

				United Mutual Project Log (October 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. Evaluation reports are under review and/or repairs are in progress at units 89-C, 465-D, 600-H, and carport 174.	December 2019	Budget: \$134,880 Exp: \$71,260 Balance: \$63,619
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: 225 Number of manors completed to date: 877 Number of manors left to complete: 1873	November 2019	Budget: \$425,000 Exp: \$345,023 Balance: \$79,978 Cumulative Expenditures 2016 through 2018: \$1,115,740
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.	Currently there are 3 requests submitted for additional walkway lighting. 1 of these requests have been reviewed and assigned to an outside contractor for installation, two are under review. A total of 17 walkway lights have been installed this year.	December 2019 Annual	Budget:\$60,691 Exp: \$28,334 Balance: \$32,357
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. Foundation repairs are under review or in progress at buildings 2137, 2139 and 465.	December 2019	Budget: \$43,836 Exp: \$35,282 Balance: \$8,554

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 15 open tickets for Gutter Repair/Replacement. Repairs will continue in order to prepare buildings for the upcoming rainy season.	December 2019 Annual	Budget: \$47,383 Exp: \$51,181 Balance: -\$3,798
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.	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 9, which includes 21 buildings, 13 carports and 4 laundry rooms. Staff anticipates completing CDS 9 in October and then will move into CDS 10. CDS 80, 82, 90, 91, 94, and 95 have already been completed.	December 2019 Annual	Budget: \$1,823,867 Exp: \$1,274,349 Balance: \$549,518
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.	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. Additionally, PTP staff will inspect two cul-de-sacs (61 & 62) from the 2020 Paint Program. PTP staff is currently inspecting CDS 62. CDS 9, 60, 82, 91, 90, 80, 94, 95 and 61 have already been completed.	December 2019 Annual	Budget: \$987,116 Exp: \$631,182 Balance: \$355,934
8	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. The Program began in mid September and is scheduled to be completed in November.	November 2019	Budget: \$150,000 Exp: \$0 Balance: \$150,000
9	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 and 44. This program began in mid September and is scheduled to be completed in November.	November 2019	Budget: \$216,750 Exp: \$0 Balance: \$216,750
10	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 and repaired this year.	December 2019	Budget: \$133,250 Exp: \$158,922 Balance: -\$25,672

11	920 Projects	Shepherd's Crook Installation	<p>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.</p> <p>Estimated Project Completion: Year 2031</p>	<p>The fabrication of 1,479 LF of Shepherd's Crook began July 31, and installation is scheduled to begin in October and be completed in December.</p> <p>There is approximately 21,000 linear feet of perimeter wall to be fitted with Shepherd's Crook.</p> <p>To date approximately 1,500 linear feet of shepherd's crook has been installed.</p>	December 2019	<p>Budget: \$150,000 Exp: \$24,256 Balance: \$125,744</p> <p>Cumulative Expenditures 2012 through 2018: \$144,103</p>
12	920 Projects	Common Wall Replacement	<p>This is a contingency program dedicated to replacing damaged common walls as-needed.</p>	<p>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.</p> <p>Repairs are under review and/or in progress at building 615.</p>	December 2019	<p>Budget: \$22,365 Exp: \$13,254 Balance: \$9,111</p>
13	904 Maint Svc	Epoxy Wasteline Remediation	<p>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.</p>	<p>Total number of buildings in United Mutual: 1124 Buildings completed from inception to 2018: 188 Number of buildings completed in 2019: 96 Number of buildings left to complete: 840 Estimated number of buildings scheduled for 2019: 145</p>	December 2019 Annual	<p>Budget: \$2,100,000 Exp: \$1,201,788 Balance: \$898,212</p> <p>Cumulative Expenditures 2008 through 2018: \$5,910,685</p>
14	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>The General Services Department performs gutter cleaning as requested using in-house staff.</p> <p>The annual gutter cleaning program performed by an outside contractor started in mid September and is scheduled to be completed by the end of December.</p>	December 2019 Annual	<p>Budget: \$174,032 Exp: \$83,660 Balance: \$90,372</p>
15	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>Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.</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 dry wood termite infestations.</p> <p>The 2019 full structure tenting will include the fumigation of 34 buildings and 3 carports.</p> <p>Fumigation of 12 buildings and 2 carports have already been completed. The remaining 22 buildings and 1 carports is scheduled to be fumigated starting mid September and be completed by mid November.</p>	December 2019 Annual	<p>Budget: \$148,987 Supplemental: \$104,762 Exp: \$68,745 Balance: \$185,004</p>

16	920 Projects	Energy Consultant Services	An energy consultant will be used as-needed in order to advance United's and the Community's future energy initiatives.	In November 2018 the VETF representatives from United authorized the energy consultant to proceed with the approved scope of work. Significant delays occurred which extended the consultant's timing of deliverables due to SCE not making their infrastructure data available. The consultant has therefore moved forward with executing the scope of work around the SCE challenge by executing Task 1 of the scope. (Perform assessment of community's current electrical infrastructure). The consultant will be presenting the results from Task 1 of the scope of work to the VETF on October 18th.	On-going	Supplemental: \$50,000 Exp: \$25,709 Balance: \$24,291
	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. The CDS scheduled for resurfacing in 2019 were: 16, 21, 22, 23, 34, 36, 37, 38, 39, 52, 54, and 55 have been completed	COMPLETED	August 2019	Budget: \$137,645 Exp: \$66,650 Balance: \$70,995
	920 Projects	Water Lines - Copper Pipe Remediation	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. In 2019 the following 10 buildings were epoxy lined: 32, 200, 302, 419, 584, 645, 646, 668, 2023 & 2058.	COMPLETED	July 2019	Budget: \$250,000 Exp: \$245,290 Balance: \$4,710
	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. The 2019 program included 14 cul-de-sacs: 2, 3, 12, 13, 17, 30, 32, 37, 39, 43, 46, 49, 51 & 59.	COMPLETED	September 2019	Budget: \$55,000 Exp: \$52,026 Balance: \$2,974
	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 buildings were completed in 2019.	COMPLETED	October 2019	Budget: \$619,959 Exp: \$615,349 Balance: \$4,610