UNITED LAGUNA WOODS MUTUAL

OPEN MEETING

REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL MAINTENANCE AND CONSTRUCTION COMMITTEE

Wednesday, August 22, 2018 - 9:00 a.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road

NOTICE and AGENDA

This Meeting May Be Recorded

1. Call to Order
2. Acknowledgement of Media
3. Approval of Agenda
4. Approval of Meeting Report for June 27, 2018
5. Chair's Remarks
6. Member Comments - *(Items Not on the Agenda)*
7. Department Head Update

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

8. Project Log
9. Maintenance Programs Reports
10. Expenditures Report & Variance Explanations
11. Toilet Replacement Report
12. Copper Pipe Supply Line Leak Report

Reports:

13. Supplemental Appropriation for Emergency Panel Replacement
14. Supplemental Appropriation for Emergency Paving Repairs
15. Flood Buzz Water Detection Device
16. US Energy Walkway Lighting Audit at Gates 5 & 6

Items for Future Agendas:

- Appliance Repair Cost Review for Staff vs. Vendor
- Copper Pipe Supply Line Leak Report (December 2018)

Concluding Business:

Committee Member Comments
Date of Next Meeting – October 24, 2018
Adjournment

Don Tibbetts, Chair
Ernesto Munoz, Staff Officer
Telephone: 949-268-2281

OPEN MEETING

REPORT OF REGULAR MEETING OF THE UNITED LAGUNA WOODS MUTUAL MAINTENANCE AND CONSTRUCTION COMMITTEE

Wednesday, June 27, 2018 - 9:00 a.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road

MEMBERS PRESENT:	Don Tibbetts – Chair, Janey Dorrell, Pat English, Gary Morrison, Carl Randazzo
MEMBERS ABSENT:	Advisor Del Ng, Jack Bassler
ADVISORS PRESENT:	None
STAFF PRESENT:	Ernesto Munoz – Staff Officer, Laurie Chavarria

1. Call to Order

Chair Tibbetts called the meeting to order at 9:02 a.m.

2. Acknowledgement of Media

Chair Tibbetts noted no members of the media were present.

3. Approval of the Agenda

The agenda was approved as written

4. Approval of Meeting Report for April 25, 2018

The Meeting Report for April 25, 2018 was approved as written.

5. Chairman's Remarks

Chair Tibbetts had no remarks.

6. Member Comments - *(Items Not on Agenda)*

- Carmen Frenkel (25-P): Commented on her request for handrails at Building 25.

- Kathryn Hungness (64-A): Commented on her request for a sloped walkway to her front door.

- Arthur Greenspan (25-A): Commented on the handrail request at Building 25.

- James Bain (751-D): Commented on the noise & air pollution near his manor due to a low wall. Mr. Bain submitted a petition for more trees and a higher wall.

- Bill O'Dowd (761-B): Commented on priorities for Shepherd's Crook locations.

- Gloria Greenspan (25-A) Commented on the handrail request at Building 25.

7. Department Head Update

Ernesto Munoz introduced the South Coast Water District and summarized the improvements that need to be made. SCWD presented a PowerPoint slideshow and discussed the upcoming project and how it would affect United Mutual residents at Building 911.

Ernesto Munoz provided an update on the Handyman Program, Floodbuzz Leak Alarm System, Entry Door Paint Failure and Wasteline Remediation.

Discussion ensued regarding Floodbuzz costs for material and labor and the possibility of adding funding to the 2019 budget if this product is approved.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the Committee by one motion. In the event that an item is removed from the Consent Calendar by members of the Committee, such item(s) shall be the subject of further discussion and action by the Committee.

8. Project Log
9. Maintenance Programs Reports
10. Expenditures Report & Variance Explanations
11. Toilet Replacement Report

A motion was made and unanimously carried to approve all items listed in the Consent Calendar.

Reports:

12. GFCI Outlet & Switch Covers (oral discussion)

Ernesto Munoz provided an update on the color of the outlets and switch covers stocked by the Mutual.

By consensus, staff was directed to purchase and stock switch covers, and general outlets in white and almond, however, GFCI outlets that are not original will be installed by the Mutual but the materials will be provided at the resident's expense.

Items for Future Agendas:

- Appliance Repair Cost Review for Staff vs. Vendor
- Copper Pipe Supply Line Leak Report (August, and December 2018)

Concluding Business:

Committee Member Comments

- Director Morrison commented on the policy to provide replacement refrigerators for residents who have warranty repairs pending.
- Director English commented on having the M&C Committee meeting televised or recorded.

Date of Next Meeting – August 22, 2018

Adjournment

The meeting was adjourned at 10:14 a.m.

Don Tibbetts

Don Tibbetts, Chair

United Mutual Project Log (July 2018)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	904 Maint Svc	**Epoxy Wasteline Remediation**	The Wastelines Program involves the installation of a seamless epoxy-based liner within the existing pipes to mitigate future root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. If there are consistent internal plumbing issues, these are also investigated and addressed during the Wastelines program. The program addresses interior as well as exterior waste lines. The program commenced the lining of interior lines in 2017.	A three year contract was signed with Specialized Pipe Technologies, or SPT, the contractor who performed the epoxy lining work in 2017. Work began on January 15. 120 buildings are estimated to be completed during the year. 107 buildings have been completed in 2018. However, only 88 invoices have been received. The buildings currently scheduled for epoxy lining are: 8, 15, 18, 20, 25 & 29.	December 2018 Annual	Budget: $1,500,000 Invoiced: $985,493 Balance: $514,507 Cumulative Expenditures 2008 through 2017: $4,020,563
2	904 Maint Svc	**Walkway Lighting Program**	This program is dedicated to improving walkway lighting through additional fixture installation, or the upgrade of existing ones. Alternatives to the existing pagoda style fixtures are evaluated as needed. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if it meets the program requirements.	Staff is processing additional lighting requests and began installations in late February. 19 additional lights have been added to date. The Committee awarded an "as needed" contract to US Energy for lighting consultant services. US Energy has performed an audit of the walkway lighting in Gates 5 and 6 and staff will deliver a report at the August M&C Committee meeting with proposals for walkway lighting improvements in this area.	December 2018 Annual	Budget:$38,408 Invoiced: $21,516.21 Balance: $16,891.79 Cumulative Expenditures 2010 through 2017: $295,748
3	910 Bldg Maint	**2018 Prior to Paint Program**	The prior to paint program prepares building surfaces for painting and includes repair and mitigation of Dry Rot, Decking and Welding repairs performed every 8 years in conjunction with the Exterior Paint Program.	Staff is currently at: CDS 13. The Cul-de-Sacs that are scheduled for 2018 are - 47, 48, 49, 12, 13, 91, 90, 80, 94, 95 & 82. CDS 47, 48, 49 & 12 have been completed.	December 2018 Annual	Budget: $982,766 Invoiced: $277,249 Balance: $705,517

4	910 Bldg Maint	**2018 Exterior Paint Program**	The Exterior Paint Program is on an 8-year cycle. The exterior components of each building are painted every 8 years. Components to be painted include the body, (stucco and/or siding and the trim (fascia boards, beams, overhangs, doors, closed soffits and structural and ornamental metal surfaces). Deck top coating, building address sign replacement as needed, and lead abatement activities are performed in conjunction with the Prior to Paint Program.	Staff is currently at CDS 48 then moving to CDS 49. The Cul-de-Sacs that are scheduled for 2018 are - 15, 24, 40, 47, 48, 49, 12, 13, 91, 90, 80, 94, 95 & 82. CDS 15, 24, 40, 47 have been completed.	December 2018 Annual	Budget: $2,242,937 Invoiced: $805,491 Balance: $1,437,446
5	910 Bldg Maint	**2018 Pest Control for Termites**	This program is dedicated to eradicating dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for local termite treatments and hotel accommodations during tenting.	The fumigation tenting program starts in May and is completed by November. 29 buildings and 5 carports are scheduled to be fumigated in 2018. 3 buildings have been completed so far this year.	November 2018 Annual	Budget: $230,370 Invoiced: $12,399 Balance: $217,971
6	920 Projects	**Energy Consultant Services**	An Energy Consultant will be used as needed in order to advance United's and the Community's future energy initiatives.	A contract was awarded to The Energy Coalition, for a not to exceed amount of $50,000 and was approved at the July 10, 2018, Board meeting. The Energy Task Force is considering the top priorities to be given to the energy consultant. The consultant will be engaged as needed, or as directed by the respective M&C Committee.	On-going	Supplemental Appropriation: $50,000 Invoiced: $0 Balance: $50,000
7	920 Projects	**2018 Roofing Program**	This program is dedicated to replacing and maintaining United Mutual roofs. Built up roofs are inspected 15 years after installation. Roofs determined to have reached the end of their serviceable life are scheduled to be replaced with a new PVC cool roof system.	The program began in March. 40 buildings totaling 158,549 square feet comprise the roofing program this year. 20 buildings have been re-roofed with a PVC cool roof system as of July 2nd.	December 2018 Annual	Budget: $1,180,000 Invoiced: $486,162 Balance: $693,838
8	920 Projects	**2018 Roofing Emergency Repair and Preventative Maintenance Programs**	This program is dedicated to Emergency and preventive maintenance roof repairs and is budgeted as a contingency item.	Emergency roof repairs are scheduled when resident requests are received and are ongoing all year. The 5 and 10 year old flat roof inspections and preventive maintenance repairs were completed in January. 55 buildings totaling 285,943 square feet were completed on 5 year old roofs and 42 buildings totaling 189,643 square feet were completed on the 10 year old roofs.	December 2018 Annual	Budget: $152,376 Invoiced: $101,111 Balance: $51,265

9	920 Projects	**2018 Gutter Cleaning Program**	This program is for the annual cleaning of Mutual and alteration gutters.	Gutter cleaning begins in September and is completed in December.	December 2018 Annual	Budget: $143,800 Invoiced: $0 Balance: $143,800
10	920 Projects	**2018 Asphalt Paving Program and Parkway Concrete Replacement**	This program is dedicated to preserving the integrity of the street paving. As part of this program, the asphalt paving is inspected and rated for wear annually. The life for asphalt paving is estimated at 30 years. The 2018 program will consist of 25,511 square feet of paving replacement. Concrete paving needing work in the paved areas will also be replaced.	This program consists of 25,511 square feet of paving replacement in cul de sac 38 and concrete swale work in cul de sacs 38 and 10. Resident notifications in the affected areas were sent out in May. Concrete work was completed in June. Concrete is curing to gain strength prior to asphalt work to be completed in July.	July 2018 Annual	Budget: $176,000 Invoiced: $135,140 Balance: $40,860
11	920 Projects	**2018 Seal Coat Program**	This program is dedicated to extending the life of the asphalt paving by sealing asphalt cracks to prevent water intrusion and adding an asphaltic slurry coating to restore the oils in the pavement.	This program is scheduled to be completed in August.	August 2018 Annual	Budget: $50,000 Invoiced: $0 Balance: $50,000
12	920 Projects	**2018 Pushmatic Electrical Panel Replacement**	This project is dedicated to replacing 2,750 Pushmatic electric panels over a 10 Year period. The Pushmatic panels are obsolete and their replacement parts are no longer manufactured or supported. The Board entered into **a five year contract** with Coastal Current Electric Corp. to install 1,375 Pushmatic electric panels. This contract expires in May 2021; at which time a new five year contract will be required to complete the remaining 1,375 electric panels.	In 2016 and 2017 a total of 387 Pushmatic panels were installed. The 2018 Pushmatic Replacement Program started January 2018 with 177 panels installed as of June 28, 2018.	December 2018 Annual	Budget: $371,250 Invoiced: $264,693 Balance: $106,557 Cumulative Expenditures 2016 through 2017: $583,484
13	920 Projects	**2018 Lift Maintenance Program**	This is an annual program to provide maintenance and emergency services to 29 wheelchair lifts.	The wheelchair lifts are inspected and serviced at least once every (90) days. A full time elevator mechanic is on site to maintain and respond to immediate wheelchair lift and elevator needs.	December 2018 Annual	Budget: $30,468 Invoiced: $11,064 Balance: $19,404

14	920 Projects	**2018 Building Structures**	This program is dedicated to replacing and repairing building structural components that are not performing as designed.	This is a reserve component designed to address building structures that are exhibiting deterioration and will be utilized on a contingency basis. Building structure repairs have been completed at manor 148-C and 665-B.	December 2018 Annual	Budget: $300,000 Invoiced: $14,459 Balance: $285,541
15	920 Projects	**2018 Foundations Program**	This program is dedicated to replacing foundations showing signs of distress or impeding failure. These repairs or replacements are performed on an as needed basis.	The slab replacement at 45-H, due to root intrusion, began the week of July 9, 2018. As foundation issues are reported and inspection requests are received, staff schedules a structural engineer to field inspect and if required, provide a recommendation report for repairs.	December 2018 Annual	Budget: $75,000 Invoiced: $0 Balance: $75,000
16	920 Projects	**2018 Common Wall Replacement**	This is a contingency program dedicated to replacing damaged common walls as needed.	M&C completed repairs as recommended by SGE consulting Engineers for 45-H.	December 2018 Annual	Budget: $20,000 Invoiced: $900 Balance: $19,100
17	920 Projects	**2018 Shepherds Crook Program**	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on all perimeter walls with Shepherds Crook.	The Board approved the installation of face-mounted shepherds crook at the walls located behind the Olive Garden Restaurant and behind the United Methodist church. The contract is being executed.	December 2018 Annual	Budget: $142,608 Invoiced: $0 Balance: $142,608 Cumulative Expenditures 2012 through 2017: $7,519

United Laguna Woods Mutual
Appliances Program Report
Through June 30, 2018

(1) APPLIANCE & FIXTURE REPLACEMENTS

ITEM	Annual Budgeted Units	YTD Actuals Complete	Pending Requests
APPLIANCES:			
Refrigerators	78	98	16
Ranges (Cooktops)	39	87	16
Hoods	86	51	11
Dishwashers	255	98	29
Washers - Laundries	29	-	1
Dryers - Laundries	35	-	-
Ovens	285	79	14
FIXTURES:			
Water Heaters - Manors	933	608	3
Water Heaters - Laundries	14	-	-
Garbage Disposals	395	257	-
Sinks	158	76	11
Basins	193	170	8
Toilets	1,815	172	29
Faucets	447	464	21

(2) COUNTERTOP & FLOOR REPLACEMENTS

ITEM	Annual Budgeted Units	YTD Actuals Complete	Pending Requests
COUNTERTOPS:			
Kitchen-Replaced by Mutual	175	94	11
Kitchen-Reimbursed by Mutual*	130	27	-
Bath-Replaced by Mutual	326	104	26
Bath-Reimbursed by Mutual*	127	34	-
FLOORS:			
Kitchen-Replaced by Mutual	56	30	5
Kitchen-Reimbursed by Mutual*	59	17	-
Bath-Replaced by Mutual	413	30	10
Bath-Reimbursed by Mutual*	69	15	-

* Pending Requests for Reimbursements are made up of items qualified for replacement and on hold pending action by the member.

UNITED LAGUNA HILLS MUTUAL
2018 PTP & PAINT PROGRAM REPORT
Through June 30, 2018

Shown below is the cost breakdown for structures completed through the reporting period:

COMPLETIONS - PTP PROGRAM				
Item	**Budget**	**Projected to Date**	**Actual Expenditures**	**Variance % Fav / (Unfav)**
A98100 Dry Rot Repairs PTP	$ 771,289	$ 384,918	$ 310,180	19%
A98101 Decking Repairs PTP	$ 199,228	$ 99,410	$ 25,351	74%
A98103 Welding Repairs PTP	$ 9,419	$ 4,701	$ 3,678	22%
A98102 Lead Abatement PTP	$ 2,820	$ 1,410	$ 1,204	15%
Total Repairs Prior To Paint:	$ 982,756	$ 490,439	$ 340,413	31%

PAINT PROGRAM SCOPE				
Item	**Budget**	**Projected**	**Total Actual**	**% Complete**
Buildings	123	123	68	55%
Carport Stalls	432	432	437	101%
Laundries	21	21	8	38%
Square Ft	1,826,851	1,826,851	1,089,739	60%

COMPLETIONS - PAINT PROGRAM				
Item	**Budget**	**Projected Expenditures**	**Actual Expenditures**	**Variance % Fav / (Unfav)**
Materials	$ 325,601	$ 162,798	$ 130,760	19.7%
Labor	$ 1,881,695	$ 938,895	$ 687,418	26.8%
Lead Paint Abatement	$ 30,713	$ 15,354	$ 7,107	53.7%
Lexan Signs	$ 4,928	$ 2,460	$ 110	95.5%
Total Cost	$ 2,242,937	$ 1,119,507	$ 825,395	26.3%

ROOF REPLACEMENTS

The 2018 budget for Roof Replacements totals $1,180,000 for work on 40 structures.

	Bldgs Planned	Bldgs Complete	Retention Due	Annual Budget	Actual To Date
Comp Shingle	**0**	**0**	**$ -**	**$ -**	**$ -**
Capistrano Tile	**0**	**0**	**$ -**	**$ -**	**$ -**
BUR-PVC Cool Roof	**40**	**19**	**$ 13,785**	**$ 1,180,000**	**$ 497,492**
Totals	**40**	**19**	**$ 13,785**	**$ 1,180,000**	**$ 497,492**
	Sq. Ft Planned	**Sq. Ft. Complete**	**Replacement Cost**	**Plywood & Other Costs**	**Total Costs**
Comp Shingle	**-**	**-**	**$ -**	**$ -**	**$ -**
Capistrano Tile	**-**	**-**	**$ -**	**$ -**	**$ -**
BUR-PVC Cool Roof	**158,549**	**74,472**	**$ 482,983**	**$ 1,793**	**$ 484,776**
Totals	**158,549**	**74,472**	**$ 482,983**	**$ 1,793**	**$ 484,776**

UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF JUNE 30, 2018

	CURRENT MONTH		YEAR-TO-DATE		2018	%	VARIANCE	
DESCRIPTION	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	$	%
RESERVE EXPENDITURES								
REPLACEMENTS								
BUILDING STRUCTURES	$4,881	$69,543	$65,311	$418,405	$837,306	8%	$353,094	84%
ELECTRICAL SYSTEMS	57,118	31,345	264,693	188,070	376,146	70%	(76,623)	(41%)
EXTERIOR WALKWAY LIGHTING	1,238	4,009	21,662	24,176	48,408	45%	2,514	10%
FOUNDATIONS	0	6,250	0	37,500	75,000	0%	37,500	100%
GUTTER REPLACEMENT	2,088	3,100	16,822	18,738	37,538	45%	1,916	10%
LANDSCAPE RENOVATION	0	20,833	0	124,998	250,000	0%	124,998	100%
PAINT - EXTERIOR	19,904	184,647	825,395	1,119,507	2,242,937	37%	294,112	26%
PRIOR TO PAINT	63,164	81,010	340,413	490,439	982,766	35%	150,026	31%
PAVING	135,140	58,667	135,140	117,334	226,001	60%	(17,806)	(15%)
ROOF REPLACEMENTS	138,988	147,500	484,776	442,500	1,180,000	41%	(42,276)	(10%)
TREE MAINTENANCE	527	40,985	80,453	250,142	500,408	16%	169,688	68%
WALL REPLACEMENT	0	13,550	0	81,300	162,608	0%	81,300	100%
WASTE LINE REMEDIATION	634,230	125,000	1,190,277	750,000	1,500,000	79%	(440,277)	(59%)
WATER LINE - COPPER PIPE REMEDIATION	0	20,833	0	124,998	250,000	0%	124,998	100%
WINDOW/SLIDING SCREEN DOOR	6,353	2,510	74,725	15,080	30,185	248%	(59,644)	(396%)
SUPPL. APPROPRIATIONS	0	0	0	0	0	0%	0	0%
SUB-TOTAL	**$1,063,630**	**$809,782**	**$3,499,665**	**$4,203,186**	**$8,699,304**	**40%**	**$703,521**	**17%**
APPLIANCE AND FIXTURE REPLACEMENTS								
COOKTOPS	$6,132	$4,224	$41,075	$25,422	$50,881	81%	($15,654)	(62%)
DISHWASHERS	9,837	5,954	62,225	35,865	71,801	87%	(26,360)	(73%)
BASINS/SINKS/TOILETS	19,600	42,807	163,079	258,033	516,602	32%	94,954	37%
GARBAGE DISPOSALS	11,894	6,757	78,796	40,684	81,434	97%	(38,112)	(94%)
HOODS	2,704	2,599	20,292	15,664	31,366	65%	(4,628)	(30%)
COUNTER TOPS/FLOORS/SHOWER ENCLOSURES	97,987	68,422	548,013	412,529	825,950	66%	(135,484)	(33%)
OVENS	12,295	5,820	70,810	34,976	69,982	101%	(35,834)	(102%)
RANGES	1,342	2,179	4,326	13,109	26,245	16%	8,783	67%
REFRIGERATORS	23,675	12,848	113,941	77,313	154,735	74%	(36,628)	(47%)
WATER HEATERS & PERMITS	102,805	113,349	378,691	683,510	1,368,580	28%	304,819	45%
DRYERS	0	1,609	0	9,681	19,376	0%	9,681	100%
WASHING MACHINES	0	3,350	282	20,132	40,287	1%	19,850	99%
OTHER - INVESTMENT EXPENSE	(1,751)	0	14,598	8,368	8,368	174%	(6,230)	(74%)
SUB-TOTAL	**$286,520**	**$269,919**	**$1,496,128**	**$1,635,286**	**$3,265,606**	**46%**	**$139,158**	**9%**
TOTAL RESERVE FUND	**$1,350,149**	**$1,079,701**	**$4,995,794**	**$5,838,472**	**$11,964,909**	**42%**	**$842,679**	**14%**

UNITED LAGUNA WOODS MUTUAL
FUND EXPENDITURES REPORT
AS OF JUNE 30, 2018

		CURRENT MONTH		YEAR-TO-DATE		2018	%	VARIANCE	
	DESCRIPTION	ACTUAL	BUDGET	ACTUAL	BUDGET	BUDGET	EXPENDED	$	%
	OPERATING EXPENDITURES								
1	PLUMBING SERVICE	$111,196	$97,906	$717,846	$593,318	$1,189,331	60%	($124,527)	(21%)
2	CARPENTRY SERVICE	65,807	31,249	329,035	189,455	362,992	91%	(139,580)	(74%)
3	CONCRETE REPAIR/REPLACEMENT	18,548	28,170	202,958	170,813	342,175	110%	(32,145)	(19%)
4	ELECTRICAL SERVICE	6,031	34,035	148,544	206,353	413,657	36%	57,809	28%
5	APPLIANCE REPAIRS	25,255	21,665	154,191	131,360	263,430	59%	(22,830)	(17%)
6	INTERIOR PREVENTIVE MAINTENANCE	21,743	24,622	170,906	149,492	299,773	57%	(21,414)	(14%)
7	BLDG. REHAB/DRY ROT	7,457	24,412	18,282	147,887	296,403	6%	129,605	88%
8	JANITORIAL SERVICE	29,810	20,249	180,911	123,384	247,185	73%	(57,527)	(47%)
9	PEST CONTROL	0	19,196	12,399	115,176	230,370	5%	102,777	89%
10	ROOF REPAIR	5,854	7,008	94,868	110,324	152,376	62%	15,456	14%
11	BALCONY/BREEZEWAY RESURFACING	0	15,664	129,187	94,980	190,391	68%	(34,207)	(36%)
12	GUTTER CLEANING	181	2,255	18,762	13,693	171,235	11%	(5,070)	(37%)
13	COUNTERTOP/FLOOR/TILE REPAIRS	13,970	11,391	86,194	69,082	138,493	62%	(17,112)	(25%)
14	PAINT-TOUCHUP	51,128	10,683	140,193	64,853	129,970	108%	(75,339)	(116%)
15	WELDING	13,703	6,749	79,659	40,908	84,743	94%	(38,751)	(95%)
16	ENERGY PROGRAM	2,972	4,582	8,175	27,492	55,000	15%	19,317	70%
17	PAVING MAINTENANCE & REPAIRS	845	6,934	46,804	42,048	84,247	56%	(4,755)	(11%)
18	MISC. REPAIRS BY OUTSIDE SERVICE	401	5,851	12,817	35,106	70,212	18%	22,289	63%
19	TRAFFIC CONTROL	1,086	1,252	7,320	7,589	15,214	48%	269	4%
20	FIRE PROTECTION	4,875	788	5,364	4,728	9,479	57%	(636)	(13%)
	TOTAL MAINTENANCE PROGRAMS	**$380,861**	**$374,660**	**$2,564,414**	**$2,338,043**	**$4,746,675**	**54%**	**($226,372)**	**(10%)**

UNITED LAGUNA WOODS MUTUAL
MAINTENANCE PROGRAMS
OPERATING FUND VARIANCE EXPLANATIONS
As of June 30, 2018

1. **PLUMBING SERVICE - June: ($13,291), YTD: ($124,527)**
   The increased rate of plumbing issues was not factored into the 2018 budget. Many times outside services were utilized to assist which creates an additional expense.

2. **CARPENTRY SERVICE - June: ($34,558), YTD: ($139,580)**
   More hours and materials required for Carpentry Service tickets than anticipated.

3. **CONCRETE REPAIR/REPLACEMENT - June: $9,622, YTD: ($32,145)**
   Focus for Q1 and Q2 was on concrete repairs - higher output resulted in exceeding budget. Work has shifted to other work to prevent over spending for fiscal year. (BH)

4. **ELECTRICAL SERVICE - June: $28,004, YTD: $57,809**
   Electricians are performing work related to water heater shut off devices, resulting in reduced expenditures in the general electric budget.

5. **APPLIANCE REPAIRS - June: ($3,590), YTD: ($22,830)**
   More hours and materials required for Appliance Repair/Replacement tickets than anticipated.

6. **INTERIOR PREVENTIVE MAINTENANCE - June: $2,879, YTD: ($21,414)**
   This year Preventive Maintenance tickets are utilizing much more labor and materials than they had in previous years. Trends were reviewed to create a more accurate budget in 2019.

7. **BLDG. REHAB/DRY ROT- June: $16,955, YTD: $129,605**
   We currently have a favorable variance with fewer hours and materials required for Dry Rot Repair tickets than anticipated.

8. **JANITORIAL SERVICE- June: ($9,561), YTD: ($57,527)**
   Most of these extra expenses are due to the introduction of the Bulky Item Pickup program. This was not part of the original budget. (BH)

9. **PEST CONTROL FOR TERMITES- June: $19,196, YTD: $102,777**
   The program started in May and there is a lag in invoicing.

10. **ROOF REPAIR- June: $1,154, YTD: $15,456**
    This is a favorable variance. This year we have required fewer hours and materials then we had originally expected.

11. **BALCONY/BREEZEWAY RESURFACING - June: $15,664, YTD: ($34,207)**
    Year to date, more hours and materials have been required for resurfacing due to repairs, than anticipated.

UNITED LAGUNA WOODS MUTUAL
MAINTENANCE PROGRAMS
OPERATING FUND VARIANCE EXPLANATIONS
As of June 30, 2018

12. **GUTTER CLEANING - June: $2,074, YTD: ($5,070)**
Year to date, higher than expected requests for gutter cleaning than expected. Program cleaning will begin in the fall. (BH)

13. **COUNTERTOP/FLOOR/TILE REPAIRS- June: ($2,579), YTD: ($17,112)**
More hours and materials required for service tickets than anticipated.

14. **PAINT-TOUCHUP - June: ($40,445), YTD: ($75,339)**
More hours and materials required for Paint Service tickets than anticipated.

15. **WELDING- June: ($6,955), YTD: ($38,751)**
Greater demand and higher operational costs have resulted in significant overage. This is a support work center, so trend may continue based on other divisional needs. (BH)

16. **ENERGY PROGRAM- June: $1,610, YTD: $19,317**
The management maintenance fee is not paid out monthly so there is a favorable variance at this time.

17. **PAVING MAINTENANCE & REPAIRS - June: $6,089, YTD: ($4,755)**
Higher output of work center is resulting in slight over budget condition; likely to continue. (BH)

18. **MISC. REPAIRS BY OUTSIDE SERVICE- June: $5,450, YTD: $22,289**
There is currently a lag in vendor invoicing. Once we receive all the data from the contractors, the variance should diminish.

19. **TRAFFIC CONTROL - June: $166, YTD: $269**
We currently have a minor favorable variance of less than 10% which should even out by the end of the year. (BH)

20. **FIRE PROTECTION- June: ($4,087), YTD: ($636)**
Fire extinguisher service does not happen on a monthly basis. Costs should even out y the end of the year.

UNITED TOILET REPLACEMENTS (MANORS AND LAUNDRY ROOMS)

Through June 30, 2018

Apply Year	Fund	Quantity	Labor	Material	Total $ Cost
2014	Chargeable Services	47	$3,605	$8,943	$12,548
	Replacement Fund	109	$12,133	$17,618	$29,751
2014 Total		**156**	**$15,738**	**$26,561**	**$42,299**
2015	Chargeable Services	19	$1,818	$1,848	$3,666
	Replacement Fund	1989	$175,337	$247,513	$422,849
2015 Total		**2008**	**$177,155**	**$249,360**	**$426,515**
2016	Chargeable Services	9	$882	$838	$1,719
	Replacement Fund	1484	$139,237	$176,191	$315,428
2016 Total		**1493**	**$140,119**	**$177,029**	**$317,148**
2017	Chargeable Services	9	$983	$1,448	$2,431
	Replacement Fund	613	$62,958	$93,109	$156,067
2017 Total		**622**	**$63,941**	**$94,557**	**$158,498**
2018	Chargeable Services	5	$477	$798	$1,275
	Replacement Fund	166	$17,827	$24,601	$42,428
2018 Total		**171**	**$18,303**	**$25,400**	**$43,703**
Grand Total		**4450**	**$415,256**	**$572,907**	**$988,163**

UNITED LAGUNA WOODS
MUTUAL

STAFF REPORT

DATE: **August 22, 2018**
FOR: **Maintenance and Construction Committee**
SUBJECT: **Copper Pipe Supply Line Leak Report**

RECOMMENDATION

Receive and file.

BACKGROUND

The United Maintenance and Construction Committee requested staff to track leak rates in the mutual and report them to the committee on a quarterly basis.

DISCUSSION

The data analysis indicates a decrease in the number of total interior copper pipe leaks from 2012 to 2016. However, there was an increase in the number of leaks reported in 2017 and the second quarter of 2018, indicating a rising trend.

Staff graphed the numerical data, and the attached charts indicate the total interior copper leaks recorded and repaired from 2012 through the second quarter of 2018 (Attachments 1-3).

Staff will continue to monitor the leaks and will provide a recommendation based on further analysis. A contract for the Copper Pipe Epoxy Lining project was awarded to ePipe in July 2018 to address the emerging trend. This contract has been executed and a pre-construction meeting was held on August 17, 2018.

There are a total of 15 buildings, housing 81 units within United Mutual which currently meet the epoxy lining criteria for their failing potable copper pipes. Six buildings housing 41 units are scheduled to be epoxy lined in 2018. The 2019 budget of $250,000 will adequately fund next year's program to complete remaining 9 buildings.

Out of 1,124 buildings within United Mutual, only six have necessitated epoxy lining of their copper lines to date.

FINANCIAL ANALYSIS

No fiscal impact is associated with this report.

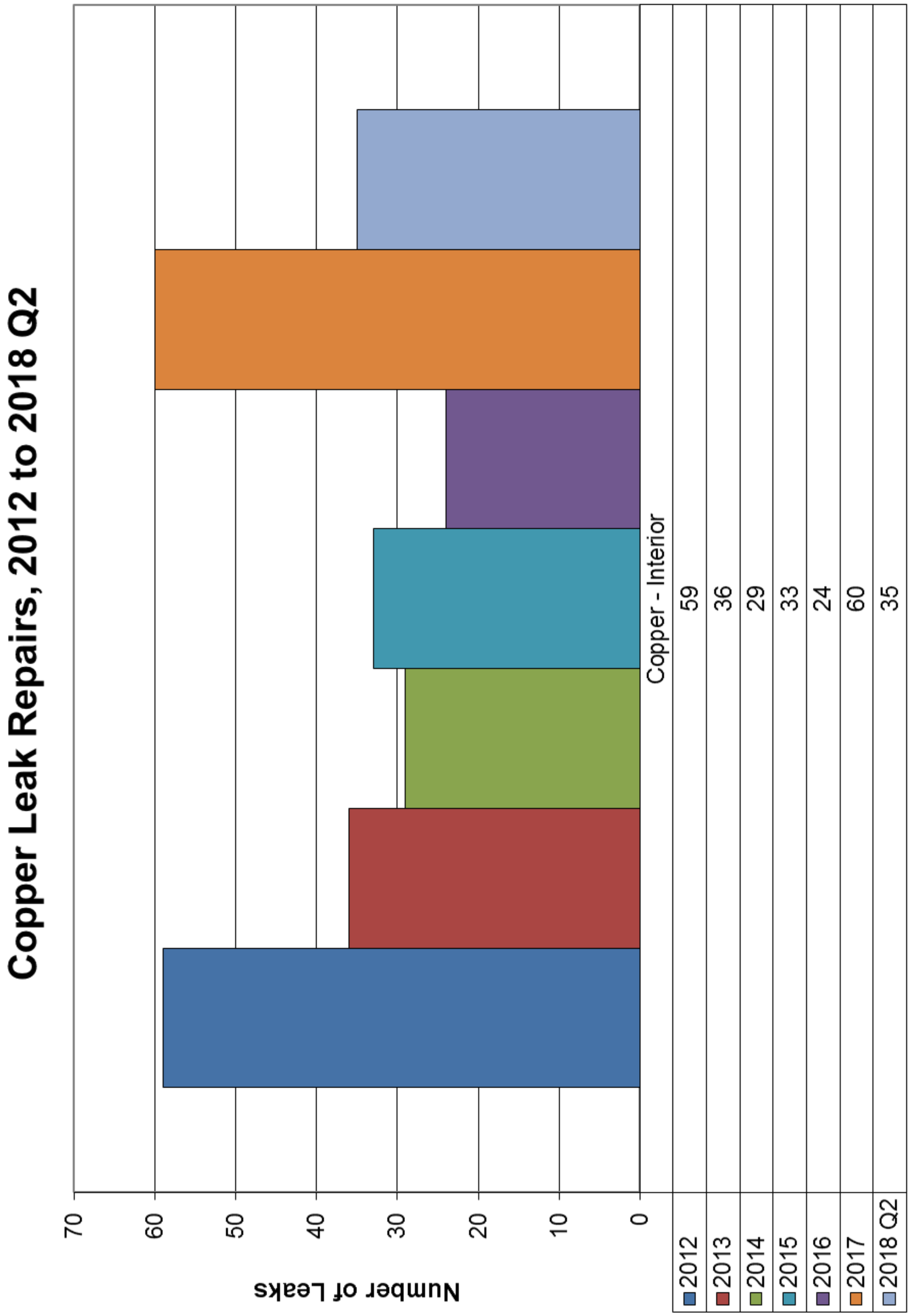
Prepared By: Cyrus Nasser, Assistant Project Manager

Reviewed By: Guy West, Projects Division Manager
Ernesto Munoz, P.E., Maintenance and Construction Director

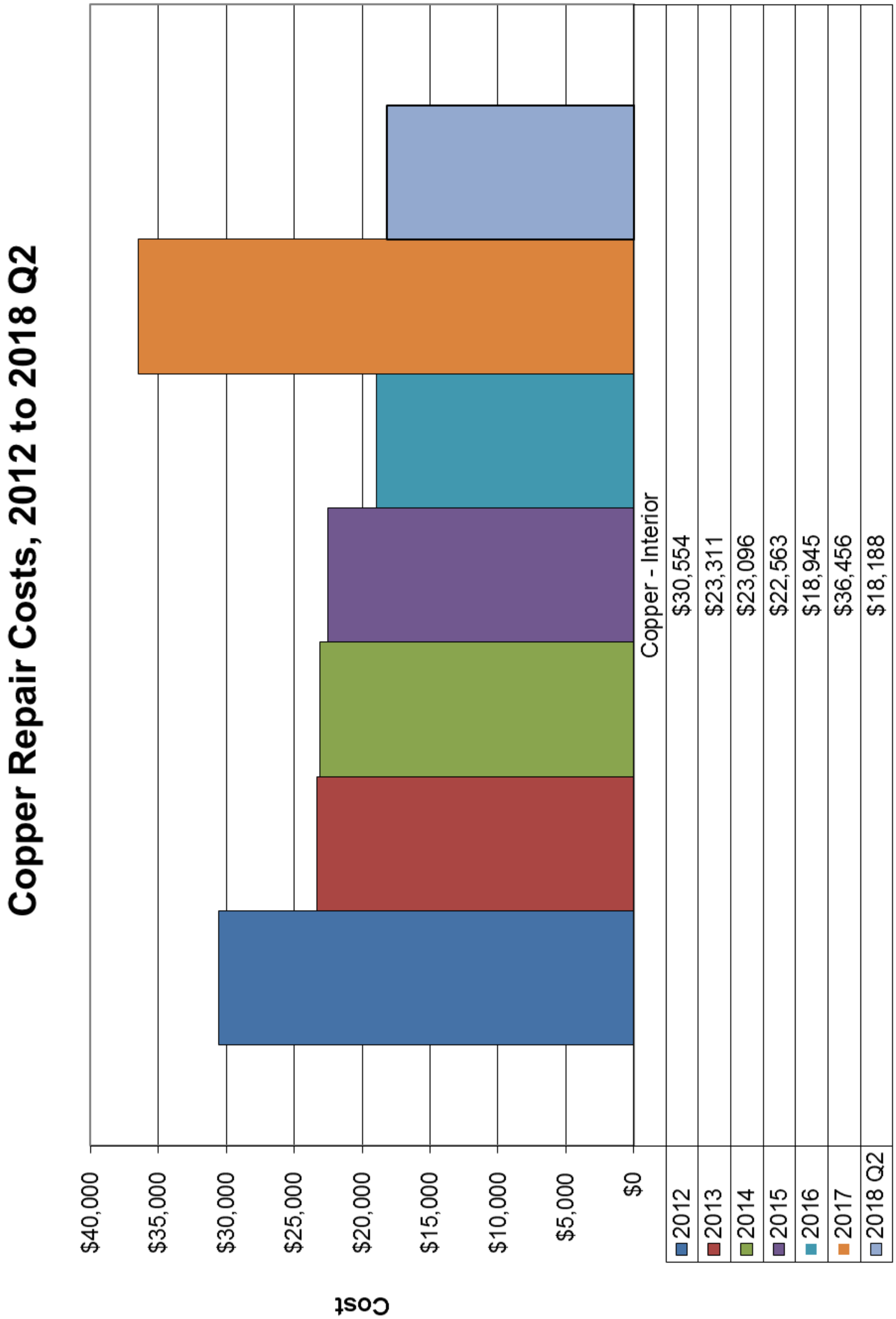
ATTACHMENT(S):

Attachment 1 - Copper Leak Repairs, 2012 to 2018 Q2
Attachment 2 - Copper Repair Plumbing Repair Costs, 2012 to 2018 Q2
Attachment 3 - Copper Repair Plumbing Staff Hours, 2012 to 2018 Q2

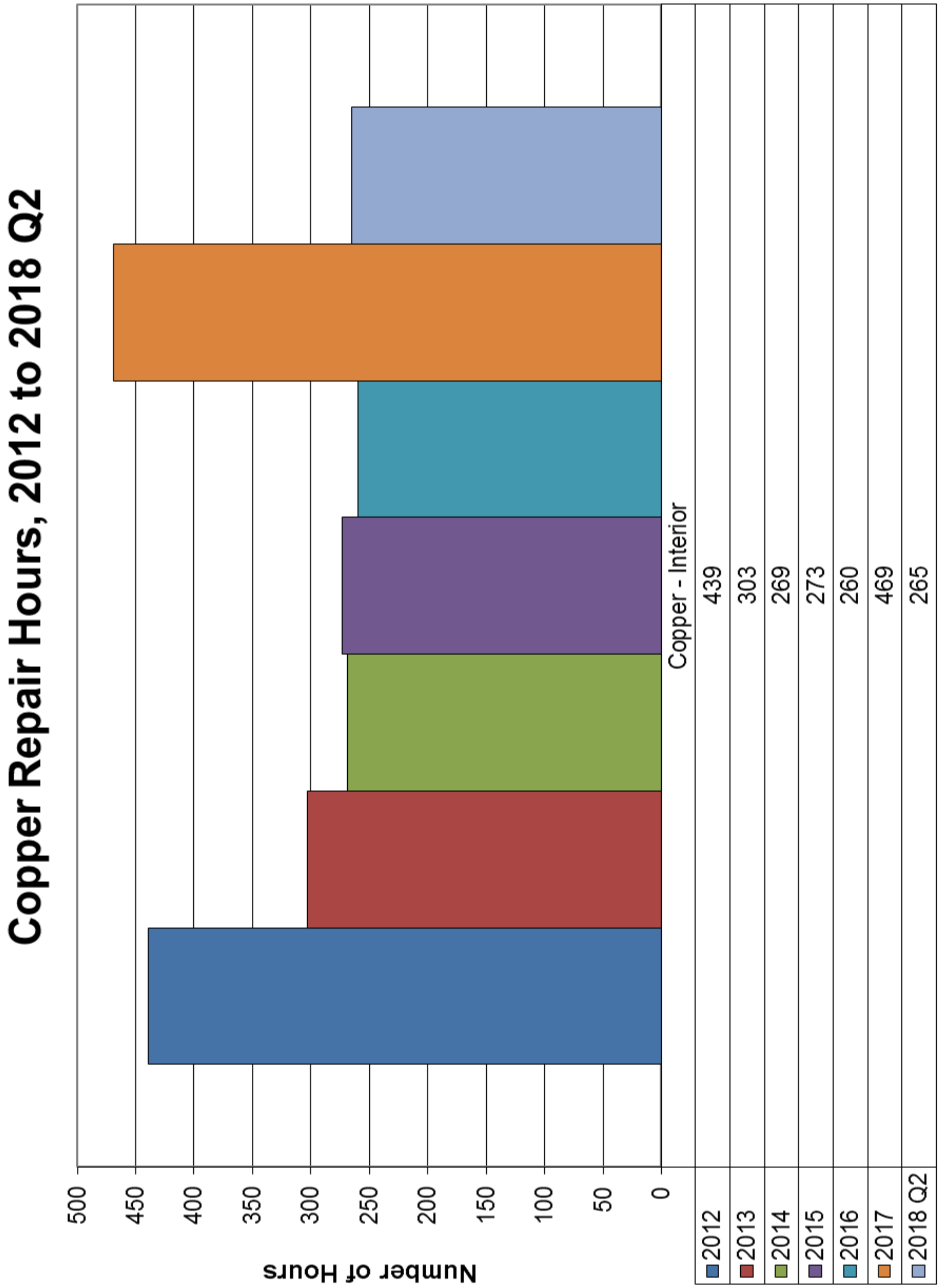
Attachment 1: Copper Leak Repairs, 2012 to 2018 Q2



Attachment 2: Copper Plumbing Repair Costs, 2012 to 2018 Q2



Attachment 3: Copper Repair Plumbing Staff Hours, 2012 to 2018 Q2



UNITED LAGUNA WOODS MUTUAL

STAFF REPORT

DATE: August 22, 2018
FOR: Maintenance and Construction Committee
SUBJECT: Supplemental Appropriation for Emergency Panel Replacements

RECOMMENDATION

Authorize a Supplemental Appropriation in the amount of $48,000 from the Replacement Reserve Fund for emergency electric panel replacements at Buildings 765 and 766.

BACKGROUND

The 2018 Reserves Plan for Electrical Systems provides funds for the Pushmatic Panel Replacement Program. Contingency Funding was not appropriated this fiscal year for the event of main panel failures.

DISCUSSION

The 4-meter main electric panels at Buildings 765 & 766 were in need of replacement due to excessive corrosion (Attachment 1). The main electrical panels were built on standalone slabs and throughout the years of service, the surrounding irrigation and climate caused deterioration of electrical components. The structural integrity was compromised by rust, which affected the electrical components and the feeds, which interrupted power to several manors in each of these buildings. The new main panels are being placed on the building high above irrigation and the structural materials on the new panels are better suited for outdoor installation.

FINANCIAL ANALYSIS

The cost to perform emergency repairs at two buildings was charged to the 2018 Reserves Plan for Electrical Systems; however, this funding is required for program work. Without supplemental funding for emergency repair work, the scope of Pushmatic Panel completions would be reduced.

Prepared By: Joe Barrera, Maintenance Services Supervisor

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director
Betty Parker, CFO

Attachment(s):

Attachment 1 – Pictures of Corroded Main Panels

Attachment 1 – Pictures of Corroded Main Panels

Attachment 1 – Pictures of Corroded Main Panels (continued)

Attachment 1 – Pictures of Corroded Main Panels (continued)

UNITED LAGUNA WOODS
MUTUAL

STAFF REPORT

DATE: **August 22, 2018**
FOR: **Maintenance and Construction Committee**
SUBJECT: **Supplemental Appropriation for Emergency Paving Work**

RECOMMENDATION

Authorize a Supplemental Appropriation in the amount of $114,245.83 from the Contingency Fund for full depth emergency paving repairs completed in cul de sac 38.

BACKGROUND

The adopted United Laguna Woods Mutual Business Plan for 2018 included funding for the annual Paving and Concrete Repair Programs in the amount of $176,001. The 2018 Concrete and Paving Program included work at cul-de-sac 38 and parkway concrete repairs at cul-de-sacs 10 and 38.

In July the asphalt overlay work commenced in cul de sac 38. During the pavement milling operation, the pavement structural section failed and significant deflections were experienced due to existing poor subgrade conditions over a large portion of the cul-de-sac area.

DISCUSSION

In order to immediately remedy the subgrade failure the contractor was directed to over excavate the area down to competent native soil, and to rebuild the structural section by exposing and replacing poor basement native soils with a suitable aggregate base material. The new subgrade was subsequently compacted to a relative compaction of 90 percent or greater to support the new asphalt paving section, as specified in the contract documents.

This unplanned work was expedited to allow residents access to their respective parking spaces.

In addition to the full depth structural section replacement, there were additional sections of sidewalk which had to be replaced beyond the 2018 planned replacements. These sidewalks were adjacent to the areas requiring the structural section replacement.

The unexpected repairs will ensure the 24-year-old pavement at cul-de-sac 38 will have a minimum life of 20 years.

FINANCIAL ANALYSIS

The table provided below represents the 2018 budgeted amount, the full depth replacement amount, and the total cost for all work completed:

Approved Paving and Concrete Repair 2018 budget.	$176,001
Additional cost for structural section repairs	$114,246
Total Cost	$290,247

A supplemental appropriation from the Contingency Fund in the amount of $114,246 is requested for the additional unplanned paving work.

Prepared By: Erik Schneekluth, Project Manager

Reviewed By: Guy West, Projects Division Manager
Ernesto Munoz, P.E., Maintenance and Construction Director
Betty Parker, Financial Services Director

UNITED LAGUNA WOODS MUTUAL

STAFF REPORT

DATE: August 22, 2018
FOR: Maintenance and Construction Committee
SUBJECT: Flood Buzz Water Detection Device

RECOMMENDATION

Receive and file.

BACKGROUND

The M&C Committee requested that staff analyze the potential benefits & costs of installing Flood Buzz Water Detectors in each of the 6,323 units & 175 laundries.

DISCUSSION

The Flood Buzz product discussed by the Committee consists of a disposable water detector with 2 metal prongs that sound an alarm when they come in contact with water (Attachment 1). The primary benefit of installing these devises is that they have the potential to minimize water damage by alerting residents when water is detected due to a possible leak.

Staff's analysis concluded that there are 45,000+ locations where detectors may have some benefit but based on historical repair work 23,707 units would be more appropriate.

Item	Explanation for Number of Units	Number of Units	Cost Per Unit	Potential Cost
Basins	The Valencia Model has Double Basins which only need 1 unit	11,162	$6	$66,972
Sinks	All Units	6,323	$6	$37,938
Refrigerators	Not Necessary - Very few Occurrences with Standard Appliances			
Toilets	Damage is Already Visible & Unit May Have Humidity Malfunctions			
Dishwashers	All Units	3,060	$4	$12,240
Water Heaters	Only 1/2 our Units Would Have Minimal Benefit	3,162	$8	$25,296
Laundry Sinks	Not Necessary - No History of Costly Repairs			
Laundry Washers	Not Necessary - No History of Costly Repairs			
Laundry Water Heaters	Not Necessary - No History of Costly Repairs			
Total		**23,707**		**$142,446**

While testing the units there was a concern that the siren alarm was not loud enough to be noticed by many of our residents. During a review of the design and competitor models staff found large differences in the reported battery life that seem to indicate that these units will need to be replaced in 1-2 years making this a reoccurring cost for the Mutual.

FINANCIAL ANALYSIS

There is no fiscal impact associated with this report.

Prepared By: Christopher Naylor, Senior Management Analyst

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1 – Flood Buzz Product Spec Sheet

ATTACHMENT 1 – Flood Buzz Product Spec Sheet

	Model:	Features:	Applications:
	FB-S	**Prongs:** To Ground **Alarms:** Immediately **dB Level:** up to 95 **Size:** 1-1/2"H x 1-3/4"D	Sink cabinets Sump pumps Laundry room Hydronic heating Window/door ledges Toilets
	FBP-01	**Prongs:** To Ground **Alarms:** Immediately **dB Level:** up to 110 **Size:** 2-3/4"H x 1-7/8"D	Water heaters Sink cabinets Sump pumps Laundry room Hydronic heating Window/door ledges Toilets
	FB-B	**Prongs:** 1/16" up **Alarms:** When water rises to 1/16" **dB Level:** up to 110 **Size:** 4"H x 5/8"D x 1 3/4" W	Water heater pans

UNITED LAGUNA WOODS
MUTUAL

STAFF REPORT

DATE: August 22, 2018
FOR: Maintenance and Construction Committee
SUBJECT: US Energy Walkway Lighting Audit at Gates 5 & 6

RECOMMENDATION

Discuss lighting requirements in the community and the possible improvements offered by this proposal.

BACKGROUND

The United Laguna Woods Mutual funds an annual program to improve walkway lighting through either additional fixture installation or the upgrade of existing ones. In early 2018, the Board awarded a contract to a lighting consultant to advise the Board on all lighting matters. As part of the consultant's scope of work the Board directed them to conduct an audit of the walkway areas in Gates 5 and 6. The existing pagoda-style walkway lighting was intended to provide directional and accent lighting, and does not provide adequate safety lighting in all walkway areas. The current walkway lighting program provides for additional walkway lights in a limited fashion, but does not address existing lighting deficiencies.

DISCUSSION

The purpose of the lighting audit was to generate an inventory of the fixtures, containing the number, style and energy usage of each location. Furthermore, US Energy was instructed to give recommendations regarding possible replacement fixtures, including their energy and lighting profiles. US Energy delivered their proposals for the walkway lighting upgrades, which included a map of fixture locations as well as installation options and a fixture replacement recommendation.

This proposal includes a fixture (bollard type) which is similar to the fixture selected by Third Mutual which is currently being installed. Staff recommends visiting these installations to ascertain whether such improvements would be a suitable project for United Mutual. If the Board decides to move forward with lighting replacement using the suggested bollard fixtures, staff will solicit bids from additional contractors and award a contract.

FINANCIAL ANALYSIS

There are no financial ramifications associated with this report.

Prepared By: Mark Stal, Maintenance Services Manager

Reviewed By: Ernesto Munoz, P.E., Maintenance and Construction Director

ATTACHMENT(S)

Attachment 1 - US Energy Walkway Lighting Audit Report

ATTACHMENT 1

US Energy
SERVICES, INC.

Laguna Woods Village - United Mutual Walkway Gates 5-6 Lighting Audit

24351 El Toro Rd
Laguna Woods, CA 92637

Contact:	Ernesto Munoz
Title:	Maintenance & Construction Director
Phone:	949-268-2281
Email:	ernesto.munoz@vmsinc.org
Utility:	SCE

Lighting Energy Savings Project

8245 EAST BELL ROAD SUITE 132 · SCOTTSDALE, ARIZONA 85260
PHONE (480) 661-1534

US Energy
SERVICES, INC.

Lighting Assessment

Laguna Woods Village - United Mutual Walkway Gates 5-6 Lighting Audit
24351 El Toro Rd
Laguna Woods, CA 92637
US Energy Services Inc.
Prepared by: Troy White

Area	ECM-1 Lighting	ECM-2 Controls
Section 1 - Walkway B Type LED Bollard Fx & Level Base	NL03/B©	n/a
Section 2 - Walkway B Type LED Bollard Fx & Level Base	NL03/B©	n/a
Section 3 - Walkway B Type LED Bollard Fx & Level Base	NL03/B©	n/a

Site Conditions:
Pathway lighting is a pagoda style fixture with mostly medium based LED fixtures and is augmented by fixtures mounted on buildings, carports and fixtures mounted on top of patio walls. Fixture spacing varies anywhere from 144ft on center to 22ft on center. During the sitewalk we also noticed several homeowners have installed inexpensive solar landscape lighting to help with over all visibility in area's where there is either no walkway lights or not enough.

Existing Fixtures:
The fixtures are a 4-tier pagoda landscape style with 9-watt LED medium based lamps mounted on 1/2" post secured by a junction box and a concrete base. The majority of the fixtures are in fair condition. The fixtures consume 9-watts, produce an estimated 800 lumens at 89 lumens per watt and have a 25,000 hr. life.

Recommended Improvements:
We recommend at this time to upgrade the existing lighting to a fixture that will provide more light but with a design that will minimize glare to help occupants with visibility. This will provide light on the walking surface where it's needed and minimize lighting where it's not needed or desired.

US Energy SERVICES, INC.

Lighting Recommendations

Laguna Woods Village - United Mutual Walkway Gates 5-6 Lighting Audit
24351 El Toro Rd
Laguna Woods, CA 92637
US Energy Services Inc.
Prepared by: Troy White

Option	Manufacture	Fixture Style	Fixture Description	Reason for Selection	Annual Operating Cost	Savings Over Existing
1	Focus Lighting	IAL-03	New LED Bollard Pagoda Style, new aluminum post, medium base with 9-watt LED bulb, 860 lumens with a 25,000 hr life at L70 (IAL0310NL3BLT)	This fixture was selected specifically because the two tiers allows for a more efficient fixture. Mounting the fixture at 36" will result in a larger light distribution pattern and the 10" top tier will minimize glare. (A higher wattage LED lamp can be used to increase light levels without increasing glare if desired.)	$2,574	$0
2	Focus Lighting	AL-08	New Round LED Bollard, medium base with 9-watt LED bulb, 860 lumens with a 25,000 hr life at L70 (AL08LGDMALNL120VBLT)	This fixture was selected because of it's similarities in design to option 3. However the white lens in this fixture should help shield passer byes eyes from the glare of the light source inside the fixture..	$2,574	$0
3	Yashilite	YZTL	New Round LED Bollard, medium base with 14-watt LED bulb, estimated 1,450 lumens (YZTL815ABCD)	This fixture was selected because it is currently being installed on the Third Mutual project.	$4,003	($1,429)

Option 1

Option 2

Option 3

US Energy
SERVICES, INC.

Laguna Woods Village - United Mutual Walkway Gates 5-6 Lighting Audit

Lighting Scope Summary

Existing Conditions	Retrofit Code	Scope of Work	Option 1 / Section 1 - Walkway B Type LED Bollard Fx & Level Base	Option 1 / Section 2 - Walkway B Type LED Bollard Fx & Level Base	Option 1 / Section 3 - Walkway B Type LED Bollard Fx & Level Base	Totals
Existing Wall Top and Wall Mnt fixtures	DND	Do Not Do	40	24	34	**98**
Pagoda Medium Base LED fixture	NL03/B©	New LED Bollard Pagoda Style, New Post, Leveled Concrete base, 25,000-Hr L70 rated life, 8.5w, (IAL0310NL3BLT)	243	81	60	**384**
		Project Totals	**283**	**105**	**94**	**482**

US Energy
SERVICES, INC.

Laguna Woods Village - United Mutual Walkway
Gates 5-6 Lighting Audit

US Energy Cost to Install

Saving Measure	ECM Cost (Labor & Material)
Option 1 / Section 1 - Walkway B Type LED Bollard Fx & Level Base	$60,569
Option 1 / Section 2 - Walkway B Type LED Bollard Fx & Level Base	$20,190
Option 1 / Section 3 - Walkway B Type LED Bollard Fx & Level Base	$14,955
Project Totals	**$95,714**

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FOCUS INDUSTRIES®

AREA LIGHTS
AL-03

LED READY

TYPE

SPECIFICATIONS

CONSTRUCTION: Cast aluminum Pagoda Hat with matching extruded aluminum stanchion. Two, Three or Four tier models available.

AL-03 LENS: 3.25" tall clear prismatic polycarbonate
AL-03-3T LENS: 5" tall clear tempered glass
AL-03-4T LENS: 7" tall clear tempered glass

LAMP SUPPLIED: None (100w max.)
LAMP OPTIONS: None

SOCKET: Single medium base for 120v

WIRING: 120v Standard wiring

CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNTING: No stem or mounting supplied. See mounting options

FINISH: Black texture polyester powder coat. Optional finishes available.

Omni LED — LEDS by CREE

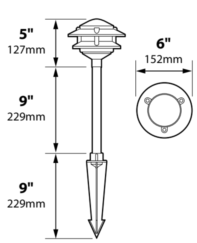
AL-03-3T-10-WBR
mounted on
FA-25-WBR

IP54

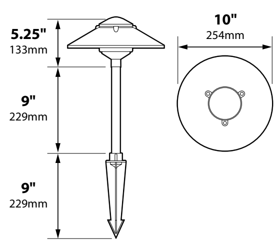
CE c ETL us LISTED Intertek

ORDERING INFORMATION

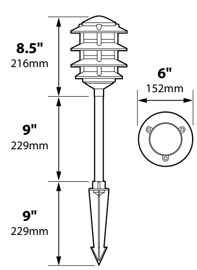
CATALOG NO.	DESCRIPTION	LAMP	SHIP WEIGHT
AL-03-BLT	2 Tier Aluminum 6" Pagoda Hat	None	2.0 lbs.
AL-03-10-BLT	2 Tier Aluminum 10" Pagoda Hat	None	3.0 lbs.
AL-03-3T-BLT	3 Tier Aluminum 6" Pagoda Hat	None	2.0 lbs.
AL-03-3T-10-BLT	3 Tier Aluminum 10" Pagoda Hat	None	4.0 lbs.
AL-03-4T-BLT	4 Tier Aluminum 6" Pagoda Hat	None	3.0 lbs.
AL-03-4T-10-BLT	4 Tier Aluminum 10" Pagoda Hat	None	4.0 lbs.



AL-03



AL-03-10



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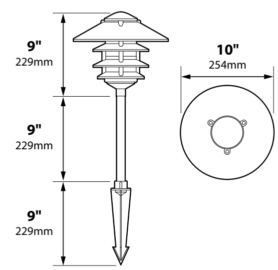
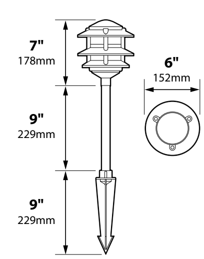
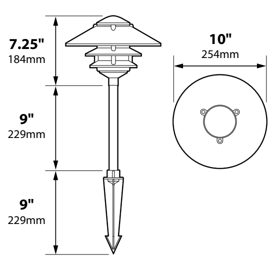


AL-03-4T-10



AL-03-3T



AL-03-3T-10

JOB INFORMATION

Type: Date:

Job Name:

Cat. No.:

Lamp(s):

Specifier:

Contractor:

Notes:

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LAKE FOREST, CA 92630
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sales@focusindustries.com
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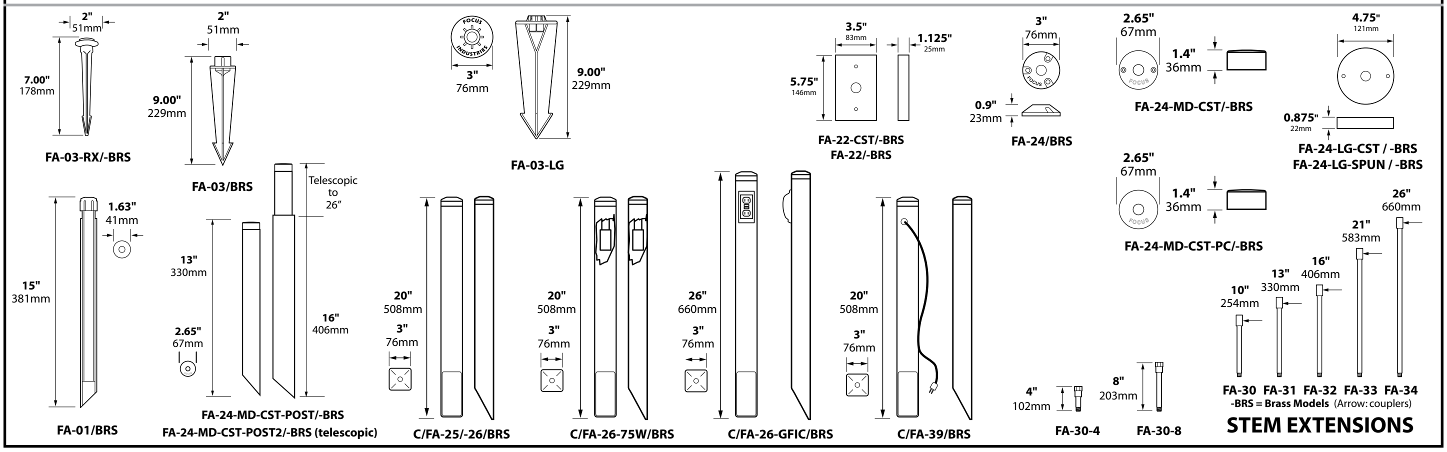
Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT

BRASS & COPPER ONLY

AREA LIGHTS
AL-03 SERIES

FOCUS INDUSTRIES® | LED READY | TYPE

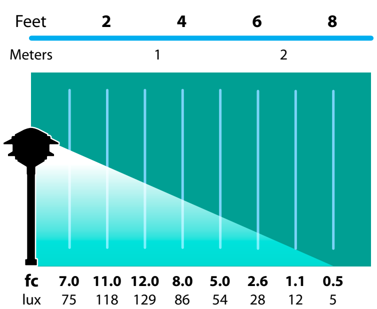
MOUNTING ACCESSORIES



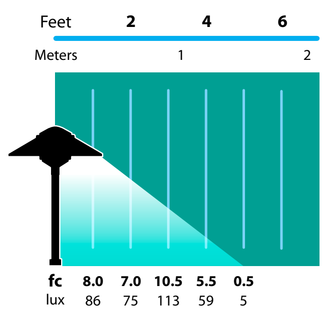
BEAM/GLARE CONTROL ACCESSORIES

FA-89 AL-03-3T Model 5" Frosted Glass
FA-90 AL-03-4T Model 7" Frosted Glass

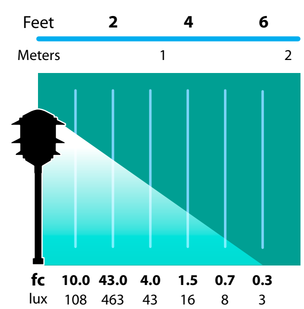
LIGHT DISTRIBUTIONS AND PHOTOMETRICS



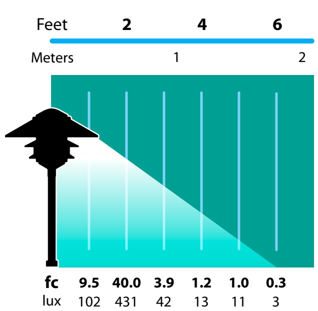
AL-03
Half Spread Photometrics
16 ft. (4.9m) diameter



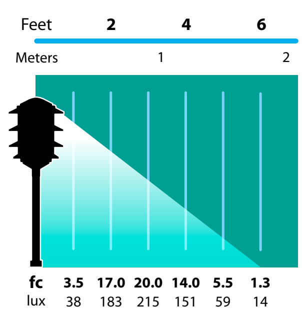
AL-03-10
Half Spread Photometrics
10 ft. (3.0m) diameter



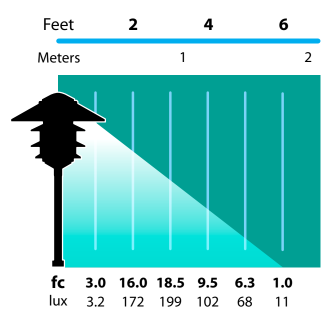
AL-03-3T
Half Spread Photometrics
12 ft. (3.7m) diameter



AL-03-3T-10
Half Spread Photometrics
12 ft. (3.7m) diameter



AL-03-4T
Half Spread Photometrics
12 ft. (3.7m) diameter



AL-03-4T-10
Half Spread Photometrics
12 ft. (3.7m) diameter

Black Texture (Standard)	Antique Verde	Bronze Texture	Camel	White Texture	Hunter Texture	Rust	Weathered Iron	Weathered Brown	Stucco	Rubbed Verde	Chrome Powder		Acid Rust	Acid Verde	Black Acid Treatment
-BLT	-ATV	-BRT	-CAM	-WTX	-HTX	-RST	-WIR	-WBR	-STU	-RBV	-CPR		-BAR/CAR	-BAV/CAV	-BAT
													BRASS & COPPER ONLY		

AL-08-LED3BRS
3w Omni LED (25w max)
Solid Brass

AL-08-LED3BLT
3w Omni LED (25w max)
ABS & Aluminum

AL-08-SM Series
18w Lamp (25w Max)
Unfinished Copper

AL-08 SERIES SPECIFICATIONS:

CONSTRUCTION:

[redacted]M:	3.0" O.D. black ABS post with cast aluminum top Cast aluminum top, 3" O.D. extruded aluminum post
AL-08-BRS:	Cast brass top, 3" O.D. extruded brass post
AL-08-COP:	Cast brass top, 3" O.D.extruded copper post
AL-08-SM:	1.5" O.D. Extruded copper post
AL-08-LG:	4.5" O.D. black ABS post with cast aluminum top
AL-08-LG-ALUM:	4.5" O.D. extruded aluminum post
AL-08-LG-BRS:	Cast brass top, 4" O.D. extruded brass post

LENS: White high-impact acrylic
LED SUPPLIED: 3w 50,000 hours average rating OMNI-3 LED (-LED3)
LEGACY LAMP OPTIONS 10,000 hours average rating Xenon (-X) or Halogen (-H)

SOCKET: Single contact bayonet, brass nickel plated screw shell (Ba15s); double contact bayonet base (Ba15d) for 120v, both with 200° C silicone lead wires

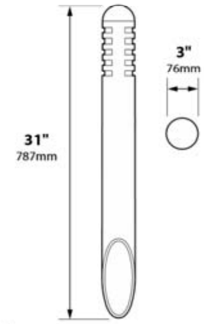
LAMP LIFE: 1200 hours average rating for S8 #1141, 10,000 hours for compact fluorescent

WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only)

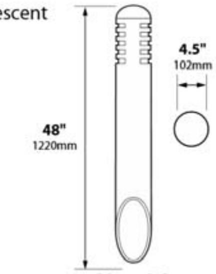
CONNECTION: FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

MOUNT: 4 x FA-42-FIN (supplied, excludes AL-08 -SM & AL-08LG)
FA-03 Black ABS Stake for AL-08-SM-DM

FINISH: Aluminum-Black texture polyester powder coat.
Optional finishes available. Add -color to cat#
Brass-Unfinished brass. Optional finishes available.Add -acid to cat#



AL-08



AL-08LG

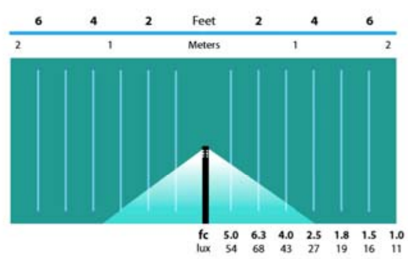
IP54

Catalog Number	Description
12 VOLT	
AL-08LED3	3" ABS, black 360° mini bollard
AL-08-ALUMLED3BLT	3" Aluminum 360° mini bollard
AL-08-LED3BRS	3" Brass 360° mini bollard
AL-08-LED3COP	3" Copper 360° mini bollard
AL-08-SMLED3COP	1.5" Copper 360° mini bollard
AL-08-SMDMLED3COP	1.5" Copper 360° mini bollard
AL-08-LGLED3	4.5" ABS black 360° bollard
AL-08LG-ALUMLED3BLT	4.5" Aluminum 360° bollard
AL-08-LG-LED3BRS:	4" O.D. extruded brass post

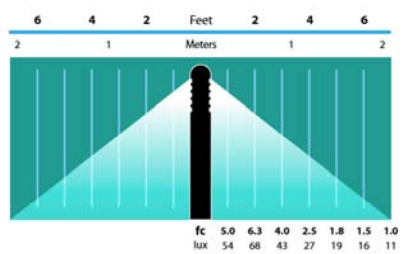
12v fixtures: 25 foot 16/2 fixture lead wire available; add to catalog number. For use with Focus CPC or hub supplied by others.

120 VOLT COMPACT FLUORESCENT SERIES

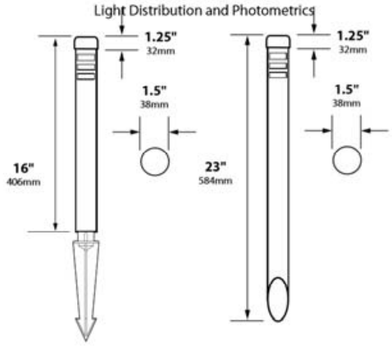
AL-08-FL-5, 7	3" ABS 360° mini bollard
AL-08-FL-5, 7-ALUM-BLT	3" Aluminum 360° mini bollard
AL-08-FL-5, 7-BRS	3" Brass 360° mini bollard
AL-08-FL-5, 7-COP	3" Copper 360° mini bollard
AL-08LG-FL-5, 7	4.5" ABS black 360° bollard
AL-08LG-FL-5, 7-ALUM-BLT	4.5" Aluminum 360° bollard
AL-08-LG-BRS:	4" O.D. extruded brass post



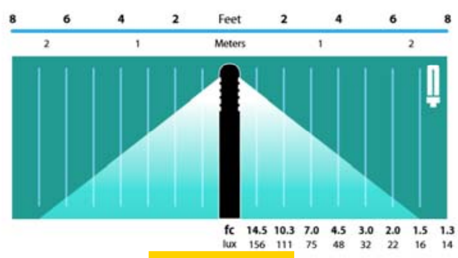
AL-08-SMLED3
Light Distribution and Photometrics



AL-08-LED3
Light Distribution and Photometrics
14 ft. (4.3m) diameter



AL-08-SM-DMLED3 **AL-08-SMLED3**



[redacted]V
Light Distribution and Photometrics
16 ft. (4.9m) diameter

c ETL LISTED us
Intertek
4009236

IP65

YZTL815A/C

YZTL815B/D

PRODUCT DESCRIPTION:

Die-casting aluminum housing,corrosion and shock resistant;

Self-orientated design of top cover for easy installation and maintenance

Suitable for garden, Plaza, pedestrain street,residential area ,etc

FEATURES:

- Replace up to 40W pulse start Metal Halide lamp.
- CCT ≤5700K；
- CRI(CRA):＞70
- Universal 120-240/277V, 50/60Hz driver (347-480V optional)
- Lens angles: 120°
- Without any hazardous material in fixture.
- LM79,LM80 available
- 5 years warranty.

MODEL SELECTION — Typical order example: YZTL815A/12W/C50 /T120/DB/PC

TYPE	WATTAGE (NOMINAL)	CCT	DISTRIBUTION	FINISH	VOLTAGE	CONTROLS
YZTL815AB	LED = HID 9W = 20W MH 12W = 30W MH 16W = 35W MH	C30=3000K C40=4000K C50=5000K C57=5700K	T120=120°	DB=Dark Black（RAL9005） BZ=Bronze（RAL8019） CC=Custom	(OMIT)= 120-240/277V UH=347-480V	(OMIT)= None EM700=Emergency Battery Backup,700lm,90 min
YZTL815CD	10W = 20W MH 14W = 30W MH 18W = 40W MH					

NOTES:

1. [1] Consult factory for lead time
2. DLC pending

Typical order example:

YZTL815A | 12W | C50 | T120 | DB | EM700

Type

Wattage

Color temperature
C30=3000K
C40=4000K
C50=5000K
C57=5700K

light distribution
T120=120°

Color
DB=Dark Black（RAL9005）
BZ=Bronze（RAL8019）
CC=Custom

Controls
(OMIT)= None
EM700=Emergency Battery Backup,700lm,90 min

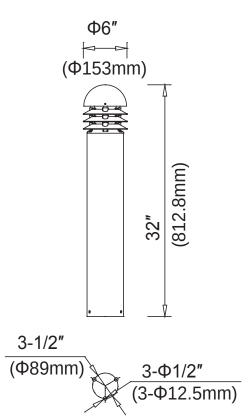
SPECIFICATIONS:

ITEM	SPECIFICATION	YZTL815A/B 9W	YZTL815A/B 12W	YZTL815A/B 16W	YZTL815C/D 9W	YZTL815C/D 12W	YZTL815C/D 16W
ITEM	SPECIFICATION	DETAILS					
GENERAL PERFORMANCE	Distribution	120°					
	Input Power (W)	9	12	16	9	12	16
	Lumens Delivered (lm) at 5000k	135	180	240	135	180	240
	Efficacy (lm/W)	15			40		
	CRI	≥70					
	Lumen Maintenance (L70,TM-21 @ 25°C)	L90>36,000 hours L70≥50,000 hours					
	Color Temperature	3000K/4000K/5000K/5700K					
	Spacing Criteria	Available Upon Request					
	Color Consistency	Proprietary binning for uniform color					
ELECTRICAL	Input Voltage	120-240/277V / 347-480V					
	Power Factor (120V/277V)	≥0.95					
PHYSICAL	Weight	3.2KG		3.3KG	3.4KG		3.5KG
	Housing	Extruded -aluminum					
	lens/reflector	PC					
	Mounting	Ground installation					
	Operating Temperature	-4°F to 113°F					
	Humidity	20-85% RH, non-condensing					
CERTIFICATION	Certification	cETLus, LM79,LM80					
	Intended Use	Business district, square, walking street park, residence community etc.					
	Warranty	5 Years					

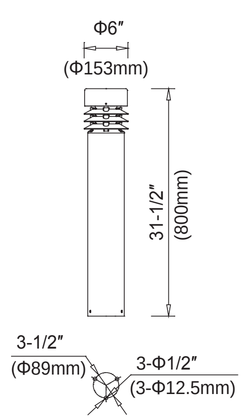
Lighting layouts and spacing criteria available upon request

Mounting detail

YZTL815A/C

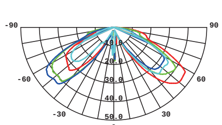


YZTL815B/D

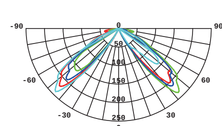


CD/1000lm

YZTL815A/B



YZTL815C/D



A19 9W 277V TITANIUM LED SERIES

ENERGY STAR

PRO

9W REPLACES

60W Inc.

80% Energy Savings

$151 Savings per lamp*

- **Universal voltage 120-277V**
- **Exceptional efficacy 89 LPW in Soft White**
- **40% more energy savings than CFL**
- **Comfortable warm diffused light**
- **Natural A-lamp shape fits all applications**
- **Suitable for use in totally enclosed fixtures**

25,000 H | 120-277V UNIVERSAL | 89 LPW EFFICACY

3 YR WARRANTY | 82 CRI (Ra) | ENCLOSED**

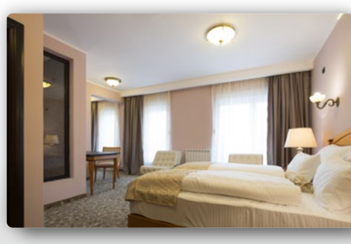
c UL us LISTED · FC · lighting facts LED Product Partner · LM 79 · LM 80 · TM 21 · IES

A19 PRODUCT FEATURES

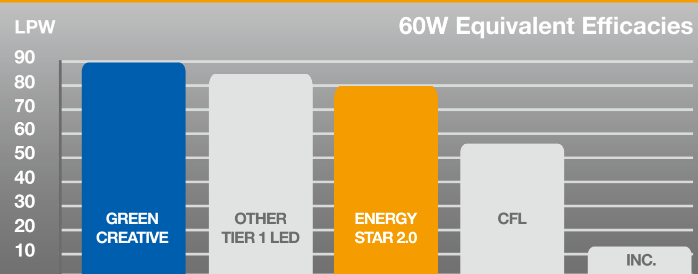
Suitable for Enclosed Fixtures

This A19 is suitable for use in totally enclosed fixtures and capable of operating in a broad range of applications. Whether it is installed in fully enclosed flushmounts or sconces, this lamp's advanced thermal design ensures optimal performance over the course of its lifetime.

ENCLOSED



Exceptional Efficacy



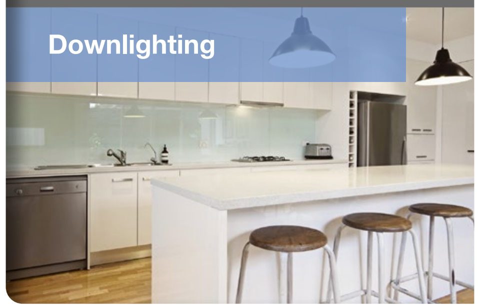
At 89 LPW, this lamp's efficacy is higher than the Tier 1 LED A19 60W replacement industry average and exceeds the new ENERGY STAR 2.0 requirements. This energy-saving performance makes this lamp a smart retrofit choice for incandescent and CFL bulbs.

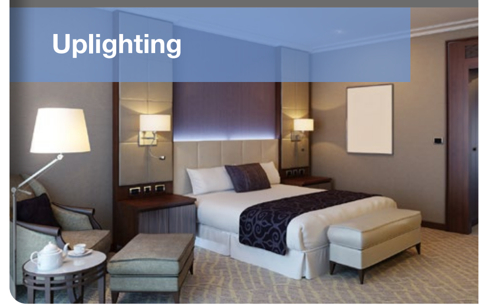
A19 9W 277V TITANIUM LED SERIES

GREENCREATIVE

Ref.:#DS032-A19-9W-277V-221216

APPLICATIONS





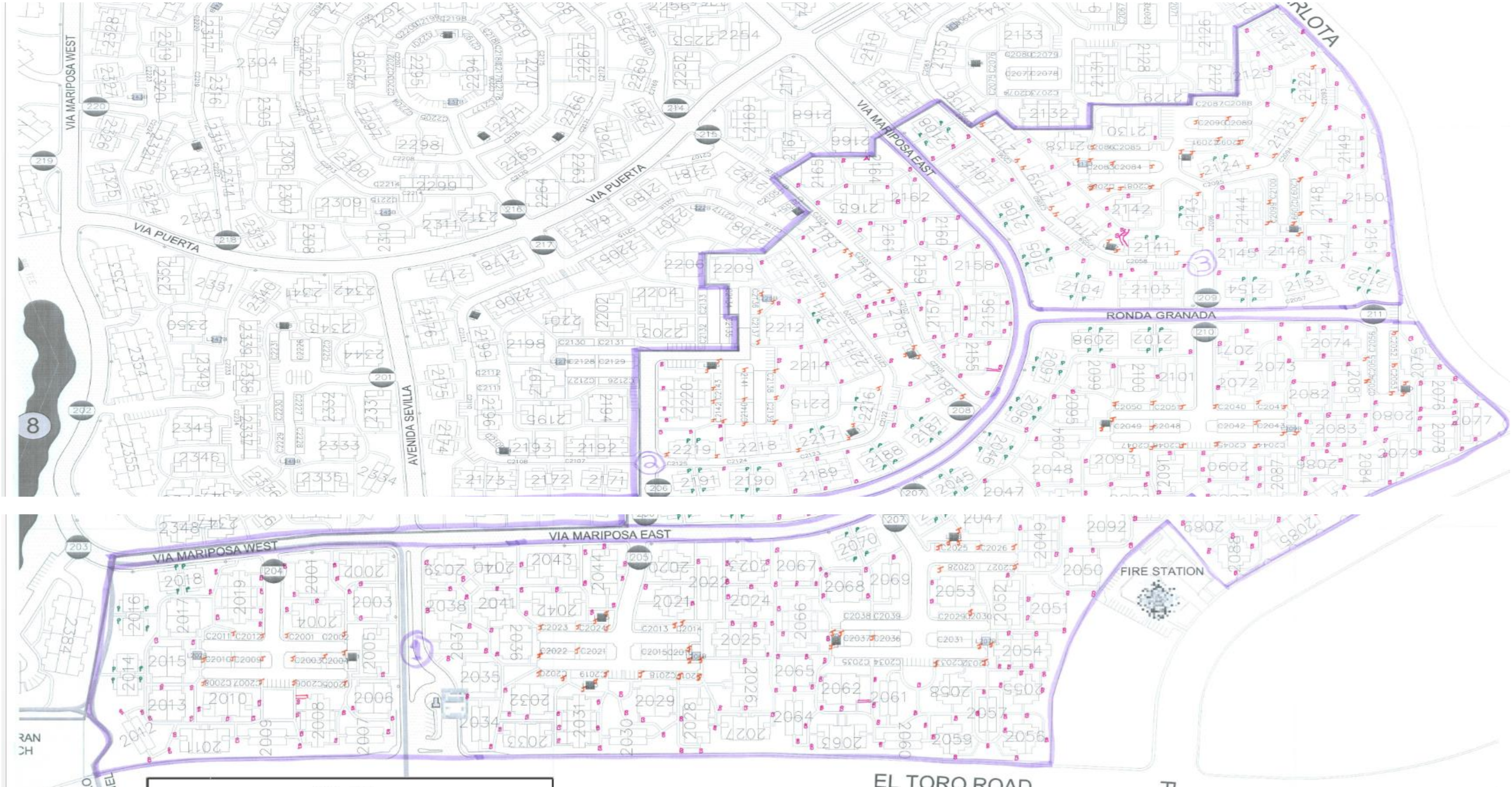
SPECIFICATIONS

Product Model	58037 9A19/827/277V	58038 9A19/830/277V	58039 9A19/840/277V
Type	A19	A19	A19
Base	E26	E26	E26
Power (W)	9	9	9
Voltage - Frequency	120-277V 60Hz	120-277V 60Hz	120-277V 60Hz
Color Temp. (ANSI)	Soft White 2700K	Warm White 3000K	Cool White 4000K
CRI (Ra)	82	82	82
Typical lumens (lm)	800	820	860
Efficacy (LPW)	89	91	96
Beam Angle	300°	300°	300°
Dimmable	No	No	No
Power Factor	0.9	0.9	0.9
Rated Lifetime - L70 (hrs.)	25,000	25,000	25,000
Dia. x MOL	2.36"x4.41" (60x112mm)	2.36"x4.41" (60x112mm)	2.36"x4.41" (60x112mm)
Weight (lb. / g)	0.10lb. / 45g	0.10lb. / 45g	0.10lb. / 45g

* Savings per lamp based on $0.11 / kw energy cost, 12 hrs / day lamp usage, $2 incandescent with 1000-hr lifetime, $16 LED with 25,000-hr lifetime

** Suitable for use in totally enclosed fixtures

*** Suitable for damp locations. Not for use where directly exposed to weather or water



Existing Fixture	
Fixture Type	Description
A	Bagoda with 7-watt Compact Fluorescent Lamp
B	Bagoda with 9-watt LED Medium Base Lamp
J	Wall Mnt Jar with 7-watt Compact Fluorescent Lamp
P	Decorative Lantern Style Fixture with 7-watt Compact Fluorescent Lamp