

United Mutual Project Log (July 2022) Prepared August 17, 2022

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in all buildings and facilities within the community.	Staff is coordinating the buildings scheduled for the 2022 inspections with the engineer. Notifications will be sent in September to all affected residents.	Jan-25	Budget: \$50,000 Exp: \$0 Balance: \$50,000
2	910 Bldg. Maint	Pest Control for Termites	<p>This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation.</p> <p>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.</p>	<p>The fumigation program began in mid-July and will conclude in November.</p> <p>Impacted residents are notified 30 days in advance of the scheduled service.</p>	Nov-22	Budget: \$186,500 Exp: \$10,806 Balance: \$175,694
3	920 Projects	Building Structures	This program is funded to replace and repair 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, with this program roofing repairs are also performed after the Prior to Paint program crews replace fascia due to dry rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed. Staff performs field inspections to evaluate building foundations and schedules any needed upgrades as they are identified.	There are no active projects at this time.	Annual Program - December 2022	Budget: \$80,000 Exp: \$3,184 Balance: \$76,816

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4	920 Projects	Pushmatic Electrical Panel Replacement	<p>This program 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 second five year contract with Coastal Current Electric Corp. to install the remaining 1,500 Pushmatic electric panels.</p> <p>Estimated Project Completion: Year 2026</p>	<p>The number of units completed in 2022: 192 The number of units completed in 2021: 291 The total number of units completed to date: 1,540 The total number of units left to complete: 1,210</p>	Annual Program - December 2022	<p>Budget: \$626,100 Exp: \$266,187 Balance: \$359,913</p>
5	904 Maint Svc	Walkway Lighting Program	<p>This program is funded to improve 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.</p>	<p>Open requests for additional lighting: 3 (BLDGS 167, 302, & 2061)</p> <p>Completed installations in 2022: 7 (BLDGS 2089, 2090, 2022, 274, 231, 781 & 414)</p>	Annual Program - December 2022	<p>Budget: \$50,635 Exp: \$16,734 Balance: \$33,901</p>
6	920 Projects	Foundations Program	<p>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. Staff performs field inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.</p>	<p>At Building 64-E and F the patio block wall is leaning. Repairs are scheduled for the end of August. Building 909 column foundation and drainage repair is scheduled for late September.</p>	Annual Program - December 2022	<p>Budget: \$43,436 Exp: \$21,983 Balance: \$21,453</p>

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7	910 Bldg. Maint	Gutters - Replacement and Repair	<p>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.</p> <p>This program also addresses gutter repairs performed by VMS staff.</p>	None scheduled	Annual Program - December 2022	Budget: \$126,889 Exp: \$30,414 Balance: \$96,475
8	910 Bldg. Maint	Exterior Paint Program	<p>Starting in 2021, the Mutual has implemented a 15-year full cycle exterior paint program. All exterior components of each building are to be painted every 15 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>	CDS 205, 206, 207 and 208 are scheduled for 2022. CDS 205 has been completed. Work in CDS 206 is underway.	Annual Program - December 2022	Budget: \$1,739,285 Exp: \$869,077 Balance: \$870,208
9	910 Bldg. Maint	Prior to Paint Program	<p>The Prior to Paint program prepares building surfaces for painting and includes repair and mitigation of dry rot, decking and welding repairs performed every 15 years in conjunction with the Exterior Paint Program.</p>	Prior to paint is underway in CDS 206 which consists of 23 buildings, 3 laundries and 12 carports. Start Date: January 3 - End Date: late August CDS remaining in 2022: 207 and 208.	Annual Program - August 2022	Budget: \$882,584 Exp: \$402,601 Balance: \$479,983

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10	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 seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled in 2022: CDS 10, 23, 29, 34, 35, 40, 42, 45, 47, 53, 58, 60, and 94. The asphalt sealcoat work to be completed during the month of August.	Annual Program - August 2022	Budget: \$38,973 Exp: \$0 Balance: \$38,973
11	920 Projects	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded by reserve funds to replace built-up roofs (BUR) at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation.	Flat BUR roof replacement work with PVC cool roofing will be completed at buildings 6, 71, 219, 312, 499, 640, 652, 659, 665, 669, 683, 812, 825, 839, 876, 878, 889, 2033, 2093, and 2147. The roof replacement work began in April and will be completed October. As of August 10, 16 out of 21 buildings have been completed. Invoicing is pending.	Annual Program - October 2022	Budget: \$774,984 Exp: \$182,375 Balance: \$592,609
12	920 Projects	Roofing Emergency Repair & Preventive Maintenance Programs	This program is funded to provide 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.	Preventive roof maintenance was completed in January on roofs that were replaced 5 and 10 years ago. This work has been invoiced and submitted for payment. Emergency repairs are performed on an as-needed basis.	Annual Program - December 2022	Budget: \$190,661 Exp: \$125,187 Balance: \$65,474
13	904 Maint Svc	Water Lines - Copper Pipe Remediation	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.	Buildings will be scheduled pending contract approval.	Annual Program - December 2022	Budget: \$100,000 Exp: \$0 Balance: \$100,000
Completed						
	910 Bldg. Maint	Balcony & Breezeway Resurfacing	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 7.5 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.	2022 Topcoat program / breezeway resurfacing began in mid-March. Buildings in this year's program are: 463, 464, 465, 466, 480, 481, 482, 483, 484, 474, 475, 476, 477, 478, 529, 530, 531, 535, 547, 548, and 549. Work on all buildings has been completed.	Annual Program - August 2022	Budget: \$57,412 Exp \$28,755 Balance: \$28,657

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	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.	All fence panels scheduled for 2022 have been installed. To date, a total of 3,884 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed.	Annual Program - July 2022	Budget: \$35,000 Exp: \$30,944 Balance: \$4,056 Cumulative Expenditures 2012 through 2021: \$309,133
	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Concrete areas that are adjacent to the asphalt being replaced are inspected for damage and other deficiencies and are repaired or replaced accordingly.	CDS 22, 80/90 and 93 will have concrete drainage swale and driveway entrance aprons replaced. The concrete work began in May and was completed in June. Invoicing is pending.	Annual Program - June 2022	Budget: \$150,000 Exp: \$144,127 Balance: \$5,873
	920 Projects	Asphalt Paving Program	This program is funded to preserve the integrity of the CDS paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	Invoicing is pending.	Annual Program - July 2022	Budget: \$200,346 Exp: \$0 Balance: \$200,346
	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 2035.	The following buildings are scheduled for 2022: 365, 505, 506, 520, 550, 551, 590, 733, 796, 843, 2001, 2035, 2036, 2063, 2065, 2067, and 2080. All of the buildings listed above are complete.	Annual Program - August 2022	Budget: \$2,300,000 Exp: \$1,261,337.00 Balance: \$1,038,662.00 Cumulative Expenditures 2008 through 2021: \$12,534,758