

Third Mutual Project Log September 2024 (Prepared September 3)

#	Name	Description	Status	Estimated Completion/ On-going Programs	Budget (as of July)
1	Annual Termite Inspections	This annual program is funded to provide pest control inspection services.	468 buildings scheduled for inspection in 2024 (approx. 39 buildings per month). Inspections are underway in Gate 5 and 6. Between January and August, 275 buildings were inspected and 41 required treatment.	December	Budget: \$46,800 Recorded Exp: \$0 Balance: \$46,800
2	Pest Control for Termites	This annual program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation and includes hotel accommodations during whole structure fumigation. The program also includes funding for local termite treatments and the removal of bees/wasps as needed.	53 buildings scheduled for fumigation in 2024. 10 buildings (37 manors) scheduled for September : 5024, 5043, 3441, 5019, 5390, 3501, 5045, 5324, 5456, 5418 19 buildings completed in 2024: 2384, 5540, 5590, 5512, 5587, 5422, 5474, 5487, 5480, 3099, 3159, 3057, 3171, 3187, 3126, 3229, 3251, 3255, and 3148 (76 manors)	May to November	Budget: \$330,316 Recorded Exp: \$77,180 Balance: \$253,136
3	Water Lines - Copper Pipe Remediation	This ongoing program is funded to install epoxy liners in copper water lines in all buildings which experience a high frequency of copper pipe leaks.	Buildings remaining for 2024: 4013, 2339, 2344, 2360, 3108, 3128, 3129, 3145 Buildings completed in 2024: 2292, 3036, 3105, 3106, 3107, 4007	December	Budget: \$1,000,000 Recorded Exp: \$253,723 Balance: \$746,277
4	Asphalt Paving and Concrete Program	This annual program is funded to preserve the integrity of CDS street paving. Annual inspections are conducted and repaving is scheduled as needed. Adjacent concrete sidewalks are evaluated and repaired if necessary.	Paving work scheduled for 2024: CDS 304, 335, 409, 329, 374 Board elected to cancel paving and concrete program for next two years and complete patching, crackfill and seal coat to these cds. Patches and crackfill work is completed and seal coat work will be completed by the end of August.	September	Budget: \$377,975 Recorded Exp: \$0 Balance: \$377,975

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5	Seal Coat Program	This ongoing program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous slurry seal to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work in progress and will be completed by the end of August 2024: CDS 214, 226, 303, 306, 315, 316, 321, 325, 326, 331-A, 334, 354, 356, 357, 365, 371, 376, 402, 403, 3317	September	Budget: \$53,876 Recorded Exp: \$0 Balance: \$53,876
6	Roof Replacement - BUR to PVC Cool Roofing	This ongoing program is funded to replace roofs at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation.	Buildings remaining for 2024: 2234, 3016, 3018, 3062, 3113, 3114, 3140, 3182, 3223, 3240, 3341, 3479, 3488, 3510, 4019, 5052, 5091, 5397, 5442, 5474, 5558 Buildings completed in 2024: 2290, 2314, 2330, 2336, 2340, 2357, 2390, 3003, 3274, & 3299	June - November	Budget: \$1,200,000 Recorded Exp: \$38,947 Balance: \$1,161,053
7	PVC Roof Repair & Preventive Maintenance Programs	This ongoing program is funded to preserve and prolong the serviceable life of PVC roofs by performing emergent repairs as needed. This also includes flat roof debris clean-up.	Roofs completed in January 2024: 5 Year Maintenance - 2350, 2352, 2356, 3005, 3013, 3066, 3086, 3112, 3117, 3137, 3148, 3163, 3166, 3169, 3181, 3184, 3186, 3188, 3201, 3204, 3206, 3210, 3213, 3215, 3217, 3247, 3248, 3256, 3275, 3279, 3305, 3323, 3324, 3325, 3336, 3338, 3363, 3364, 3371, 3375, 3408, 3411, 3447, 3461, 3473, 3489, 3517, 5229, 5280, 5306, 5346, 5353, 5365, 5463, 5470, 5503, 5511 Roofs completed January - March 2024: 10 Year Maintenance - 2360, 3046, 3049, 3078, 3085, 3088, 3089, 3091, 3097, 3099, 3100, 3129, 3132, 3136, 3162, 3168, 3190, 3191, 3285, 3329, 3342, 3433, 3442, 3450, 3452, 3523, 5015, 5021, 5031, 5035, 5041, 5066, 5083, 5086, 5113, 5123, 5134, 5211, 5377, 5464, 5481, and Carports 3130, 3154, 3155, 3156, 3157, 3158, 4001, 4007 310 buildings on the flat roof debris removal program will be completed in December 2024.	December	Budget: \$104,823 Recorded Exp: \$46,845 Balance: \$57,978

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8	Prior to Paint Program (PTP)	This 15-year full cycle program is funded to repair dry rot and decking surfaces prior to painting.	<p>CDS remaining in 2024: 402 consisting of 3 three-story housing buildings and 6 carports.</p> <p>CDS 401 (2 three-story housing buildings and 4 carports) in progress estimated completion October 1, and crews will start in CDS 402 in September.</p> <p>CDS completed in 2024: 328, 334 and 333 (24 housing buildings)</p>	December	<p>Budget: \$1,222,353</p> <p>Recorded Exp: \$627,506</p> <p>Balance: \$594,847</p>
9	Exterior Paint Program	This 15-year full cycle program is funded to paint all exterior components of each building including the body (stucco/siding); fascia boards; beams; overhangs; doors; closed soffits; structural and ornamental metal surfaces. Decks are top coated and damaged building address signs are replaced. Lead abatement activities are also performed in conjunction with this program. This includes touch-up painting of mutual repairs.	<p>CDS remaining in 2024: 334, 401, 402</p> <p>CDS 334 in progress and will be complete in September.</p> <p>CDS completed in 2024: 328 and 333</p>	December	<p>Budget: \$1,613,075</p> <p>Recorded Exp: \$810,717</p> <p>Balance: \$802,358</p>
10	Gutters - Replacement and Repair	Gutter replacement and repairs are performed on original construction building rain gutters and downspout systems that are exhibiting deterioration.	Gutter replacements scheduled for 2024: Vendor quotes for 8 buildings due September 15.	November	<p>Budget: \$60,000</p> <p>Recorded Exp: \$0</p> <p>Balance: \$60,000</p>
11	Building Structures Dry Rot Program	This program is funded to implement a systematic approach to eradicating wood rot throughout Third Mutual.	B5371 and B5372: A structural observation was performed on April 4, 2024. Repair plans have been approved. Vendor quotes due in October.	December	<p>Budget: \$210,000</p> <p>Recorded Exp: \$64,800</p> <p>Balance: \$145,200</p>
12	Building Structures Foundations Program	This ongoing program is funded to replace foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as-needed basis. Staff performs field observations when a foundation inspection request is received. If needed, a structural engineer is then scheduled to inspect the foundation and provide a recommendation.	<p>3417-P: Garage wall foundation. Work is scheduled to begin in early September.</p> <p>B2290: Foundation work was completed in July.</p> <p>B2369: No structural repairs needed. Stucco repairs completed in August.</p> <p>4014-1A: Column foundation work was completed in July.</p>	November	<p>Budget: \$25,000</p> <p>Recorded Exp: \$24,500</p> <p>Balance: \$500</p>

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13	Building Structures Replacement	This ongoing program is funded to repair or replace building structural components that are not performing as designed. As building structural issues are reported and inspection requests are received, staff schedules an engineer to field inspect and, if required, provide a recommendation for repairs. In addition, roofing repairs are performed after Prior to Paint crews replace fascia due to dry rot. As part of this budget, staff will proactively inspect buildings for drainage issues and provide repairs as needed.	Structural Repair/Replacement Completed: None. Structural Repair/Replacement in Progress: None. Parapet Wall Removals: 5284: Work is scheduled to begin in early September. 5028 and 5045: Scheduling in progress. SB326 Repairs: 3415-O and P, 3416-N, 5525-O, 3429-O and P, 4019-N, O and P, 4020-N, O and P, 4021-N and 4022-N and P.	December	Budget: \$500,000 Recorded Exp: \$21,039 Balance: \$478,961
14	Elevator Replacement Program	This ongoing program is funded to replace mechanical equipment and interior renovations as needed. The annual budget will allow for 2 elevator cab upgrades.	Buildings scheduled for upgrades in 2024: B4006 and B4010 Schedule pending confirmation of material delivery.	November	Budget: \$125,000 Recorded Exp: \$9,112 Balance: \$115,888
15	Garden Villa Rec Room Window Replacements	This program is funded to replace windows in Garden Villa Recreation Rooms.	Buildings scheduled for 2024: 969, 2404, 3421, 5510, 5515 Vendor quotes due September 30.	December	Budget: \$60,000 Recorded Exp: \$0 Balance: \$60,000

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COMPLETED					
	Senate Bill 326 Load Bearing Component Inspections	<p>This program is funded to conduct an assessment of exterior elevated elements, defined as the load-bearing components, in selected buildings and facilities within the community.</p> <p>Inspection submittal requirements due January 2025, as outlined in Senate Bill 326.</p> <p>Final report will be presented at the next committee meeting.</p>	<p>73 buildings were inspected in 2024</p> <p>28 buildings inspected in March: 2249, 2250, 2259, 2260, 3011, 3019, 3020, 3021, 3026, 3029, 3031, 4018, 4019, 4020, 4021, 4022, 3427, 3428, 3429, 2401, 2402, 3241, 3242, 3415, 3416, 3417, 5523, 5525</p> <p>14 buildings inspected in April: 3434, 3435, 2354, 2355, 2384, 2385, 2386, 2387, 2388, 4003, 4004, 4005, 4012, 4013</p> <p>15 buildings inspected in May: 3335, 3336, 3337, 3338, 3420, 2294, 4006, 4008, 4009, 4010, 4011, 4014, 4015, 2399, 2400</p> <p>16 buildings inspected in June: 2117, 2118, 2120, 2134, 2135, 2136, 2227, 2229, 2231, 2232, 2237, 2239, 2240, 2241, 2242, 2244</p> <p>Invoicing is pending.</p>	March - June	<p>Budget: \$92,495 Recorded Exp: \$53,167 Balance: \$39,328</p>
	Roof Replacement - Light Weight Tile to Comp Shingle Roofs	<p>This ongoing program is funded to replace light weight tile roofs with composition shingle roof systems.</p>	<p>Buildings remaining for 2024:</p> <p>Buildings completed in 2024: 3207, 3215, 3292, 3394, 3475, 5216</p> <p>Invoicing is pending.</p>	May - June	<p>Budget: \$250,000 Recorded Exp: \$240,559 Balance: \$9,441</p>
	Shepherd's Crook	<p>This program is funded to remove and replace barbed wire with Shepherd's Crook.</p>	<p>7,014 LF out of 33,761 LF of Shepherd's Crook has been installed as of 2023.</p> <p>Work completed in 2024: 313 LF at Gate 11</p>	July	<p>Budget: \$32,400 Recorded Exp: \$0 Balance: \$32,400</p>
	Waste Line Remediation	<p>This ongoing program is funded to install seamless epoxy liners within existing interior and exterior waste pipes to mitigate future root intrusion as well as to resolve and prevent future back-up problems related to compromised pipes.</p>	<p>Total number of buildings in Third Mutual: 1,405 Number of buildings left to complete: 1,020</p> <p>Buildings remaining for 2024: 2354 - Completion deferred to 2025</p> <p>Buildings completed in 2024: 2392, 2394, 5518, 4011, 3421, 2393</p>	August	<p>Budget: \$1,000,000 Supplemental: \$500,000 Recorded Exp: \$1,501,353 Balance: -\$1,353</p>