



OPEN MEETING

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

Wednesday, August 25, 2021 - 9:30 AM

24351 El Toro Road – Board Room & Zoom

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in-person and virtually. To submit comments or questions virtually for Committee meetings, please use one of the following three options:

1. Join by Zoom by clicking this link: <https://us06web.zoom.us/j/91797258413>
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Name and unit number must be included.
3. By calling (949) 268-2020 beginning one half hour before the meeting begins and throughout the remainder of the meeting. You must provide your name and unit number.

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 23, 2021
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. Solar Production Report

Items for Discussion and Consideration:

9. Project Log
10. Charge Ready 2 Program & Suggested EV Charging Station Locations (Bart Mejia)
11. Appliances – Purchasing, Storing Inventory and Production Delays (Ian Barnette)

Items for Future Agendas:

- Solutions for clogged gutters/downspouts (General Services) – Oct 2021

Concluding Business:

12. Committee Member Comments
13. Date of Next Meeting – October 27, 2021
14. Recess



OPEN MEETING

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

**Wednesday, June 23, 2021 - 9:30 a.m.
Virtual On-line Meeting**

MEMBERS PRESENT: Carl Randazzo – Chair, Brian Gilmore, Diane Casey, Reza Bastani

MEMBERS ABSENT: None

ADVISORS PRESENT: Ken Deppe, Walt Ridley

OTHERS PRESENT: Elsie Addington, Sue Margolis, Juanita Skillman, Dick Rader

STAFF PRESENT: Ernesto Munoz – Staff Officer, Laurie Chavarria, Guy West, Chris Naylor

1. Call to Order

Chair Randazzo called the meeting to order at 9:32 a.m.

2. Acknowledgement of Media

Chair Randazzo noted that this meeting was broadcasting on Granicus and is being recorded.

3. Approval of the Agenda

Chair Randazzo added a discussion regarding Shepherd's Crook along the wall that borders Wells Fargo Bank and Building 761 as Item 13. The agenda was approved as amended.

4. Approval of the Meeting Report – April 28, 2021

The revised meeting report for April 28, 2021 was approved as written.

5. Chairman's Remarks

Chair Randazzo welcomed everyone to the M&C Committee meeting and remarked that he was glad to be back in the Board Room. He mentioned that budgeted repair work is

fully engaged again and residents should be granting access to their manors in order for the Mutual to complete programs such as Pushmatic panel replacements, Wasteline Remediation, and Termite Fumigation. The Committee will discuss and address long term issues such as the epoxy lining program, and the increased restoration costs associated with plumbing issues. The Mutual would like to take a proactive approach and be able to address the problem before a damage occurs.

In closing, Chair Randazzo identified how the Mutual has addressed the pandemic problems this year with this quote, "Every problem has N+1 solutions, where N is the number of solutions you have tried and 1 is the solution you have not tried yet." In other words, when life gives you lemons, make lemonade.

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

- There were no member comments.

7. Department Head Update

Staff Officer Ernesto Munoz informed the Committee that this would be his last meeting and that Guy West will be interim Director until a permanent replacement is brought on board.

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.

The consent calendar was pulled for discussion.

8. Solar Production Report

Staff Officer Ernesto Munoz summarized the report and answered questions from the Committee.

9. Project Log

Staff Officer Ernesto Munoz summarized improvements that were made to the data that is reported on the project log and provided updates on the following project log line items - Gutter Repairs/Installations; Exterior Paint Program; Prior to Paint Program; Epoxy Wasteline Remediation; Fumigation Program, then he answered questions from the Committee.

Discussion ensued regarding gutter installations on Seville model buildings; buildings adjacent to pine trees where gutters may need additional cleanings; the budget and

expenditures listed on project log; and updated information on project log provided at each Committee meeting.

Chair Randazzo requested that the meeting report reflect that he has exchanged emails with General Services Director Chris Laugenour regarding solutions for gutters that may be clogged with pine needles. The Committee will discuss this item at a future meeting with Mr. Laugenour.

Chair Randazzo mentioned that all projects and programs are full speed ahead since the Governor opened up the state. He asked if any Committee members had an objection to that and there were no objections received.

Items for Discussion and Consideration:

10. Suggested Project Log Improvements

This item was discussed in conjunction with Item 9.

11. Plumbing Repairs – Epoxy vs. Pipe Replacement

Chair Randazzo discussed an invoice he reviewed from an outside plumbing vendor that staff had asked to perform an epoxy repair to a drain line. He questioned why this was a chosen instead of pipe replacement.

Discussion ensued regarding how epoxy improves the flow capacity over a corrugated metal pipe; epoxy lining as a repair is more cost effective than a partial pipe replacement due to costs for excavation and asbestos abatement; cost benefit analysis for large repairs; and when epoxy lining should not be used due to the extent of damage to the pipe.

12. Proactive Approach with Plumbing to Reduce Damage Restoration Events

Staff Officer Ernesto Munoz read and discussed an email from President Margolis on how to proactively reduce occurrences of plumbing leaks/stoppages as well costs for damage restoration.

Discussion ensued regarding fees/fines assessed when the stoppage is caused by resident actions; work descriptions for single fixture stoppage checked versus cleared; proving which manor may have clogged the waste pipe that caused a stoppage; reinstating a \$25 service charge for all service orders for single fixture stoppages; contingency funding for a proactive mainline stoppage clean-out program; video camera the plumbing lines to look for blockages or a reduced pipe diameter then hydro jetting the lines; the tools used by staff to clear stoppages; reasons to use epoxy for wasteline repairs instead of excavation; and a news article from the Board recommending that residents purchase a plunger, but not purchase any other equipment or chemicals to clear the Mutual's waste pipes.

13. Shepherd's Crook Fencing along Wall at Wells Fargo Bank and Building 761

Chair Randazzo commented on berms that may exist adjacent to the exterior walls near Wells Fargo Bank and Building 761 that allow non-residents to gain access inside Laguna Woods Village.

Discussion ensued regarding the possibility of excavating the areas to reduce access; asking CEO Jeff Parker to contact the Branch Manager at Wells Fargo; supplemental funding to complete these areas in 2021; and addressing these areas with the 2022 budget.

Advisor Deppe volunteer to contact staff at Wells Fargo since he is familiar with the staff at this Branch location.

Items for Future Agendas:

Staff was directed to remove the responsibility matrix from the future items list as this was addressed in the Architectural Control and Standards Committee.

- Solutions for Clogged Gutters/Downspouts (General Services)
- ~~Develop a Responsibility Matrix for Residential Unit Components~~
- Drainage Improvements to Prevent Foundation Issues

Concluding Business:

14. Committee Member Comments

- Director Bastani commented on receiving Committee meeting reports.
- Advisor Deppe commented on locations for EV Charging Stations in the Mutual.
- Advisor Ridley commented on recording data for the waste pipes that have been epoxy lined.

15. Date of Next Meeting: August 25, 2021

16. Recess: The meeting was recessed at 11:15 a.m.

DRAFT

Carl Randazzo, Chair

Solar Production Report

2017 Production		Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Total
United Mutual Project								12,912	11,266	8,066	6,655	3,790	5,055	47,744
23								12,437	10,889	7,971	6,679	3,793	5,054	46,823
24								16,209	14,200	10,276	8,626	4,593	5,771	59,675
50								14,359	12,308	8,822	7,333	3,984	5,258	52,064
52								14,957	12,701	9,181	7,669	4,330	6,301	55,139
88								15,993	13,819	10,035	8,359	4,643	6,467	59,316
90								14,611	12,319	8,959	7,428	4,256	6,123	53,696
91								17,149	14,486	10,562	8,670	4,799	6,771	62,437
92								118,627	101,988	73,872	61,419	34,188	46,800	436,894
Total Production of kWh =														

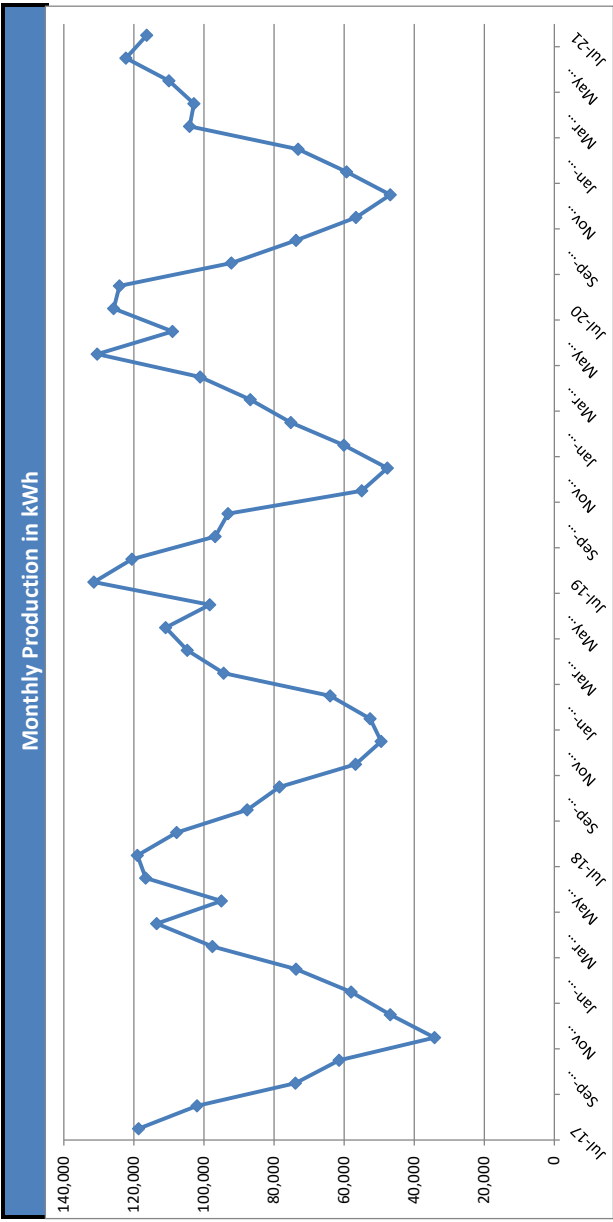
2018 Production		Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Total
United Mutual Project		6,133	7,970	10,824	12,639	10,582	13,338	12,808	11,466	9,306	8,418	6,101	5,229	114,814
23		6,097	7,957	10,509	12,139	10,650	13,769	13,130	11,695	9,831	8,591	6,143	5,165	115,676
24		7,561	9,808	13,595	15,689	13,076	16,443	16,540	14,795	12,026	11,245	7,445	6,091	144,314
50		6,835	8,847	11,669	13,633	11,379	14,238	14,280	12,785	10,398	9,544	6,586	5,708	125,902
52		8,007	10,247	12,945	14,728	12,065	16,594	16,019	14,617	11,883	10,379	7,601	6,702	141,787
88		7,996	9,699	12,869	15,056	12,157	9,338	15,033	13,787	11,200	10,344	7,797	7,010	132,286
90		7,231	9,173	11,752	13,726	11,960	15,700	14,822	13,548	10,951	9,414	7,136	6,432	131,845
91		8,125	10,027	13,430	15,890	13,127	17,190	16,369	15,066	12,066	10,510	7,924	7,091	146,815
92														
Total Production of kWh =		57,985	73,728	97,593	113,500	94,996	116,610	119,001	107,759	87,661	78,445	56,733	49,428	1,053,439

2019 Production													
United Mutual Project													
	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Total
23	5,623	6,887	10,504	11,168	12,475	11,298	14,903	13,541	10,756	10,360	6,140	5,283	118,938
24	5,596	6,536	9,547	10,379	11,250	10,493	13,895	13,742	11,011	10,443	6,071	5,111	114,074
50	6,795	8,740	13,088	14,470	15,113	13,896	18,227	16,117	13,260	12,918	7,920	6,483	147,027
52	6,105	7,385	10,651	12,542	13,358	12,034	15,679	13,782	11,355	10,730	6,597	5,444	125,662
88	6,935	8,640	13,034	14,131	14,905	13,249	17,640	16,103	12,918	12,667	7,454	6,426	144,102
90	7,288	8,702	12,811	14,008	14,661	13,148	17,488	16,059	12,776	12,388	7,347	6,462	143,138
91	6,841	8,159	11,981	13,263	13,967	10,641	15,718	14,853	11,738	11,214	6,394	5,958	130,727
92	7,402	8,931	12,736	14,773	15,223	13,566	17,865	16,370	12,979	12,415	6,997	6,450	145,707
Total Production of kWh =													1,069,375

2020 Production													
United Mutual Project													
	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Total
23	6,737	8,474	9,766	11,333	14,425	12,271	14,593	14,063	10,474	8,447	6,167	5,193	121,943
24	6,478	8,368	9,862	11,487	14,755	12,683	14,966	14,210	10,628	8,497	6,151	5,078	123,163
50	8,205	10,486	11,948	13,977	17,887	15,131	14,721	16,761	12,682	9,995	8,300	6,626	146,719
52	6,832	8,631	10,114	11,149	15,238	12,888	15,431	14,887	10,906	8,482	6,917	5,550	127,025
88	8,070	10,150	11,582	13,453	17,084	13,164	15,635	15,927	11,784	9,560	7,186	5,914	139,509
90	8,143	10,012	11,224	13,289	17,075	14,303	16,978	16,433	12,220	9,877	7,481	6,274	143,309
91	7,517	9,209	10,587	12,496	16,157	13,630	15,906	15,074	11,206	9,053	6,865	5,795	133,495
92	8,041	9,849	11,695	13,892	17,844	14,905	17,546	16,754	12,251	9,819	7,562	6,388	146,546
Total Production of kWh =													1,081,709

2021 Production		Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Total
United Mutual Project		6,755	8,202	11,768	11,292	12,727	15,287	14,313						80,344
23		6,474	8,151	11,797	11,285	12,881	14,166	14,660						79,414
50		8,263	10,246	14,475	14,531	15,782	16,444	15,429						95,170
52		6,748	8,411	12,135	12,444	13,670	15,868	14,857						84,133
88		7,821	9,645	13,742	12,878	12,854	13,937	13,148						84,025
90		8,092	9,861	13,838	13,387	13,716	15,495	14,698						89,087
91		7,215	8,836	12,417	12,578	13,179	14,526	13,728						82,479
92		7,897	9,770	13,945	14,465	15,192	16,549	15,504						93,322
Total Production of kWh =		59,265	73,122	104,117	102,860	110,001	122,272	116,337						687,974

Lifetime Production in kWh
4,329,391
2021 Repair Costs
\$0
Recent Panel Cleanings
9/20/2019, 7/16/2020, 5/22/2021



United Mutual Project Log (August 2021)

#	Type	Name	Description	Status	Estimated Completion/On-going Program	Budget
1	920 Projects	Senate Bill 326 Load Bearing Component Inspections	This program is funded to conduct an assessment for inspection and testing of exterior elevated elements, defined as the load-bearing components and associated waterproofing systems in all buildings and facilities within the community.	Staff is developing the special provisions for an RFP to be advertised to licensed engineers. Staff will continue the planning and budgeting process to complete the necessary inspection submittal requirements due January 2025, as outlined in Senate Bill 326.	2021	Budget: \$50,000 Exp: \$0 Balance: \$50,000
2	920 Projects	Building Structures	This program is dedicated to replacing and repairing 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. Staff performs field inspections to evaluate building foundations and schedules any needed upgrades as they are identified. Construction has been completed for Carport 2089. 141-A and B has a wall separation. In August, observation holes will be cut in the drywall to observe the framing connections.	Annual Program - December 2021	Budget: \$134,880 Exp: \$23,133 Balance: \$111,747
3	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 are unreliable and no longer supported. The Board entered into a second five year contract with Coastal Current Electric Corp. to install the remaining 1,500 Pushmatic electric panels. Estimated Project Completion: Year 2026	The number of units completed to date in 2021: 130 The number of units completed in 2020: 199 The number of units completed to date: 1,259 The number of units left to complete: 1,491	Annual Program - December 2021	Budget: \$425,000 Exp: \$210,453 Balance: \$214,547
4	904 Maint Svc	Walkway Lighting Program	This program is dedicated to improving walkway lighting through additional fixture installation, or the upgrade of existing lighting. 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.	Open requests for additional lighting: 2 Approved requests for 2021: 5 Completed installations for 2021: 4 Staff is reviewing requests for additional lighting.	Annual Program - December 2021	Budget: \$75,391 Exp: \$9,200 Balance: \$66,191
Agenda Item #9 Page 1 of 9	920 Projects	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 upgrades as they are identified. Building 2184 needs a foundation repair. Construction began on July 15 and is scheduled to be completed in August.	Annual Program - December 2021	Budget: \$43,836 Exp: \$0 Balance: \$43,836

6	910 Bldg. Maint	Gutter replacement is performed on original construction building rain gutters and downspout systems that are exhibiting deterioration. The Board authorized 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. This program also addresses gutter repairs performed by VMS staff.	Funds have been budgeted for repairs by in-house staff on an as-needed basis throughout the year. There are 9 open tickets in the system for inspection and repair. Buildings 2007, 2008, 2009, 2012, 2019, 2022, 2025, 2030, 2031, 2034 and 2037 on the exterior paint program have been selected for the installation of new seamless gutter systems by an outside vendor.	Annual Program - December 2021	Budget: \$102,215 Exp: \$52,206 Balance: \$50,009
7	910 Bldg. Maint	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 list in regards to the trim: 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.	The buildings within cul-de-sacs 64, 65, 66, 67 and 204 will be completed in 2021 as part of the new 15-year paint program cycle. CDS 64, 65, 66 and 67 have already been painted as scheduled. Below is the estimated schedule for the remaining cul-de-sac 204: CDS 204 Start Date: 7/19, End Date: 10/8	Annual Program - December 2021	Budget: \$2,018,293 Exp: \$759,947 Balance: \$1,258,346
8	910 Bldg. Maint	The prior to paint program prepares building surfaces for painting and includes repair and mitigation of Dry Rot, Decking and Welding repairs performed every 15 years in conjunction with the Exterior Paint Program.	All buildings within the cul-de-sacs 64, 65, 66, 67, 204, 205 and 206 are scheduled for inspection and repair during the 2021 PTP Program. CDS 64, 65, 66, 67 and 205 have been completed as scheduled. Below is the estimated schedule for the remaining cul-de-sacs. CDS 205 Start: 7/19, End: 10/15 CDS 206 Start: 10/18, End: 12/31	Annual Program - December 2021	Budget: \$1,081,894 Exp: \$384,421 Balance: \$697,473
9	920 Projects	This 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.	This program is scheduled to begin and be completed during the month of August in the following cul de sacs: 5, 8, 9, 11, 27, 38, 48, 52, 55, 61, 63, 71, 93, and 206. Work has begun and is estimated to be completed on August 31 in all cul-de-sacs listed above.	Annual Program - August 2021	Budget: \$43,483 Exp: \$0 Balance: \$43,483
10	920 Projects	This program is dedicated to replacing and maintaining 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.	18 buildings totaling 89,669 SF are scheduled for roof replacement with a PVC cool roof system. This program commenced on April 2, and is scheduled for completion in November. As of July 30, 15 out of 18 buildings have been completed. Invoicing is pending.	Annual Program - November 2021	Budget: \$831,232 Exp: \$355,926 Balance: \$475,306
Agenda Item #9	920 Projects	This program is dedicated to emergency and preventive maintenance roof repairs and is budgeted as a contingency item.	As emergency roof leak requests are received, staff schedules the roofing contractor to investigate roof related issues. If required, the roofing contractor will perform the necessary repairs. Preventive roof maintenance was completed in March on roofs that were replaced 5 and 10 years ago.	Annual Program - December 2021	Budget: \$150,213 Exp: \$105,683 Balance: \$44,530

12	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 all perimeter walls with Shepherd's Crook.	The installation of a minimum 300 linear feet of Shepherd's Crook fencing is planned for 2021. The contract has been executed. Material procurement and fabrication is scheduled to start in August. The installation is tentatively scheduled to begin in October. The installation will include the Wells Fargo parking lot area and the area between Clubhouse 1 and the shopping center. There is 21,000 linear feet of barbed wire fence scheduled to be replaced with Shepherd's Crook in United Mutual. To date a total of 3,266 linear feet of Shepherd's Crook has been installed.	Annual Program - October 2021	Budget: \$35,000 Exp: \$0 Balance: \$35,000 Cumulative Expenditures 2012 through 2020: \$281,205
13	904 Maint Svc	Epoxy Wasteline Remediation	The Wasteline Remediation Program involves the installation of a 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 to line waste pipes commenced in 2011 but did not include interior pipes. Starting in 2017, both, interior and exterior lines are receiving an epoxy liner. Estimated Project Completion: Year 2035. Buildings Estimated For Completion In January and February	Total number of buildings completed for July: 4 Buildings estimated for completion in August: 11 2021 Building Schedule Building 385 - Start Date 12/7/20 - Completion Date 1/15/21 Actual Start Date 12/7/20 - Actual Stop Date 1/15/21 Building 6 - Start Date 1/11/21 - Completion Date 1/22/21 Actual Start Date 1/11/21 - Actual Stop Date 1/22/21 Building 166 - Start Date 1/18/21 - Completion Date 2/5/21 Actual Start Date 1/18/21 - Actual Stop Date 3/10/21 Building 106 - Start Date 1/25/21 - Completion Date 2/5/21 Actual Start Date 1/25/21 - Actual Stop Date 2/10/21 Building 259 - Start Date 2/1/21 - Completion Date 2/19/21 Actual Start Date 2/1/21 - Actual Stop Date 3/6/21 Building 258 - Start Date 2/15/21 - Completion Date 2/26/21 Actual Start Date 2/15/21 - Actual Stop Date 2/26/21	Annual Program - December 2021	Budget: \$2,300,000 Exp: \$706,802.10 Balance: \$1,593,197.90 Cumulative Expenditures 2008 through 2020: \$9,567,604
13		Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In March	Building 154 - Start Date 3/1/21 - Completion Date 3/12/21 Actual Start Date 3/1/21 - Actual Stop Date 3/18/21 Building 523 - Start Date 3/1/21 - Completion Date 3/12/21 Actual Start Date 3/1/21 - Actual Stop Date 3/13/21 Building 149 - Start Date 3/8/21 - Completion Date 3/19/21 Actual Start Date 3/8/21 - Actual Stop Date 3/19/21 Building 667 - Start Date 3/15/21 - Completion Date 3/26/21 Actual Start Date 2/15/21 - Actual Stop Date 3/26/21		
13		Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In April	Building 526 - Start Date 3/15/21 - Completion Date 4/9/21 Actual Start Date 3/15/21 - Actual Stop Date 4/15/21 Building 100 - Start Date 3/22/21 - Completion Date 4/30/21 Actual Start Date 3/22/21 - Actual Stop Date 4/29/21 Building 684 - Start Date 3/29/21 - Completion Date 4/9/21 Actual Start Date 3/29/21 - Actual Stop Date 4/15/21 Building 619 - Start Date 4/12/21 - Completion Date 4/23/21 Actual Start Date 4/12/21 - Actual Stop Date 4/27/21 Building 629 - Start Date 4/12/21 - Completion Date 4/30/21 Actual Start Date 4/12/21 - Actual Stop Date 6/11/21		

13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In May	Building 533 - Start Date 4/26/21 - Completion Date 5/7/21 Actual Start Date 4/26/21 - Actual Stop Date 5/12/21 Building 521 - Start Date 5/3/21 - Completion Date 5/28/21 Actual Start Date 5/3/21 - Actual Stop Date 5/26/21 Building 343 - Start Date 5/3/21 - Completion Date 5/21/21 Actual Start Date 5/3/21 - Actual Stop Date 7/2/21 Building 492 - Start Date 5/10/21 - Completion Date 5/21/21 Actual Start Date 5/10/21 - Actual Stop Date 5/21/21 Building 760 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/4/21 Building 518 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/18/21 Building 2015 - Start Date 5/24/21 - Completion Date 5/28/21 Actual Start Date 5/24/21 - Actual Stop Date 6/17/21 Building 522 - Start Date 5/24/21 - Completion Date 6/4/21 Actual Start Date 5/24/21 - Actual Stop Date 6/4/21 Building 517 - Start Date 6/1/21 - Completion Date 6/4/21 Actual Start Date 6/1/21 - Actual Stop Date 6/15/21 Building 2017 - Start Date 6/1/21 - Completion Date 6/4/21 Actual Start Date 6/1/21 - Actual Stop Date 6/24/21 Building 51 - Start Date 6/1/21 - Completion Date 6/11/21 Actual Start Date 6/1/21 - Actual Stop Date 6/18/21 Building 57 - Start Date 6/1/21 - Completion Date 6/18/21 Actual Start Date 6/1/21 - Actual Stop Date Building 440 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 6/24/21		
13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In June	Building 441 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date Building 442 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 7/16/2021 Building 2068 - Start Date 6/7/21 - Completion Date 6/11/21 Actual Start Date 6/8/21 - Actual Stop Date 7/23/2021 Building 599 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/8/21 Building 598 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date Building 54 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/7/21 Building 2084 - Start Date 6/14/21 - Completion Date 6/18/21 Actual Start Date 6/15/21 - Actual Stop Date 7/9/21 Building 945 - Start Date 6/21/21 - Completion Date 6/25/21 Actual Start Date 6/24/21 - Actual Stop Date Building 596 - Start Date 6/21/21 - Completion Date 6/25/21 Actual Start Date 6/24/21 - Actual Stop Date 7/17/2021 Building 2092 - Start Date 6/21/21 - Completion Date 6/25/21 Actual Start Date 6/24/21 - Actual Stop Date 7/23/2021		
13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In June			

13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In July	Building 917 - Start Date 6/28/21 - Completion Date 7/2/21 Actual Start Date 6/28/21 - Actual Stop Date 7/23/2021 Building 875 - Start Date 6/28/21 - Completion Date 7/2/21 Actual Start Date 7/8/21 - Actual Stop Date Building 873 - Start Date 6/28/21 - Completion Date 7/2/21 Actual Start Date 7/10/21 - Actual Stop Date Building 2095 - Start Date 6/28/21 - Completion Date 7/2/21 Actual Start Date 7/15/21 - Actual Stop Date Building 872 - Start Date 6/28/21 - Completion Date 7/9/21 Actual Start Date 7/12/21 - Actual Stop Date Building 603 - Start Date 7/5/21 - Completion Date 7/16/21 Actual Start Date 7/12/21 - Actual Stop Date 7/26/2021 Building 768 - Start Date 7/5/21 - Completion Date 7/30/21 Actual Start Date 7/12/21 - Actual Stop Date Building 769 - Start Date 7/5/21 - Completion Date 7/16/21 Actual Start Date 7/12/21 - Actual Stop Date 7/23/2021 Building 2099 - Start Date 7/5/21 - Completion Date 7/9/21 Actual Start Date - Actual Stop Date Building 770 - Start Date 7/12/21 - Completion Date 7/23/21 Actual Start Date - Actual Stop Date Building 771 - Start Date 7/12/21 - Completion Date 7/23/21 Actual Start Date - Actual Stop Date 8/3/2021 Building 2100 - Start Date 7/12/21 - Completion Date 7/16/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In August	Building 729 - Start Date 7/26/21 - Completion Date 8/3/21 Actual Start Date - Actual Stop Date Building 2026 - Start Date 7/26/21 - Completion Date 8/3/21 Actual Start Date - Actual Stop Date Building 504 - Start Date 8/4/21 - Completion Date 8/12/21 Actual Start Date - Actual Stop Date Building 2027 - Start Date 8/4/21 - Completion Date 8/12/21 Actual Start Date - Actual Stop Date Building 772 - Start Date 8/4/21 - Completion Date 8/12/21 Actual Start Date - Actual Stop Date Building 703 - Start Date 8/9/21 - Completion Date 8/13/21 Actual Start Date - Actual Stop Date Building 514 - Start Date 8/13/21 - Completion Date 8/23/21 Actual Start Date - Actual Stop Date Building 2028 - Start Date 8/13/21 - Completion Date 8/23/21 Actual Start Date - Actual Stop Date Building 759 - Start Date 8/13/21 - Completion Date 8/23/21 Actual Start Date - Actual Stop Date Building 717 - Start Date 8/16/21 - Completion Date 8/20/21 Actual Start Date - Actual Stop Date Building 713 - Start Date 8/23/21 - Completion Date 8/27/21 Actual Start Date - Actual Stop Date		

13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In September	Building 774 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date - Actual Stop Date Building 538 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date - Actual Stop Date Building 2033 - Start Date 8/24/21 - Completion Date 9/1/21 Actual Start Date - Actual Stop Date Building 2070 - Start Date 8/30/21 - Completion Date 9/10/21 Actual Start Date - Actual Stop Date Building 782 - Start Date 8/30/21 - Completion Date 9/10/21 Actual Start Date - Actual Stop Date Building 2042 - Start Date 8/30/21 - Completion Date 9/10/21 Actual Start Date - Actual Stop Date Building 2082 - Start Date 9/6/21 - Completion Date 9/10/21 Actual Start Date - Actual Stop Date Building 776 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Buildings Estimated For Completion In September	Building 2040 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date - Actual Stop Date Building 2081 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date - Actual Stop Date Building 2043 - Start Date 9/13/21 - Completion Date 9/21/21 Actual Start Date - Actual Stop Date Building 2041 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date - Actual Stop Date Building 2039 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date - Actual Stop Date Building 192 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date - Actual Stop Date Building 2044 - Start Date 9/22/21 - Completion Date 9/30/21 Actual Start Date - Actual Stop Date Building 831 - Start Date 9/13/21 - Completion Date 10/1/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In October	Building 773 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date - Actual Stop Date Building 195 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date - Actual Stop Date Building 2093 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date - Actual Stop Date Building 931 - Start Date 10/1/21 - Completion Date 10/11/21 Actual Start Date - Actual Stop Date Building 762 - Start Date 10/11/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 935 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date - Actual Stop Date		

13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In October	Building 783 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date - Actual Stop Date Building 801 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date - Actual Stop Date Building 370 - Start Date 10/12/21 - Completion Date 10/20/21 Actual Start Date - Actual Stop Date Building 594 - Start Date 10/18/21 - Completion Date 10/22/21 Actual Start Date - Actual Stop Date Building 369 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 502 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 556 - Start Date 10/21/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date Building 595 - Start Date 10/25/21 - Completion Date 10/29/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In November	Building 503 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 756 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 602 - Start Date 11/1/21 - Completion Date 11/5/21 Actual Start Date - Actual Stop Date Building 364 - Start Date 11/1/21 - Completion Date 11/19/21 Actual Start Date - Actual Stop Date Building 553 - Start Date 11/1/21 - Completion Date 11/9/21 Actual Start Date - Actual Stop Date Building 608 - Start Date 11/8/21 - Completion Date 11/12/21 Actual Start Date - Actual Stop Date Building 566 - Start Date 11/10/21 - Completion Date 11/18/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In November	Building 172 - Start Date 11/10/21 - Completion Date 11/18/21 Actual Start Date - Actual Stop Date Building 609 - Start Date 11/15/21 - Completion Date 11/19/21 Actual Start Date - Actual Stop Date Building 372 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 745 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 567 - Start Date 11/19/21 - Completion Date 11/29/21 Actual Start Date - Actual Stop Date Building 705 - Start Date 11/22/21 - Completion Date 11/26/21 Actual Start Date - Actual Stop Date Building 704 - Start Date 11/22/21 - Completion Date 11/26/21 Actual Start Date - Actual Stop Date		

13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In December	Building 2035 - Start Date 11/29/21 - Completion Date 12/3/21 Actual Start Date - Actual Stop Date Building 365 - Start Date 11/29/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 550 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 506 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 590 - Start Date 11/30/21 - Completion Date 12/8/21 Actual Start Date - Actual Stop Date Building 2036 - Start Date 12/6/21 - Completion Date 12/10/21 Actual Start Date - Actual Stop Date Building 551 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 733 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date		
13	Epoxy Wasteline Remediation Schedule Continued	Estimated Buildings For Completion In December	Building 796 - Start Date 12/9/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 520 - Start Date 12/13/21 - Completion Date 12/17/21 Actual Start Date - Actual Stop Date Building 2065 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 843 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 2063 - Start Date 12/20/21 - Completion Date 12/28/21 Actual Start Date - Actual Stop Date Building 2067 - Start Date 12/20/21 - Completion Date 12/24/21 Actual Start Date - Actual Stop Date Building 505 - Start Date 12/20/21 - Completion Date 12/28/21 Actual Start Date - Actual Stop Date Building 2001 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date Building 395 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date Building 2080 - Start Date 12/27/21 - Completion Date 12/31/21 Actual Start Date - Actual Stop Date		

14	910 Bldg. Maint	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.	Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year. The whole structure fumigation program commenced in May and is typically scheduled to be completed in November. Currently there are 174 buildings that require whole structure fumigation. A schedule will be completed based on priority and existing budget limitations. Buildings completed: 2087, 206, 434, 913, 747, 2018, 720, 221, 229, 184, 944. All Fumigations takes 3 days to complete. 2021 Scheduled fumigation: Building 2121 - Start Date 8/17 Buildings 803 and 805 - Start Date 10/12 Buildings 2150 and 241 - Start Date 10/19 Building 690 - Start Date 10/26	Annual Program - December 2021	Budget: \$200,000 Exp: \$111,900 Balance: \$88,100
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	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.	The buildings scheduled for resurfacing in 2021 are located in the following cul-de-sacs: 22, 23, 34, 36, 37, 38, 39 and 52. COMPLETED Invoices are pending.	Annual Program - December 2021	Budget: \$68,179 Exp \$14,312 Balance: \$53,867
	920 Projects	Parkway Concrete Program	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Parkways are inspected for damage and other deficiencies are repaired or replaced accordingly.	COMPLETED Invoicing is pending.	Annual Program - June 2021	Budget: \$150,000 Exp: \$148,787 Balance: \$1,212
	920 Projects	Asphalt Paving Program	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.	COMPLETED Invoices are pending.	Annual Program - July 2021	Budget: \$290,113 Exp: \$0 Balance: \$290,113
	920 Projects	Water Lines - Copper Pipe Remediation	This program started in 2008 as a pilot program, and staff was directed to epoxy line buildings on an as-needed basis. Epoxy lining is intended to extend the life of copper pipe water lines in all buildings which experience a high frequency of copper pipe leaks.	COMPLETED Buildings 658, 10 & 2215 have been completed. Invoices are pending.	Annual Program - August 2021	Budget: \$200,000 Exp: \$23,350 Balance: \$176,650