

Third Mutual Project Log - March 2026

#	Name	Description	Status	<u>Estimated Completion</u> Budget
1	Seal Coat Program	This ongoing program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled in 2026: CDS: 31, 33, 219, 318, 319, 337, 338, 339, 340-B, 341, 342, 347, 351, 352, 353, 355, 359, 363	September <hr/> Budget: \$57,341
2	Asphalt Paving & Concrete	This annual program is funded to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed. Adjacent concrete sidewalks are evaluated and repaired if necessary.	Paving and concrete work scheduled in 2026: CDS: 304, 329, 335, 374, 409	September <hr/> Budget: \$473,231
3	Waste Line Remediation	This ongoing program is funded 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.	Buildings scheduled in 2026: 5372, 5519, 3498 (67 manors) Completed: None	August <hr/> Budget: \$1,500,000
4	Water Lines - Copper Pipe Remediation	This ongoing program is funded to treat copper water lines with an epoxy liquid in all buildings which experience a high frequency of copper pipe leaks.	Buildings scheduled in 2026: 3241, 5510, 5517, 5518, 5519 (112 manors) Completed: None	December <hr/> Budget: \$1,000,000

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5	Roof Replacement - Light Weight Tile to Comp Shingle Roofs	This ongoing program is funded to replace light weight tile roofs with composition shingle roof systems.	Buildings scheduled in 2026: 3087, 3219, 3314, 3438, 3460	May to June <hr/> Budget: \$276,852
6	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded 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 scheduled in 2026: 2127, 2246, 2247, 2287, 2328, 2369, 2384, 2389, 2391, 2395, 3249, 3300, 3394, 4025, 5323, 5357, 5520, 5521	June to November <hr/> Budget: \$1,425,716
7	PVC Roof Repair & Preventive Maintenance Programs	This ongoing program is funded to preserve and prolong the serviceable life of PVC roofs by performing emergent repairs as needed. This also includes flat roof debris clean-up.	5 Year Maintenance - 28 buildings scheduled. 10 Year Maintenance - 36 buildings scheduled. 311 buildings on the flat roof debris removal program will be completed in 2026.	December <hr/> Budget: \$222,030
8	Annual Termite Inspections	This annual program is funded to provide pest control inspection services.	132 buildings in Gates 9 and 10 scheduled for inspection in 2026. Completed: 78 buildings.	May <hr/> Budget: \$30,000

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9	Pest Control for Termites	This annual program is funded 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.	84 buildings scheduled in 2026: 962, 2109, 2133, 2200, 2202, 2238, 2308, 2309, 2346, 2352, 2369, 2383, 2386, 2400, 3000, 3012, 3014, 3024, 3052, 3066, 3088, 3132, 3134, 3181, 3233, 3255, 3298, 3316, 3324, 3339, 3345, 3346, 3373, 3399, 3406, 3434, 3440, 3447, 3454, 3471, 3476, 3501, 3515, 4003, 5016, 5028, 5032, 5053, 5074, 5084, 5100, 5117, 5118, 5143, 5156, 5189, 5194, 5199, 5201, 5216, 5235, 5236, 5240, 5286, 5287, 5303, 5303, 5309, 5367, 5388, 5397, 5429, 5430, 5437, 5443, 5456, 5482, 5483, 5484, 5490, 5496, 5498, 5524, 5554 1 laundry room scheduled in 2026: 242 Work scheduled to begin in May.	May to November Budget: \$595,000
10	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	Scheduled in 2026: CDS 407 (2 buildings), Buildings 5318-5346 (29 buildings) In progress: CDS 406 (4 buildings) Completed in 2026: None	December Budget: \$1,137,023
11	Exterior Paint Program	This 15-year full cycle program is funded 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. This includes touch-up painting of mutual repairs.	Scheduled in 2026: CDS 407, Buildings 5318-5346 In progress: CDS 405, CDS 406 Completed in 2026: CDS 404	December Budget: \$1,835,569
12	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. This program also includes replacement of gutter systems for 10 GV Buildings.	Buildings scheduled in 2026: TBD, pending job site walk. Schedule will be provided in May. Completed: None	November Budget: \$282,022

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13	Gutter Screens	This program is funded to install screens on existing mutual owned rain gutters to minimize debris buildup which can block gutters and contribute to water overflow.	Buildings scheduled in 2026: Pending results of pilot program.	December
				Budget: \$50,000
14	Building Structures Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	SB326 Repairs: 2239, 2240, 2400, 3416, 4012	December
				Budget: \$320,000
15	Building Structures Foundations Program	This ongoing 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 observations when a foundation inspection request is received. If needed, a structural engineer is then scheduled to inspect the foundation and provide a recommendation.	Foundation Repairs: B2102: Work scheduled for late March. B5348: Work scheduled for late March. B5349: Work scheduled for late March.	December
				Budget: \$27,500
16	Building Structures Replacement	This ongoing program is funded 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.	Structural Repair/Replacement Completed: 5515: Beam Replacement - Scheduled to begin in early April. Parapet Wall Removals: 5435, 5444, 5453	December
				Budget: \$349,000

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17	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed.	Buildings scheduled in 2026: 2397, 5500, 5511	November
				Budget: \$230,000
18	Shepherd's Crook	This program is funded to remove and replace barbed wire with Shepherd's Crook.	490 LF is scheduled for installation in 2026. Location TBD. 7,731 LF out of 33,761 LF of Shepherd's Crook has been installed as of December 2025.	November
				Budget: \$50,000
19	GV Rec Room Windows	This program is funded to replace windows in Garden Villa Recreation Rooms.	10 buildings scheduled in 2026: 2384, 2386, 2387, 2388, 2389, 2392, 2397, 2400, 2402, 3420 Work will begin in March.	December
				Budget: \$60,000