

United Mutual Project Log

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget	Last Updated
1	904 Maint Svc	Epoxy Wasteline Remediation	This project is dedicated to installing a seamless liner within the existing pipes to mitigate future root intrusion.	Nu-Flow America was awarded the contract for Epoxy Wastelining. The contract was executed, and work began April 24th. Nine groups of buildings have been lined to date. This includes a total of 54 manors to date.	December 2017/On-going Program	'17 Budget: \$1,500,000 Invoiced: \$244,890 Balance: \$1,255,110	2-Aug
2	904 Maint Svc	United Outdoor Common Area LED Installations	This project is dedicated to taking advantage of SCE LED rebates at common areas, including carports, laundries, and breezeways.	The contractor has been unable to commit to an installation date to this point. If the contractor does not commit to a firm date in the near future staff will install using in house labor.	December 2017	Budget: \$1,856 Invoiced: \$0 Balance: \$1,856	24-Jul
3	904 Maint Svc	Walkway LED	This project is seeking alternatives to the existing pagoda style fixtures in the community.	Three different pilot bollards have been installed within Laguna Woods Village. They are located at Clubhouse 5 entrance, Clubhouse 7 walkways, and building 2354. Staff is seeking direction as to whether this project should be instituted as a full scale program.	December 2017	Not budgeted	26-Jul
4	904 Maint Svc	Walkway Lighting	This project is dedicated to improving walkway lighting through additional fixture installation	Requests for additional lighting are taken from residents on an ongoing basis. These requests are vetted and installed if they meet the requirements of the program. Six solar powered bollards were installed; four were installed inside CDS 44 and two bollards were installed near Building 370.	December 2017/On-going Program	Budget: \$40,648 Invoiced: \$6,634 Balance: \$34,014	26-Jul
5	910 Maint Opr	2017 Prior to Paint Program	This project is dedicated to repairing or replacing dry rotted building components in preparation for painting.	Prior to Paint crews will be working in Cul-de-sac 8 in the month of August. This year's program consists of the following cul-de-sac's: 46, 44, 45, 5, 6, 7, 8, 14, 15, 24, 40, 47, 48, 49. Cul-de-sac #'s 46, 44, 45, 5, 6, and 7 have been completed.	December 2017/On-going Program	Budget: \$834,856 Invoiced: \$377,150 Balance: \$457,706	2-Aug
6	910 Maint Opr	2017 Exterior Paint Program	This project is dedicated to applying paint to exterior building components.	The painting of buildings, carports and laundries in Cul-de-Sac 7 will be done during the month of August. Crews then move to CDS 8. The 2017 Paint Program includes the following cul-de-sac's: 46, 44, 45, 5, 6, 7, 8, 14, 15, 24, 40, 47, 48, 49. Cul-de-sac #'s 46, 44, 45, 5, and 6 have been completed.	December 2017/On-going Program	Budget: \$2,091,988 Invoiced: \$965,712 Balance: \$1,126,276	2-Aug
7	910 Maint Opr	2017 Fumigation Program	This project is dedicated to eradicating drywood termites from inaccessible areas by tenting buildings for fumigation.	The 2017 Fumigation program includes 24 buildings in United. Work commenced in May 2017 and is on schedule. Buildings that have been fumigated this year are: 21, 71, 209, 95, 217, 798, 2052, 2130, 2076 and 2152.	November 2017/On-going Program	Budget: \$145,662 Invoiced: \$31,103 Balance: \$114,559	2-Aug

8	920 Projects	Pushmatic Electrical Panel Replacement	This project is dedicated to replacing approximately 2,750 Pushmatic electric panels over a 10 Year period.	Construction started January 2017. Two panels are being replaced per day. <u>Completed to date in 2017:</u> 172 Electric Panels	December 2017/On-going Program	Budget: \$2,138,970 Invoiced: \$444,351 Balance: \$1,694,619	24-Jul
9	920 Projects	2017 Paving Program	Pavement overlay work at CDS 34 and 38. Cds 38 deferred to 2018. Cds 34 asphalt and concrete swale work to be completed in 2017.	The 2017 program is scheduled for summer. CDS 34 asphalt and concrete swale to be completed in 2017. CDS 38 asphalt and concrete were deferred to 2018. Concrete work in CDS 34 was completed in June and asphalt work completed was in July. The punch list work is in progress and invoices are pending from the contractor.	July 2017/On-going Program	Budget: \$113,956 Invoiced: \$0 Balance: \$113,956	21-Jul
10	920 Projects	2017 Paving Sealcoat Program	Pavement sealcoat program is completed on a 6 year cycle in United 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 12, 83, 84, 86, 94, 95, 204, 205, 207, 210 & 211	September 2017/On-going Program	Budget: \$42,747 Invoiced: \$0 Balance: \$42,747	21-Jul
11	920 Projects	2017 Roofing Program	This program is the re-roofing work and emergency repairs requested to Mutual owned buildings.	The Roof Replacement Program started in March and is expected to finish in early Fall 2017. As of July 15th, 17 of the 28 roofs scheduled, have been replaced. Emergency repairs are ongoing and the maintenance of 5 and 10 year old flat roofs has been completed.	October 2017/On-going Program	Budget: \$1,241,355 Invoiced: \$559,664 Balance: \$681,691	21-Jul
12	920 Projects	2017 Gutter Cleaning	This program is for the annual cleaning of Mutual and alteration gutters.	An outside contractor will begin the Gutter Cleaning Program in September and be finished in December.	December 2017/On-going Program	Budget: \$136,955 Invoiced: \$0 Balance: \$136,955	21-Jul
13	920 Projects	Elevator Maintenance Program	This is an annual program that maintains wheelchair lifts.	The United wheelchair lifts are maintained by a contracted elevator company. All wheelchair lifts are inspected and serviced at least once every (90) days. A full time elevator mechanic is on site to maintain and respond to immediate wheelchair lift and elevator needs.	December 2017/On-going Program	Budget: \$26,033 Invoiced: \$ 9,598 Balance: \$16,435	21-Jul
14	920 Projects	Ramp request 207-F	Staff was directed to prepare a report for a ramp installation request from manor 207-F	Residents of CDS 51 have asked for a ramp to replace a step in a common area. An ADA-compliant ramp design presented by staff was denied by United M & C Committee. The Committee directed staff to simplify the design, which will reduce the cost of the project and return it to the M&C for review. Staff has prepared a new plan to be presented at the August 30th Committee meeting.	N/A	Not budgeted	24-Jul

	920 Projects	United Water Heater TP Valve Drain Line Alternate	The City of Laguna Woods will not issue water heater permits without a TP valve drain line to the exterior of the manor.	COMPLETED	December 2017	16 Budget: \$52,000 Invoiced: \$52,000 Balance: \$0 17 Budget : \$0	N/A
	920 Projects	Solar Project (JCI)	This project is dedicated to the solar panel installation in carports in the United Mutual.	COMPLETED	July 2017	Budget: \$ 3,794,951 Invoiced: \$3,605,204 Retention balance: \$189,747	N/A