

## Third Mutual Project Log (August 2022) Prepared 9-1-22

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
1	920 Projects	<b>Dry Rot Program</b>	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	Buildings 3241, 3242, 3244, 3499 and 4011- Work is complete. Building 4006: repairs are scheduled to begin on September 15, 2022, and completed on November 2. Building 4009: construction is in progress and is scheduled to be completed by mid-September. Building 4010: construction is in progress and is scheduled to be completed on September 21.	Annual Program - November 2022	Budget: \$275,000 Exp: \$234,728 Balance: \$40,272
2	920 Projects	<b>Building Structures</b>	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: construction bids are due September 2. Repairs are scheduled to be completed by mid September. Building 4010-1E- patio slab and column settlement. A structural evaluation was performed. Structural repair plans are scheduled to be received by mid September.	December 2022	Budget: \$500,000 Exp: \$110,561 Balance: \$389,439
3	920 Projects	<b>Foundations Program</b>	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: \$16,891 Balance: \$8,109
4	904 Maint Svc	<b>Electrical Systems</b>	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
5	910 Bldg. Maint	<b>Gutters - Replacement and Repair</b>	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
6	910 Bldg. Maint	<b>Exterior Paint Program</b>	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, and 221 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: \$666,832 Balance: \$571,999
7	910 Bldg. Maint	<b>Prior to Paint Program (PTP)</b>	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 201 which consists of 14 buildings, 10 carports and 1 free standing laundry. Estimated completion date is October.	Annual Program - December 2022	Budget: \$1,166,430 Exp: \$594,375 Balance: \$572,055
8	910 Bldg. Maint	<b>Balcony &amp; Breezeway Resurfacing</b>	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.	2022 top coat/breezeway resurfacing began in June. Buildings 3415, 3414, 3413, 3368, 3369 and 3370 are complete. Other buildings in this cycle are: 3354, 3355, 3356, 3357, 3358, 3359, 3360, 3361, 3362, 3363, 3371, 3416 and 3417.	June - December 2022	Budget: \$110,039 Exp: \$55,938 Balance: \$54,101

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
9	920 Projects	<b>Roof Replacement - BUR to PVC Cool Roofing</b>	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.	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 October. As of August 25, 2022, 12 of 32 buildings have been completed. Invoicing is pending.	April - October 2022	Budget: \$1,099,749 Exp: \$165,222 Balance: \$934,527
10	920 Projects	<b>Emergency Roof Repair Program</b>	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: \$88,355 Balance: \$34,645
11	904 Maint Svc	<b>Epoxy Wasteline Remediation</b>	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: 1097  Building 2395 is currently undergoing remediation.	Annual Program - December 2022	Budget: \$700,000 Exp: \$306,084 Balance: \$393,915
12	904 Maint Svc	<b>Water Lines - Copper Pipe Remediation</b>	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.	33 buildings have been completed. New buildings will be determined once contract is finalized in September.	Annual Program - December 2022	Budget: \$500,000 Exp: \$0 Balance: \$500,000
13	920 Projects	<b>Elevator Replacement Program</b>	This ongoing program is funded by reserve funds to replace mechanical equipment and interior renovations as needed.	Building 5371 is scheduled to begin 10/03/2022. Building 3500 is scheduled to begin 10/24/2022.	Annual Program - December 2022	Budget: \$105,000 Exp: \$0 Balance: \$105,000

#	Dept	Name	Description	Status	Estimated Completion/On-going Programs	Budget
14	910 Bldg. Maint	<b>Pest Control for Termites</b>	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.	July to November 2022	Budget: \$174,633 Exp: \$21,424 Balance: \$153,209
				<b>COMPLETED</b>		
	910 Bldg. Maint	<b>Garden Villa (GV) Lobby Renovations</b>	This ongoing program is funded by reserve funds to replace the acoustic ceiling, wallpaper and carpet in GV lobbies.	The lobby at building 5515 was completed in June.	Annual Program - December 2022	Budget: \$12,000 Exp: \$1,418 Balance: \$10,582
	920 Projects	<b>Shepherd's Crook</b>	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.	All fence panels scheduled in 2022 have been installed. To date, a total of 7,014 LF out of 33,525 LF of Shepherd's Crook has been installed.	Annual Program - December 2022	Budget: \$35,000 Exp: \$0 Balance: \$35,000
	920 Projects	<b>Asphalt Paving Program</b>	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.	<b>COMPLETED</b> Invoicing is pending.	Annual Program - July 2022	Budget: \$387,903 Exp: \$0 Balance: \$387,903
	920 Projects	<b>Seal Coat Program</b>	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.	<b>COMPLETED</b> Invoicing is pending.	Annual Program - August 2022	Budget: \$46,057 Exp: \$0 Balance: \$46,057