

## United Mutual Project Log - January 2025

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
1	920 Projects	<b>Pushmatic Electrical Panel Replacement</b>	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.	Total units completed as of 2024: 2,209 Total units planned for 2025: 190 Total units remaining after 2025: 351	Annual Program December	Budget: \$500,000 Exp: \$0 Balance: \$500,000
2	920 Projects	<b>Shepherd's Crook Installation</b>	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on perimeter walls with Shepherd's Crook.	A total of 4,992 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed as of 2024.  Approximately 622 linear feet is planned for 2025 along El Toro between the Lutheran Church and Gate 5.	Annual Program September	Budget: \$56,786 Exp: \$0 Balance: \$56,786
3	904 Maint Svc	<b>Wasteline Remediation</b>	This program is funded to install 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 commenced in 2011 but did not include interior pipes. Starting in 2017, both interior and exterior lines are receiving an epoxy liner.	55 buildings completed in 2024  Buildings scheduled for 2025: 7 buildings deferred from 2024 to 2025. Schedule for 2025 being developed.  Buildings completed in 2025: None	Annual Program December	Budget: \$2,300,000 Exp: \$0 Balance: \$2,300,000
4	904 Maint Svc	<b>Water Lines - Copper Pipe Remediation</b>	This program is funded to install epoxy lining to extend the life of copper pipe water lines in buildings which experience a high frequency of copper pipe leaks.	Buildings completed in 2024: 530, 534  Buildings scheduled for 2025: Schedule being developed.  Buildings completed in 2025: None	Annual Program	Budget: \$100,000 Exp: \$0 Balance: \$100,000
5	910 Bldg. Maint	<b>Pest Control for Termites</b>	This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for hotel accommodations during tenting.  Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.	30 buildings completed in 2024  56 buildings scheduled in 2025: Scheduled for 2025 being developed.  Buildings completed in 2025: None	Annual Program May to November	Budget: \$491,804 Exp: \$0 Balance: \$491,804

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
6	910 Bldg. Maint	<b>Exterior Paint Program</b>	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 completed in 2024: 209, 211 CDS scheduled in 2025: 210, 27, 70, 71, 73, 81, 83, 84, 85 CDS completed in 2025: None	Annual Program December/January	Budget: \$1,821,439 Exp: \$0 Balance: \$1,821,439
7	910 Bldg. Maint	<b>Prior to Paint Program</b>	This program prepares building surfaces for painting and includes repair and mitigation of dry rot and decking in conjunction with the 15-year Exterior Paint Program.	CDS completed in 2024: 209, 210, 211 CDS scheduled in 2025: 27, 70, 71, 73, 81, 83, 84, 85 CDS completed in 2025: None	Annual Program December	Budget: \$1,117,065 Exp: \$0 Balance: \$1,117,065
8	910 Bldg. Maint	<b>Balcony &amp; Breezeway Resurfacing</b>	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 in 2025: 29 buildings in CDS 12 and CDS 13 Buildings completed in 2025: None	Annual Program December	Budget: \$66,747 Exp: \$0 Balance: \$66,747
9	910 Bldg. Maint	<b>Gutters - Replacement and Repair</b>	This program is funded for gutter replacement and repairs to be 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 completed in 2024: 2149, 2103 Buildings scheduled in 2025: 2071, 2072, 2073, 2074, 2075, 2076 Buildings completed in 2025: None	Annual Program December	Budget: \$125,171 Exp: \$0 Balance: \$125,171

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
10	920 Projects	<b>Roof Preventive Maintenance Program</b>	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	<p>PREVENTIVE MAINTENANCE - Roofs scheduled in January 2025: <b>5-year old roofs</b> - 7 buildings scheduled in 2025</p> <p>Roofs scheduled January - March 2025: <b>10-year old roofs</b> - 53 buildings scheduled in 2025</p> <p>DEBRIS CLEANING - 306 buildings on the flat roof debris removal program will be completed in December 2025.</p>	Annual Program December	Budget: \$157,163 Exp: \$0 Balance: \$157,163
11	920 Projects	<b>Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing</b>	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.	<p><b>BUR to PVC roofs</b> - 14 buildings completed in 2024</p> <p>Buildings scheduled in 2025: 21 buildings, schedule pending</p> <p><b>Comp. shingle roofs</b> - 5 buildings completed in 2024</p> <p>Buildings scheduled in 2025: 7 buildings, schedule pending</p>	Annual Program April through November	Budget: \$1,427,639 Exp: \$0 Balance: \$1,427,639
12	920 Projects	<b>Seal Coat Program</b>	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.	<p>12 CDS completed in 2024</p> <p>Seal coat work scheduled in 2025: 11 CDS, schedule pending</p>	Annual Program September	Budget: \$42,935 Exp: \$0 Balance: \$42,935
13	920 Projects	<b>Asphalt Paving Program</b>	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.	<p>2 CDS completed in 2024</p> <p>Asphalt paving scheduled in 2025: 3 CDS, schedule pending</p>	Annual Program October	Budget: \$348,000 Exp: \$0 Balance: \$348,000
14	920 Projects	<b>Parkway Concrete Program</b>	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.	<p>2 CDS completed in 2024</p> <p>Concrete work scheduled for 2025: 3 CDS, schedule pending</p>	Annual Program August	Budget: \$309,571 Exp: \$0 Balance: \$309,571

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
15	920 Projects	<b>Building Structures Replacement</b>	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.	<b>Structural Repair/Drainage Correction:</b> 7 buildings completed in 2024  Buildings scheduled in 2025: None	Annual Program	Budget: \$50,000 Exp: \$0 Balance: \$50,000
16	920 Projects	<b>Building Structures Foundations Program</b>	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.	1 building completed in 2024  Buildings scheduled in 2025: None	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436
17	904 Maint Svc	<b>Walkway Lighting Program</b>	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.	7 applications completed in 2024  Applications submitted and under review: None Applications approved: None	Annual Program	Budget: \$63,180 Exp: \$0 Balance: \$63,180