

United Mutual Project Log - October 2024 (Prepared November 13)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of September)
1	920 Projects	Pushmatic Electrical Panel Replacement	This program is funded to replace 2,750 Pushmatic electric panels over a 10-year period. The Pushmatic panels located inside the manors are unreliable and no longer supported.	Units completed in 2024: 203 Number of units remaining for 2024: 22 Total units completed as of 2023: 1,908 Total units planned for 2024: 225 Total units remaining after 2024: 617	Annual Program December	Budget: \$500,000 Supplemental: \$82,755 Exp: \$414,324 Balance: \$168,431
2	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.	Buildings scheduled for 2024: 748, 915, 923, 892, 893, 835, 836, 837, 838, 839, 842, 537 Buildings completed in 2024: 204, 403, 692, 710, 727, 747, 755, 756, 750, 746, 749, 751, 754, 914, 936, 938, 939, 940, 941, 942, 944, 945, 901, 902, 903, 904, 905, 906, 907, 909, 910, 911, 912, 913, 887, 888, 890, 891, 894, 895, 896, 897, 898, 886, 885, 889, 900, 833, 834, 840	Annual Program December	Budget: \$2,300,000 Supplemental: \$520,000 Exp: \$1,727,506 Balance: \$1,092,494
3	910 Bldg. Maint	Pest Control for Termites	This program is funded to eradicate 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.	30 buildings scheduled for tenting between May and October. Buildings scheduled for 2024: In progress: 2036 Buildings completed in 2024: 11, 76, 27, 107, 234, 49, 226, 238, 375, 584, 379, 544, 393, 571, 653, 790, 792, 794, 674, 2021, 858, 837, 825, 234, 933, 878, 2093, 274, 2099	Annual Program May to November	Budget: \$270,541 Exp: \$58,468 Balance: \$212,073
4	910 Bldg. Maint	Exterior Paint Program	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 trim elements: 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 scheduled for 2024: 209, 210, 211 In progress: CDS 210 CDS completed in 2024: 209, 211	Annual Program December/January	Budget: \$1,749,510 Exp: \$1,114,038 Balance: \$635,472
5	910 Bldg. Maint	Prior to Paint Program	This program prepares building surfaces for painting and includes repair and mitigation of dry rot, and decking, performed every 15 years in conjunction with the Exterior Paint Program.	CDS scheduled for 2024: 209, 210, 211 CDS 210 in progress. CDS completed in 2024: 209 and 211	Annual Program December	Budget: \$968,154 Exp: \$660,707 Balance: \$307,447

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6	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.	Buildings scheduled for 2024: 30 buildings. 606, 610, 611, 614, 615, 616, 617, 620, 621, 622, 625, 626, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 653 & 654 In progress: 606 Buildings completed in 2024: None	Annual Program December	Budget: \$65,293 Exp: \$40,619 Balance: \$24,674
7	910 Bldg. Maint	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction rain gutters and downspout systems that are exhibiting deterioration. This program also includes 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.	Buildings scheduled for gutter replacement in 2024: 2071, 2073, 2074, 2072, 2073, 2075 & 2076. Buildings completed in 2024: 2149 & 2103.	Annual Program December	Budget: \$116,486 Exp: \$45,349 Balance: \$71,137
8	920 Projects	Roof Preventive Maintenance Program	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	PREVENTIVE MAINTENANCE - Roofs completed in January 2024: 5-year old roofs - 534, 538, 631, 658, 805, 823, 829, 840, 848, 849, 864, 865, 867, 868, 870, 872, 877, 879, 880, 886, 906, 907, 913 Roofs completed January - March 2024: 10-year old roofs - 79, 87, 157, 169, 245, 302, 303, 348, 349, 350, 359, 360, 381, 421, 439, 442, 496, 502, 537, 565, 575, 579, 580, 581, 586, 589, 623, 624, 638, 645, 679, 681, 728, 729, 747, 758, 794, 946, 947, 962, 2042, 2070, 2082, 2096, 2102, 2139, 2141, 2152, 2184, 2219, C51, C310, L94, L107, L109, L113, L115, L116, L117, L119. 306 buildings on the flat roof debris removal program will be completed in December 2024.	Annual Program December	Budget: \$178,468 Exp: \$108,528 Balance: \$69,940
9	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.	Structural Repair/Drainage Correction: Buildings completed in 2024: 324-Q: Balcony Repair SB326 Repairs: Work is completed on 75-R, 86-P, 95-R, 107-O/Q, 110-N/T and 526-P.	Annual Program	Budget: \$50,000 Exp: \$36,456 Balance: \$13,544

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10	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. Staff performs field inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	Buildings completed in 2024: B859: Foundation Damage	Annual Program	Budget: \$43,436 Exp: \$3,900 Balance: \$39,536
11	904 Maint Svc	Walkway Lighting Program	This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if program requirements are met.	Applications submitted and under review: None Applications approved: None Application removed: 933-B (member withdrew application) Completed: B299, B337, B490, B597, B2041, B2087, CDS81	Annual Program	Budget: \$64,760 Exp: \$19,477 Balance: \$45,313
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	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 in randomly selected buildings. The necessary inspection submittal requirements are due January 2025, as outlined in Senate Bill 326.	39 buildings were inspected in 2024. 18 buildings completed in February: 521, 524, 525, 526, 535, 549, 710, 711, 748, 753, 757, 762, 764, 775, 777, 780, 784, 785 21 buildings completed in January: 806, 807, 808, 809, 69, 70, 73, 75, 76, 77, 82, 84, 86, 90, 92, 95, 97, 100, 107, 110, 115 Inspection report will be presented in November to M&C Committee.	Annual Program	Budget: \$51,560 Exp: \$40,158 Balance: \$11,402
	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 completed in 2024: 530, 534	Annual Program	Budget: \$100,000 Exp: \$98,427 Balance: \$1,573
	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.	Concrete work completed in 2024: CDS 35, 55	Annual Program August	Budget: \$150,000 Exp: \$150,000 Balance: \$0
	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.	A total of 4,616 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed as of 2023. Approximately 376 linear feet of Shepherd's Crook was installed between the community and the Lutheran Church on El Toro Road in September.	Annual Program September	Budget: \$35,000 Exp: \$35,000 Balance: \$0

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	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 completed in 2024: CDS 21, 22, 44, 70, 72, 83, 84, 86, 92, 207, 210, 211. Invoicing is pending.	Annual Program September	Budget: \$45,126 Exp: \$0 Balance: \$45,126
	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.	Asphalt paving work completed in 2024: CDS 35, 55 Invoicing is pending.	Annual Program October	Budget: \$199,081 Exp: \$5,650 Balance: \$193,425
	920 Projects	Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing	This ongoing program is funded 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. The Composition Shingle Replacement Program was designed to replace roof systems that have reached their serviceable life prior to failure.	BUR to PVC roofs - Buildings remaining: None. Buildings completed: 11, 43, 88, 114, 435, 783, 797, 801, 807, 827, 874, 932, 2001 & 2044. Comp. shingle roofs - Buildings remaining: None. Buildings completed: 129, 369, 525, 753 & 945.	Annual Program April through November	Budget: \$1,050,000 Exp: \$400,584 Balance: \$649,416