

Property	Priority	Item	estimate
CW	1	PHOENIX KITCHEN	15,000
GV	1	ORATORY DRAINAGE	3000
GV	1	SIGNAGE	8000
GV	1	ORATORY LIFT	15,000
GV	1	ARK SEPTIC BLOWOUT	2000
GV	1	regrade gravel drive	2000
CW	1	Cottage leak at top of oil tank	850
TOTAL estimate			45,850

Property	Priority	Item	ROUGH COST
GV	2	tidings halls painted	8000
GV	2	trash pile removal	750
CW	2	Gaia deck and fascia boards replace	5000
CW	2	Cottage and Hermitage chimneys	10000
CW	2	grey house roof and gutters	20,000
TOTAL estimate with cushion			43750

Property	Priority	Item	ROUGH COST
GV	3	Oratory bathroom stall	need estimates
GV	3	Oratory landscape	need estimate
GV	3	Oratory kitchen	need estimates
GV	3	Ark green roof	need estimate

Property	YEAR	Item	ROUGH COST
GV	2021	Tidings furnace	need estimate
GV	2021	Tidings water heater	need estimate
GV	2021	Oratory water heater	1000
GV	2022	Ark water heater	need estimate
GV	2022	Ark roof	need estimate
GV	2024	10 year CO2 and smoke detectors	need estimate
GV	2025	Tidings roof	need estimate
GV	2026	Ark boiler	need estimate

Major Maintenance plans for 2023

Priority scale 1-3: 1 must happen in 2023, 2 advisable in 2023-2024, 3 not necessary but are advisable. Last sect

This section lists those Major maintenance expenditures that I recommend happen 2021 because to delay will cause

Description

fire inspector requirement--fire suppression hood too small--replacing it requires changes to kitchen layout

fix rain/runoff leaks at stair and on left side of archives

replace main sign, additional signage which is old and faded (produced in 2012)

2 estimates about 5 yrs old. Need building code variance to proceed

septic line from Ark does not have a blowout--add one in to make issues more accessible and cheaper

constant maintenance from potholes needing every year vs 2-3 b/c a lot more usage

estimate in hand

This section lists those items that are not yet dire but we should consider them as part of great

Description

the last items to be painted are halls and ceilings--we don't have equipment to do this ourselves

50 HOURS FOR SYAWI to clear it from hillside--ongoing

aging building, repairs expected

are natural stone and should be pointed and parged to avoid larger problems down the road

not beyond useful life but need to consider b/c useful life span ending soon

This section lists those expenses that could help generate revenue in rentals and or help us fulfill our mission while lesse

Description

add a second stall or unrinal in single bathroom by bay 2

landscape to soften edges, define space for rentals

convert storage space to functioning kitchen

make the computer closet roof a living roof to reduce costs and heat

This is a list of mechanicals/structural repairs/replacements that we need to plan to happen before 2026 based on usef

Description

still working but installed 1993 which puts it already 12 years past recommended life...

still working but installed 1992 which puts it 20 years past recommended life

this is already beyond useful life but we have a replacement already (scavenged from Hilary) so only need to pay f

these are installed all buildings hardwired within recommended life but will need replaced about 2024

already 5 years past "usable life" and will need replaced by 2025 unless damaged

within recommended life but will "come due" about these years; note, the current boiler was under capacity for s

tion are items that are approaching replacement/end of natural life

the greater harm in one way or another

Need

ter conversations

Need

need an estimate, but this placeholder will be close

part of conservation agreement never done--been working on it 2 seasons

1st estimate in

ening other costs. not necessary but helpful

Need

increase ability to rent/use space

trees planted meets mission work; having it done same time as tidings reduces costs

increase ability to rent space

can be counted as mission work estimate coming

ful life as indicated by each industry recommendations

checking to make sure this is true date

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or install once the current one goes down

front porch roof replaced during painting b/c was causing leaks to building

pace--need to upgrade to larger unit

need sign off from fire dep and county before moving forward

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