks causing wood rot and wall damage. Construction repairs are being made as each building is reported and inspected.	Staff analysis of leak history and visual inspection of buildings are complete. Recommendation report will be presented at the September 6, 2017 M&C Meeting.	December 2017	Unbudgeted	21-Jul
	13	920 Projects	<b>Wall Security at Gate 11</b>	This project is dedicated to increasing security within Gate 11 by replacing barbed wire with shepherds crook atop the north perimeter wall. The City required a Conditional Use Permit (CUP) for this project to ensure compatibility with surrounding land uses. The CUP application was submitted the first week of August 2016 and accepted in April 2017.	A thirty foot section of shepherds crook was previously installed at the Gate 11 site as a pilot project. The project resumed June 26, 2017. Installations were scheduled to be completed late-July 2017. However, material production has taken longer than expected. Installations are now scheduled to be complete mid-August.	August 2017	Budget: \$53,450 Invoiced: \$450 Balance: \$53,000	24-Jul
	14	920 Projects	<b>Elevator and Mailroom Tile Floor Deep Cleaning</b>	This project is dedicated to cleaning and sealing approximately 30 elevator and 20 mailroom tile floors.	On May 10, 2017, the Board approved and awarded the elevator and mailroom tile cleaning contract to the Marble Life Company. Purchasing is executing the contract documents and the tile cleaning will begin in August 2017	October 2017	Budget: \$16,456 Invoiced: Balance: \$16,456	21-Jul

	15	920 Projects	<b>Elevator Replacement Program</b>	This project is dedicated to remodeling and upgrading Third Mutual elevators.	Ten elevators were selected for completion in 2017: B2387, B2401, B2388, B2386, B2384, B2370, B2389, B2403, B3367 and B2294. Elevators completed to date in 2017: B2387, B2401, B2388, B2386, B2384 and B2370. B2389 start date: 7/10/17 and completion date: 7/27/17. B2403 start date: 8/7/17 and completion date: 8/24/17.	November 2017	2017 Budget: \$319,566 Invoiced: \$136,275 Balance: \$183,291	21-Jul
<b>#1 HIGH PRIORITY</b>	16	920 Projects	<b>Third SCE Street Light Acquisition</b>	This report will give recommendations regarding LS-1 Option E and possibly buying all of SCE's street lights in Third Mutual.	Staff was directed by the Energy Committee on August 1st to release an RFP for consulting services to assist with the street light acquisition process; the conversion of fixtures to LED; and the subsequent operations and maintenance for the system. The Third Mutual attorney is in the process of negotiating a contract with SCE.	N/A	Budgeted for 2018	24-Jul
	17	920 Projects	<b>Street Lights Conversion to LED</b>	This report will give recommendations for converting the street lights in Third Mutual to LED.	Once SCE poles are acquired, a report will be provided to the Committee regarding the street light future upgrade to LED technology.	N/A	Budgeted for 2018	24-Jul
	18	920 Projects	<b>Garden Villa Breezeway Recessed Areas</b>	Third M&C directed Staff to investigate replacement of the recessed area flooring. Report was submitted and reviewed by Third M&C on November 7, 2016.	This project was approved with an appropriation of \$150,000 to complete 6 buildings (2384, 2385, 2386, 2387, 2388 and 2389).  A scope of work is being developed for the RFP and is due August 4th. Bid Solicitations will go out August 7th, and will be due August 18th. Bids will be analyzed, and a staff recommendation report drafted and presented to the Board for contract award on September 19th.	December 2017, 2018, 2019 & 2020	2017 Budget: \$150,000 Invoiced: \$0 Balance: \$150,000	24-Jul
	19	920 Projects	<b>2017 Paving Program</b>	The Paving Program ensures the longevity and good condition of the Mutual's roadways, and cul-de-sacs. The Pavement Program includes overlay pavement work, removal and replacement of failed pavement areas, and repair of damaged concrete components.	Concrete repairs at CDS 221 were completed in June. Asphalt paving work at CDS 221, 222, and 340 were completed in July. Punch list work is in progress and will be completed in August. Contractor invoicing has not been received and will be reviewed and processed upon receipt.	December 2017/Annual Program	Budget: \$252,837 Invoiced: \$0 Balance: \$252,837	21-Jul
	20	920 Projects	<b>2017 Paving Sealcoat Program</b>	The Pavement Sealcoat Program is completed on a 4-year cycle in Third Mutual and provides a pavement surface coat to seal micro cracks in the pavement in an effort to extend pavement life.	The 2017 program is scheduled from July 31 through September 1st and includes the following cul-de-sacs: CDS 301, 304, 309, 310, 312, 314, 317, 333, 370, 371, 372, 378, 402, 403, 404, 405, 406, 407, 408, 409, 2353, 2396, 2401, 2402, 3190, 3333, 3363, 3395, 5326, 5329, 5333, 5336, 5345, & 5370	December 2017/Annual Program	Budget: \$42,780 Invoiced: \$0 Balance: \$42,780	21-Jul

	21	920 Projects	<b>Elevator Tile Replacement</b>	Remove existing elevator tile and install new tile at Building 4026.	At the May 1, 2017 M&C Committee meeting the Committee unanimously approved to use luxury vinyl tile as the future option for all elevator ceramic tile replacement. Elevator tile floors will be replaced when damage exists and it is determined that replacement is necessary.	December 2017/Annual Program	Budget: \$4,080 Invoiced: \$1,745 Balance: \$2,335	21-Jul
	22	920 Projects	<b>Roofing Program</b>	This program is the re-roofing work and emergency repairs requested for Mutual-owned buildings.	The Roof Replacement Program started in April. As of July 15th, 20 of the 35 roofs scheduled, have been replaced. The emergency rain leak repairs are ongoing. Maintenance of 5 and 10 year old roofs has been completed.	December 2017/Annual Program	2017 Budget: \$1,544,289 Invoiced: \$607,244 Balance: \$937,045	21-Jul
	23	920 Projects	<b>Gutter Cleaning</b>	This program is for the annual cleaning of Mutual and alteration gutters.	Scheduled for 4th quarter 2017.	December 2017/Annual Program	2017 Budget: \$142,728 Invoiced: \$0 Balance: \$142,728	21-Jul
<b>#3 LOW PRIORITY</b>	24	Not Assigned	<b>Split Rail Fencing Options</b>	This program is to replace 70,000 linear feet of split rail fence with Black Locus throughout Third Mutual.	The Committee directed staff to put this project on hold. Staff is waiting on further direction.	N/A	Budget: \$101,905 Invoiced: \$0 Balance: \$101,905	N/A
<b>#3 LOW PRIORITY</b>	25	920 Projects	<b>Storage Cabinets in GV Parking Garages</b>	This report is dedicated to removing and replacing storage cabinets in GV garages to create proportional storage capacity for all manors.	Not an approved project. This is still in the analysis phase. A report will be submitted to the M&C with cabinet selection options for direction in November 2017.	November 2017	Not Budgeted until 2023	24-Jul
	26	920 Projects	<b>Copper Pipe Epoxy Program</b>	This program started in 2011 and is dedicated to epoxy lining interior copper water lines within high leak buildings/manors.	At the March, 2017, Third M&C meeting the Committee directed Staff to only spend 80% of the Copper Pipe Epoxy Lining (\$200,000) Budget using the preset leak rate guidelines to allow for some of the budget to be used for emergency needs. The following Buildings have been added to the list for late 2017: 3031, 3063, 3200, 3516, 5535, 3020, and 3127. Status: Bidding Phase. Work is expected to start and end in August.	August 2017/Annual Program	Budget: \$160,000 Invoiced: \$0 Balance: \$160,000	24-Jul
	27	920 Projects	<b>Red Curb Reset Program</b>	Staff has been requested to determine costs to eliminate red curb areas in order to make those areas available for resident and guest legal parking.	A contract was awarded to implement the red curb reset. Project work began in late June. 19,397 lineal feet of red curb planned to be removed and 4,971 new red curb areas to be added. Contractor pulled off project and requested unit rate modification due to claim of under bidding job. Staff has negotiated with another contractor to resume the work. Contractor is anticipated to begin work on August 9th.	December 2017	Budget: \$71,818 Invoiced: \$0 Balance: \$71,818	21-Jul



		910 Maint Opr	<b>LH-21 Railing Replacement - Pilot Program</b>	Third M&C directed staff to replace wooden spindles with tubular steel railing at Building 3510 as a pilot program. At the November 7, 2016 Third M&C, a motion was made to approve staffs recommendation and direct staff to locate an outside contractor to manufacture the railings.	<b>COMPLETED</b>	May 2017	2017 Budget: \$92,378 Invoiced: \$83,979 Balance: \$8,399	N/A
		920 Projects	<b>B5212 Garage Foundation Repair</b>	Garage foundation has cracking damage due to spalled concrete and/or rusted rebar.	<b>COMPLETED</b>	June 2017	Budget: \$7,600 Invoiced: \$6,874 Balance:\$726	N/A
		920 Projects	<b>Dry Rot 5500-3E &amp; 5510-1C Balcony Dry Rot Repairs</b>	Dry rot repairs discovered by prior to paint crew and passed over to projects department due to location of repairs needed.	<b>COMPLETED</b>	May 2017	2017 Budget: \$11,000 Invoiced: \$10,594 Balance: \$405	N/A
		920 Projects	<b>Garden Villa CMU Wall Rotation &amp; Shoring</b>	<p>This project is to repair non-load bearing CMU walls in the garage area of GV buildings. These walls support the electrical supply meters to the buildings. The walls rotated out of plumb and a Structural Engineer was hired to prepare documents for the repair work needed at buildings B2391, B2394, B2395, and B2396. Storm drainage channels and piping repairs have been completed to address the potential of future flooding.</p> <p>Repairs to the four buildings were completed in June 2016 and Staff received reports of similar damage at B2384 and B969. A structural engineer was hired to prepare plans for repairs needed at B2384 and B969.</p>	<b>COMPLETED</b>	April 2017	Budget: \$75,000 Invoiced: \$68,784 Balance: \$6,216	N/A