

Third Mutual Project Log - January 2026

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of October)
1	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	CDS scheduled for 2026: 407 (2 buildings) CDS in progress: 406 (4 buildings) CDS completed in 2025: 402, 403, 404, 405, 408, 409 (18 buildings)	December	Budget: \$1,008,972 Supplemental: \$500,000 Recorded Exp: \$807,032 Balance: \$201,940
2	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.	CDS scheduled for 2026: 406, 407 CDS in progress: 404, 405 CDS completed in 2025: 402, 409, 403, 408	December	Budget: \$1,757,800 Recorded Exp: \$1,205,535 Balance: \$552,265
3	GV Seepage Study	Funding is provided for consultant services to analyze the seepage into GV garages and report findings and recommendations.	Consultant report was presented to M&C Committee on May 5. GV Association recommendations were presented on September 8. Further discussion planned at January 2026 meeting.	December	Budget: \$25,000 Recorded Exp: \$24,948 Balance: \$52
4	GV Building Handrails	This program is funded to allow for the installation of metal handrails at entrances to 25 GV buildings.	26 buildings scheduled in 2025. 10 buildings completed in 2025.	December	Budget: \$60,000 Recorded Exp: \$0 Balance: \$60,000

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COMPLETED					
	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 completed in 2025: 3133, 3220, 3228, 3295, 3431, and 3484.	May - June	Budget: \$257,350 Recorded Exp: \$257,346 Balance: \$4
	GV Rec Room Windows	This program is funded to replace windows in Garden Villa Recreation Rooms.	2025 program cancelled.	December	Budget: \$60,000 Recorded Exp: \$0 Balance: \$60,000
	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.	New contract signed in September 2025. Buildings completed in 2025: 3181, 3182, 3183, 3184, 3187, 3188, 3189 Invoicing is pending.	August	Budget: \$500,000 Recorded Exp: \$327,267 Balance: \$172,733
	Seal Coat Program	This ongoing 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.	Seal coat work completed in 2025: CDS 201, 203, 212, 216, 309, 310, 314, 327, 344, 346, Via Portora, Vista del Mondo. Areas previously scheduled for paving moved to seal coat only: CDS 339, 349, 368, 377, 3328, 5345, 5508.	September	Budget: \$80,915 Recorded Exp: \$80,915 Balance: \$0
	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed.	Buildings completed in 2025: 4007, 4008 and 4009	November	Budget: \$205,800 Supplemental: \$21,600 Recorded Exp: \$227,400 Balance: \$0
	Shepherd's Crook	This program is funded to remove and replace barbed wire with Shepherd's Crook.	7,731 LF out of 33,761 LF of Shepherd's Crook has been installed as of December 2025. 404 LF was installed in 2025 near Gate 11.	November	Budget: \$38,000 Recorded Exp: \$37,965 Balance: \$35

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	Annual Termite Inspections	This annual program is funded to provide pest control inspection services.	470 total buildings in Gates 7, 9, and 10 scheduled for inspection in 2025 Completed: 470 buildings completed January - December Invoicing is pending.	December	Budget: \$50,000 Recorded Exp: \$0 Balance: \$50,000
	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.	55 buildings completed in 2025: 5269, 3438, 5052, 3340, 5140, 5003, 5229, 3184, 3201, 5530, 5550, 5542, 3207, 3394, 3119, 5460, 5446, 3495, 3185, 2278, 961, 2351, 2359, 2127, 2194, 2233, 5259, 3117, 3237, 5204, 3202, 3222, 5584, 5181, 5312, 3242, 5264, 5452, 5155, 3377, 5278, 5510, 2391, 2383, 2401, 2200, 5575, 3322, 3321, 3486, 5064, 5023, 3171, 2360, 4010 Postponed until 2026: 2400, 2352, 5074, 5053, 2386, 5201, 3255, 5397, 3012, 3132, 2309, 2133, 2369 Invoicing is pending.	May to November	Budget: \$605,000 Recorded Exp: \$442,230 Balance: \$162,770
	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration.	Buildings completed in 2025: 4016, 4017, 4018, 4019, 4020, 4022, 4023 Invoicing is pending.	November	Budget: \$60,000 Recorded Exp: \$17,031 Balance: \$42,969
	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 completed in 2025: 963, 2109, 2176, 2204, 2230, 2254, 2276, 2281, 2289, 2313, 2351, 2355, 2386, 2398, 3116, 3192, 3366, 5517 Invoicing is pending.	June - November	Budget: \$1,388,375 Recorded Exp: \$1,237,694 Balance: \$150,681
	Building Structures Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	SB326 Repairs: B3015: Work is complete. B2294: Work is complete. B3415: Work is complete.	December	Budget: \$210,000 Recorded Exp: \$137,223 Balance: \$72,777
	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: B3123: Foundation repair. Work is complete. B2387, B2388, 2239, 5486-A, 5115: Work is complete.	December	Budget: \$25,000 Recorded Exp: \$21,239 Balance: \$3,761

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	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: Gate 9 Block Wall Repair B2175 Foundation Repair Parapet Wall Removals: B5107 is complete. B5045 is complete. B5081 is complete.	December	Budget: \$318,000 Supplemental: \$58,260 Recorded Exp: \$289,853 Balance: \$28,147
	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 completed in 2025: 3181, 3182, 3183, 3184, 3187, 3188, 3189 Postponed until 2026: 969, 3242, 5550 Invoicing pending.	December	Budget: \$500,000 Recorded Exp: \$0 Balance: \$500,000
	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.	Roofs completed in January 2025: 5 Year Maintenance - 20 buildings completed. Roofs completed January 2025: 10 Year Maintenance - 42 buildings completed. 310 buildings on the flat roof debris removal program completed in December 2025. Invoicing pending.	December	Budget: \$92,448 Recorded Exp: \$34,469 Balance: \$57,979