

Third Mutual Project Log May 2025

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of February)
1	Annual Termite Inspections	This annual program is funded to provide pest control inspection services.	470 buildings in Gates 7, 9 and 10 scheduled for inspection in 2025: 117 buildings completed January-March	December	Budget: \$50,000 Recorded Exp: \$0 Balance: \$50,000
2	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.	67 buildings scheduled for fumigation in 2025: 5269, 3438, 3255, 5052, 3340, 5140, 5003, 5229, 3184, 3201, 5530, 5550, 5542, 5397, 3012, 3207, 3394, 3119, 3132, 5460, 5446, 3495, 3184, 2278, 961, 2351, 2359, 2127, 2194, 2233, 5259, 3117, 3237, 5204, 3202, 3222, 5584, 5181, 5312, 3242, 2386, 5264, 5452, 5053, 5074, 5155, 3377, 5278, 5510, 2391, 2383, 2309, 2133, 2352, 2401, 2200, 5575, 3322, 2400, 3321, 3486, 5064, 5201, 5023, 3171, 2360, 4010. Buildings completed in 2025: None, tenting will begin in May.	May to November	Budget: \$605,000 Recorded Exp: \$2,040 Balance: \$602,960
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.	Total number of buildings in Third Mutual: 1,405 Number of buildings left to complete: 1,019 Buildings scheduled for 2025: 3241, 3335 (in progress) Buildings completed in 2025: 2354, 2381	August	Budget: \$500,000 Recorded Exp: \$593 Balance: \$499,407
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 for 2025: Schedule being developed. Buildings completed in 2025: None	December	Budget: \$500,000 Recorded Exp: \$0 Balance: \$500,000
5	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 scheduled for 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: \$0 Balance: \$80,915
6	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 for 2025: 3133, 3220, 3228, 3295, 3431, 3484 Buildings completed in 2025: None, work will begin in May.	May - June	Budget: \$257,350 Recorded Exp: \$0 Balance: \$257,350

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7	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 for 2025: 963, 2109, 2176, 2204, 2230, 2254, 2276, 2281, 2289, 2313, 2351, 2355, 2386, 2398, 3116, 3366, 5517 Buildings completed in 2025: None, work will begin in June.	June - November	Budget: \$1,388,375 Recorded Exp: \$0 Balance: \$1,388,375
8	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 will be completed in December 2025	December	Budget: \$92,448 Recorded Exp: \$0 Balance: \$92,448
9	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	CDS remaining for 2025: 404, 405, 406 (7 buildings) CDS in progress: 403 (3 buildings) CDS completed in 2025: 402, 409 (5 buildings)	December	Budget: \$1,008,972 Recorded Exp: \$127,695 Balance: \$881,277
10	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 remaining for 2025: 403, 404, 405, 406, 409 CDS in progress: 408 CDS completed in 2025: 402	December	Budget: \$1,757,800 Recorded Exp: \$217,743 Balance: \$1,540,057
11	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration.	Buildings scheduled for 2025: 4016, 4017, 4018, 4019, 4020, 4022 and 4023. Buildings completed in 2025: None	November	Budget: \$93,574 Recorded Exp: \$12,107 Balance: \$81,467
12	Building Structures Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	No inspection requests received.	December	Budget: \$210,000 Recorded Exp: \$0 Balance: \$210,000

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13	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: B2239: Foundation repairs are complete. B5486-A: Garage curb foundation repairs are complete. B5115: Garage curb foundation repairs are complete.	December	Budget: \$25,000 Recorded Exp: \$0 Balance: \$25,000
14	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: No inspection requests received. Parapet Wall Removals: B5107 is complete. B5045 is in progress. B5081: Work is scheduled to begin mid-May. SB326 Repairs: B3015: Work is scheduled for mid-June. B2294: Work is scheduled for mid-May. B3415: Work is in progress.	December	Budget: \$318,000 Recorded Exp: \$38,322 Balance: \$279,668
15	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed.	Buildings scheduled in 2025: 4007, 4008 and 4009	November	Budget: \$205,800 Recorded Exp: \$0 Balance: \$205,800
16	Shepherd's Crook	This program is funded to remove and relace barbed wire with Shepherd's Crook.	7,327 LF out of 33,761 LF of Shepherd's Crook has been installed as of 2024. Approximately 300 LF will be scheduled for installation in 2025 in Gate 11.	December	Budget: \$38,000 Recorded Exp: \$0 Balance: \$38,000
17	GV Seepage Study	Funding is provided for consultant services to analyze the seepage into GV garages and report findings and recommendations.	Structural report to be presented at the May 5, 2025 meeting of the M&C Committee.	May	Budget: \$25,000 Recorded Exp: \$0 Balance: \$25,000
18	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