

### Third Mutual Project Log November 2024 (Prepared October 18)

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of September)
1	<b>Annual Termite Inspections</b>	This annual program is funded to provide pest control inspection services.	468 buildings scheduled for inspection in 2024 (approx. 39 buildings per month).  Inspections are underway in Gate 5 and 6. Between January and October, 353 buildings were inspected and 55 required treatment.	December	Budget: \$46,800 Recorded Exp: \$27,200 Balance: \$19,600
2	<b>Pest Control for Termites</b>	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.	53 buildings scheduled for fumigation in 2024.  6 buildings (20 manors) scheduled for November: 3423, 5204, 3507, 3276, 3295 & 3234 (the remaining 13 buildings will be scheduled in 2025)  34 buildings completed in 2024: 2384, 5540, 5590, 5512, 5587, 5422, 5474, 5487, 5480, 3099, 3159, 3057, 3171, 3187, 3126, 3229, 3251, 3255, 5024, 5043, 3441, 5019, 5390, 3501, 5045, 5324, 5456, 5418, 3148, 5071, 2204, 5301, 5540 & 5026 (113 manors)	May to November	Budget: \$330,316 Recorded Exp: \$116,282 Balance: \$214,034
3	<b>Water Lines - Copper Pipe Remediation</b>	This ongoing program is funded to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings remaining for 2024: 4013, 3108, 3145, 2383, 2326, 3170  Buildings completed in 2024: 2292, 3036, 3105, 3106, 3107, 4007, 2339, 2344, 2360, 3128, 3129	December	Budget: \$1,000,000 Recorded Exp: \$337,976 Balance: \$622,024
4	<b>Roof Replacement - BUR to PVC Cool Roofing</b>	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 remaining for 2024: 3479, 3488, 4019, 5052, 5091, 5397, 5442, 5474, 5558  Buildings completed in 2024: 2234, 2290, 2314, 2330, 2336, 2340, 2357, 2390, 3003, 3016, 3018, 3062, 3113, 3114, 3140, 3182, 3223, 3240, 3274, 3299, 3341, 3510	June - November	Budget: \$1,200,000 Recorded Exp: \$237,804 Balance: \$962,196

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5	<b>PVC Roof Repair &amp; Preventive Maintenance Programs</b>	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.	<p>Roofs completed in January 2024:  <b>5 Year</b> Maintenance - 2350, 2352, 2356, 3005, 3013, 3066, 3086, 3112, 3117, 3137, 3148, 3163, 3166, 3169, 3181, 3184, 3186, 3188, 3201, 3204, 3206, 3210, 3213, 3215, 3217, 3247, 3248, 3256, 3275, 3279, 3305, 3323, 3324, 3325, 3336, 3338, 3363, 3364, 3371, 3375, 3408, 3411, 3447, 3461, 3473, 3489, 3517, 5229, 5280, 5306, 5346, 5353, 5365, 5463, 5470, 5503, 5511</p> <p>Roofs completed January - March 2024:  <b>10 Year</b> Maintenance - 2360, 3046, 3049, 3078, 3085, 3088, 3089, 3091, 3097, 3099, 3100, 3129, 3132, 3136, 3162, 3168, 3190, 3191, 3285, 3329, 3342, 3433, 3442, 3450, 3452, 3523, 5015, 5021, 5031, 5035, 5041, 5066, 5083, 5086, 5113, 5123, 5134, 5211, 5377, 5464, 5481, and Carports 3130, 3154, 3155, 3156, 3157, 3158, 4001, 4007</p> <p>310 buildings on the flat roof debris removal program will be completed in December 2024.</p>	December	Budget: \$104,823 Recorded Exp: \$46,845 Balance: \$57,978

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6	<b>Prior to Paint Program (PTP)</b>	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	CDS 402 currently under PTP consisting of 3 three-story housing buildings and 6 carports.  CDS completed in 2024: 328, 333, 334 & 401 (26 housing buildings)	December	Budget: \$1,222,353 Recorded Exp: \$819,000 Balance: \$403,353
7	<b>Exterior Paint Program</b>	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 remaining in 2024: 402  CDS 401 in progress and will be complete in December.  CDS completed in 2024: 328, 333 & 334	December	Budget: \$1,613,075 Recorded Exp: \$1,046,455 Balance: \$566,620
8	<b>Gutters - Replacement and Repair</b>	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration.	Gutter replacements scheduled for 2024: 3150, 3155, 3153 & 3152.  Gutters completed in 2024: 2137, 3151, 3148, 3154, & 3158.	November	Budget: \$60,000 Recorded Exp: \$0 Balance: \$60,000
9	<b>Building Structures Dry Rot Program</b>	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	B5371 and B5372: Work is scheduled to be completed in December.	December	Budget: \$210,000 Recorded Exp: \$64,800 Balance: \$145,200
10	<b>Building Structures Foundations Program</b>	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.	B3273: Foundation repair. Work is in progress. 3417-P: Garage wall foundation was completed in September. B2290: Foundation work was completed in July. B2369: No structural repairs needed. Stucco repairs completed in August. 4014-1A: Column foundation work was completed in July.	November	Budget: \$25,000 Recorded Exp: \$24,500 Balance: \$500

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11	<b>Building Structures Replacement</b>	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.	<p><b>Structural Repair/Replacement Completed:</b> None.</p> <p><b>Structural Repair/Replacement in Progress:</b> None.</p> <p><b>Parapet Wall Removals:</b> 5284: Work is in progress. 5028: Work is in progress.</p> <p><b>SB326 Repairs:</b> 3415-O and P, 3416-N, 5525-O, 3429-O and P, 4019-N, O and P, 4020-N, O and P, 4021-N and 4022-N and P.</p>	December	Budget: \$500,000 Recorded Exp: \$70,002 Balance: \$429,998
12	<b>Elevator Replacement Program</b>	This ongoing program is funded to replace mechanical equipment and interior renovations as needed. The annual budget will allow for 2 elevator cab upgrades.	<p>Buildings completed in 2024:</p> <p>B4006 and B4010 are in progress.</p> <p>Invoicing is pending.</p>	November	Budget: \$125,000 Recorded Exp: \$9,112 Balance: \$115,888
13	<b>Garden Villa Rec Room Window Replacements</b>	This program is funded to replace windows in Garden Villa Recreation Rooms.	<p>Buildings scheduled for 2024: 969, 2404, 3421, 5510, 5515</p> <p>Bidding underway, award of contract in November. Work to be completed in December.</p>	December	Budget: \$60,000 Recorded Exp: \$0 Balance: \$60,000

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of September)
<b>COMPLETED</b>					
	<b>Senate Bill 326 Load Bearing Component Inspections</b>	<p>This program is funded to conduct an assessment of exterior elevated elements, defined as the load-bearing components, in selected buildings and facilities within the community.</p> <p>Inspection report due January 2025, as outlined in Senate Bill 326.</p>	<p>73 buildings were inspected in 2024</p> <p>28 buildings inspected in <b>March</b>: 2249, 2250, 2259, 2260, 3011, 3019, 3020, 3021, 3026, 3029, 3031, 4018, 4019, 4020, 4021, 4022, 3427, 3428, 3429, 2401, 2402, 3241, 3242, 3415, 3416, 3417, 5523, 5525</p> <p>14 buildings inspected in <b>April</b>: 3434, 3435, 2354, 2355, 2384, 2385, 2386, 2387, 2388, 4003, 4004, 4005, 4012, 4013</p> <p>15 buildings inspected in <b>May</b>: 3335, 3336, 3337, 3338, 3420, 2294, 4006, 4008, 4009, 4010, 4011, 4014, 4015, 2399, 2400</p> <p>16 buildings inspected in <b>June</b>: 2117, 2118, 2120, 2134, 2135, 2136, 2227, 2229, 2231, 2232, 2237, 2239, 2240, 2241, 2242, 2244</p> <p>Inspection report will be presented in November to M&amp;C Committee.</p>	March - June	<p>Budget: \$92,495 Recorded Exp: \$92,994 Balance: -\$498</p>
	<b>Roof Replacement - Light Weight Tile to Comp Shingle Roofs</b>	<p>This ongoing program is funded to replace light weight tile roofs with composition shingle roof systems.</p>	<p>Buildings completed in 2024: 3207, 3215, 3292, 3394, 3475, 5216</p>	May - June	<p>Budget: \$250,000 Recorded Exp: \$240,559 Balance: \$9,441</p>
	<b>Shepherd's Crook</b>	<p>This program is funded to remove and replace barbed wire with Shepherd's Crook.</p>	<p>7,014 LF out of 33,761 LF of Shepherd's Crook has been installed as of 2023.</p> <p>Work completed in 2024: 313 LF at Gate 11</p>	July	<p>Budget: \$32,400 Recorded Exp: \$28,546 Balance: \$3,854</p>
	<b>Waste Line Remediation</b>	<p>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.</p>	<p>Total number of buildings in Third Mutual: 1,405 Number of buildings left to complete: 1,020</p> <p>Buildings remaining for 2024: 2354 (Completion deferred to 2025)</p> <p>Buildings completed in 2024: 2392, 2394, 5518, 4011, 3421, 2393 (144 manors)</p>	August	<p>Budget: \$1,000,000 Supplemental: \$500,000 Recorded Exp: \$1,592,536 Balance: -\$92,536</p>

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of September)
	<b>Asphalt Paving and Concrete Program</b>	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 work completed in 2024: CDS 304, 335, 409, 329, 374 - work completed was patching, crackfill and seal coat application to pavement per Board direction.  Invoicing is pending.	September	Budget: \$377,975 Recorded Exp: \$0 Balance: \$377,975
	<b>Seal Coat Program</b>	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 2024: CDS 214, 226, 303, 306, 315, 316, 321, 325, 326, 331-A, 334, 354, 356, 357, 365, 371, 376, 402, 403, 3317  Invoicing is pending.	September	Budget: \$53,876 Recorded Exp: \$0 Balance: \$53,876