

United Mutual Project Log (May 2020)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
				*Due to the CA Department of Public Health Order, on 3/19/2020 certain activities have been deemed non-essential. Those projects/programs have been placed on hold until further notice.		
1	920 Projects	Building Structures	This program is dedicated to replacing and repairing 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. *As of 3/19/2020, the proactive inspection of buildings for drainage issues have been placed on hold until further notice.	December 2020	Budget: \$134,880 Exp: \$5,643 Balance: \$129,237
2	920 Projects	Cul-de-sac Signage	This program is intended to upgrade building and cul-de-sac (CDS) signage to improve their visibility. The M&C Committee is focused on replacement of the existing CDS signs with a larger, more visible sign, and upon completion of the cul-de-sacs, staff will continue to replace building address signs. Staff is using larger, traffic-rated, high reflectivity materials to improve their visibility at night.	On May 15th the M&C Committee directed staff to move forward with this project when possible.	December 2020	Budget: \$50,000 Exp: \$0 Balance: \$50,000
3	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 units scheduled for 2020: 275 The number of units completed in 2020: 73 Number of manors completed to date: 987 Number of manors left to complete: 1,763 *As of 3/19/2020, this project is on hold until further notice. On May 15th the M&C Committee directed staff to keep this project on hold until the stay at home order is lifted.	November 2020	Budget: \$425,000 Exp: \$114,445 Balance: \$310,555 Cumulative Expenditures 2016 through 2019: \$1,398,012
4	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.	Open requests for additional lighting: 1 Approved requests for 2020: 2 Completed installations for 2020: 2 *As of 3/19/2020, this program is on hold until further notice. On May 15th the M&C Committee directed staff to table US Energy's proposal to perform a walkway lighting investigation to address future walkway lighting concerns. Once Program work is resumed, staff will continue to address resident requests for additional lighting.	December 2020 Annual	Budget:\$50,121 Exp: \$2,856 Balance: \$47,265

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. The Board authorized installation of new gutters using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building to address drainage issues and to prevent foundation problems. This program also addresses gutter repairs performed by VMS staff.	<p>Funds have been budgeted for repairs to existing gutter systems. This work is performed by in-house staff and takes place on an as-needed basis throughout the year. There are currently 57 open tickets for Gutter Repair/Replacement.</p> <p>*As of 3/19/2020, this program is on hold until further notice.</p> <p>The installation of new seamless gutter systems will be completed by an outside vendor and this work will be conducted in conjunction with the paint program. Buildings 914, 915, 916, 918, 932 and 936 have been determined to have drainage issues and have qualified for gutter installation.</p> <p>On May 15th the MRC Committee directed staff to move forward with</p>	December 2020 Annual	Budget: \$98,289 Exp: \$19,724 Balance: \$78,565
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.	<p>All buildings within the following cul-de-sacs were scheduled for painting and resurfacing during the 2020 Exterior Paint Program: 61, 62, 63, 64, 65, 66, 67, and 204.</p> <p>*As of 3/19/2020, this program is on hold until further notice. Work was suspended while in CDS 61, which includes 13 buildings, 6 carports, and 2 laundry rooms.</p> <p>A revision of the 10 year program cycle will be necessary due to the excessive delay caused by the recent health order. Upon return, this program may be in excess of 6 months behind schedule.</p>	December 2020 Annual	Budget: \$1,876,061 Exp: \$447,220 Balance: \$1,428,841
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.	<p>All buildings within the following cul-de-sacs were scheduled for inspection and repair during the 2020 PTP Program: 61, 62, 63, 64, 65, 66, 67, and 204. CDS 61, 62 and 63 have already been completed.</p> <p>*As of 3/19/2020, this program is on hold until further notice. Work was suspended while in CDS 64.</p> <p>A revision of the 10 year program cycle will be necessary due to the extensive delay caused by the recent health order. Upon return, this program may be in excess of 3 months behind schedule.</p>	December 2020 Annual	Budget: \$1,003,518 Exp: \$263,265 Balance: \$740,253
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.	<p>The CDS's that were scheduled for the 2020 Balcony & Breezeway Resurfacing Program are: 1, 2, 3, 4, 17, 18, 28, 29, 38, 45, 46, 50, 56, 57, and 59. CDS 1, 2, 3 and 17 have been completed.</p> <p>*As of 3/19/2020, this program is on hold until further notice. Work was suspended while in CDS 18.</p> <p>A revision to the program schedule is necessary due to the extensive delay caused by the health order. Upon return, this program may be in excess of 3 months behind schedule.</p>	December 2020 Annual	Budget: \$62,816 Exp \$19,587 Balance: \$43,229

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.	The parkway concrete program is scheduled to begin in July and be complete in August. This program is scheduled in conjunction with the asphalt paving work. Work will be completed at CDS 27, 92, and 94. Drainage repair work at CDS 4 has been completed. On May 15th the M&C Committee directed staff to move forward with this project when possible.	August 2020	Budget: \$150,000 Exp: \$23,912 Balance: \$126,088
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 2020 program will consist of 59,900 square feet of paving replacement.	This year's program will include cul-de-sacs 27, 92 and 94. This program is scheduled to begin in September and be complete in October. On May 15th the M&C Committee directed staff to move forward with this project when possible.	October 2020	Budget: \$185,724 Exp: \$0 Balance: \$185,724
11	920 Projects	Seal Coat Program	This program is funded 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. The 2020 program will consist of 14 cul-de-sacs.	The sealcoat program work includes 366,408 SF of cul-de-sac pavement areas. The cul-de-sacs included in the 2020 program are 4, 6, 24, 25, 54, 57, 73, 80, 85, 90, 91, 95, 204, and 205. The program is scheduled to begin in August and be complete in September. On May 15th the M&C Committee directed staff to move forward with this project when possible.	September 2020	Budget: \$60,904 Exp: \$0 Balance: \$60,904
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. If required, the roofing contractor will perform the necessary repairs. This program is deemed essential and it is ongoing. The 5 & 10-year old preventive roof maintenance has been completed.	December 2020	Budget: \$138,052 Exp: \$87,842 Balance: \$62,281
13	920 Projects	Roofing Program	This program is dedicated to replacing and maintaining 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.	Seven buildings totaling 70,091 SF are scheduled for roofing replacement this year. On May 15th the M&C Committee directed staff to move forward with this project when possible.	October 2020	Budget: \$792,752 Exp: \$0 Balance: \$792,752
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	To date a total of 2,966 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed. On March 10th the Board unanimously voted to defund the Shepherds Crook Program by \$125,000. The remaining budget amount of \$40,000 can be used to fabricate and install a minimum of 300 linear feet of fence. On May 15th the M&C Committee directed staff to keep this project on hold pending further discussion. Staff is currently reviewing a 30 foot section of fence along the equestrian trail that may be in need of Shepherd's Crook.	December 2020	Reduced Budget: \$40,000 Exp: \$0 Balance: \$40,000 Cumulative Expenditures 2012 through 2019: \$281,205

15	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 waste 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.	Total number of buildings in United Mutual: 1124 Number of buildings left to complete: 816 24 buildings have been completed in 2020 *As of 3/19/2020, this program has been postponed until further notice. On May 15th the M&C Committee directed staff to keep this project on hold until the stay at home order is lifted.	December 2020	Budget: \$2,300,000 Exp: \$438,182 Balance: \$1,861,818 Cumulative Expenditures 2008 through 2019: \$8,036,901
16	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. The 2020 Program includes the lining of buildings 237, 580, 658, 2003 and 2096.	A total of 24 buildings have been epoxy lined to date since 2008. The following five buildings were scheduled to be epoxy lined in 2020: 237, 580, 658, 2003 and 2096. The epoxy lining in buildings 237, 580, 2003 and 2096 has been completed. *As of 3/19/2020, this program has been postponed until further notice. On May 15th the M&C Committee directed staff to keep this project on hold until the stay at home order is lifted.	November 2020	Budget: \$200,000 Exp: \$135,223 Balance: \$64,777
17	910 Bldg. Maint	Pest Control for Termites	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.	Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year. The fumigation program is scheduled to begin in July and is typically completed in November. On May 15th the M&C Committee directed staff to move forward with this project when possible.	December 2020 Annual	Budget: \$225,980 Exp: \$6,785 Balance: \$219,195
	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.	CANCELLED On March 10th the Board unanimously voted to defund the Foundations Program for the 2020 fiscal year in the amount of \$43,686.	December 2020	Budget: \$43,836 Exp: \$150 Balance: \$43,686