

United Mutual Project Log - February 2025

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
1	920 Projects	Pushmatic Electrical Panel Replacement	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	Shepherd's Crook Installation	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. The area planned for 2025 is along El Toro between the Lutheran Church and Gate 5. Project is out for bids due in March 2025.	Annual Program September	Budget: \$56,786 Exp: \$0 Balance: \$56,786
3	904 Maint Svc	Wasteline Remediation	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.	Buildings scheduled for 2025: 916, 918, 806, 841, 843, 102, 844, 845, 846, 847, 848, 849, 931, 533, 859, 748, 583, 921, 830, 831, 832, 856, 857, 858, 863, 864, 865, 866 Buildings completed in 2025: 917, 919, 920	Annual Program December	Budget: \$2,300,000 Exp: \$0 Balance: \$2,300,000
4	904 Maint Svc	Water Lines - Copper Pipe Remediation	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 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	Pest Control for Termites	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.	56 buildings scheduled in 2025: Schedule for 2025 being developed. Buildings completed in 2025: None	Annual Program May to November	Budget: \$491,804 Exp: \$0 Balance: \$491,804

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6	910 Bldg. Maint	Exterior Paint Program	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 scheduled in 2025: 210, 19, 25, 27, 70, 71, 73, 81, 83, 84, 85 CDS completed in 2025: 210 in progress	Annual Program December/January	Budget: \$1,821,439 Exp: \$0 Balance: \$1,821,439
7	910 Bldg. Maint	Prior to Paint Program	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 scheduled in 2025: 19, 25, 27, 70, 71, 73, 81, 83, 84, 85 CDS completed in 2025: 19, 25, 27 in progress	Annual Program December	Budget: \$1,117,065 Exp: \$0 Balance: \$1,117,065
8	910 Bldg. Maint	Balcony & Breezeway Resurfacing	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	Gutters - Replacement and Repair	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 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	Roof Preventive Maintenance Program	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	<p>PREVENTIVE MAINTENANCE -</p> <p>Roofs scheduled in January 2025:</p> <p>5-year old roofs - 7 buildings completed.</p> <p>10-year old roofs - 53 buildings completed.</p> <p>DEBRIS CLEANING -</p> <p>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	Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing	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>BUR to PVC roofs</p> <p>Buildings scheduled in 2025: 208, 243, 314, 440, 514, 626, 637, 643, 653, 682, 826, 904, 916, 2002, 2003, 2007, 2016, 2057, 2077, 2094, 2151, 2164 (work will begin in May)</p> <p>Comp. shingle roofs</p> <p>Buildings scheduled in 2025: 78, 83, 558, 764 & 921.</p> <p>Buildings completed in 2025: B65, B370</p>	Annual Program April through November	Budget: \$1,427,639 Exp: \$0 Balance: \$1,427,639
12	920 Projects	Seal Coat Program	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.	Seal coat work scheduled in 2025: CDS 2, 3, 36, 50, 56, 64, 65, 66, 81, 208, 209	Annual Program August	Budget: \$42,935 Exp: \$0 Balance: \$42,935
13	920 Projects	Asphalt Paving Program	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.	Asphalt paving scheduled in 2025: CDS 29, 46, 73	Annual Program July	Budget: \$348,000 Exp: \$0 Balance: \$348,000
14	920 Projects	Parkway Concrete Program	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.	Concrete work scheduled for 2025: CDS 29, 46, 73	Annual Program June	Budget: \$309,571 Exp: \$0 Balance: \$309,571

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget (as of January)
15	920 Projects	Building Structures Replacement	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.	Structural Repair/Drainage Correction: No inspection requests received.	Annual Program	Budget: \$50,000 Exp: \$0 Balance: \$50,000
16	920 Projects	Building Structures Foundations Program	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.	No inspection requests received.	Annual Program	Budget: \$43,436 Exp: \$0 Balance: \$43,436
17	904 Maint Svc	Walkway Lighting Program	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.	Applications submitted and under review: B55 Applications approved: B454, 918-C	Annual Program	Budget: \$37,000 Exp: \$0 Balance: \$37,000