

## Major Maintenance Plans for 2024

Priority scale 1-3: 1 must happen in 2024, 2 advisable in 2024-2025, 3 not necessary but are advisable. Last section are items that are approaching replacement/end of natural life

This section lists those Major maintenance expenditures that I recommend happen 2024

Property	Priority	Item	Estimate	Description	Need
CW	1	GREY HOUSE GUTTER COVERS	\$ 2,470.00	RMM had placed covers on gutters to stop rain from pooling in lower level- They were removed when gutters and roof done and since no longer fit, not replaced. Need to replace at least the section by lower level entry	
CW	1	COTTAGE LOWER LEVEL BATHROOM	\$ 10,500.00	has been "patched" over the years, needs to be gutted and plumbing issues fixed	This is the bathroom we want Grail members to access for their memorial garden/other outdoor programming dates because it is on first floor right by a door.
CW	1	PHOENIX CHIMNEY		Pulling away from exterior wall--I have photos were there is a 2-inch gap; this is potentially a HUGE foundational issue. No estimate because we are working to bring a structural engineer to give p[rofessional opinion and options. Once we hear from the structural engineer I will present this item to Council for approval.	When we had this issue with Pneuma at GV the fix required restablizing the foundation and moving the wall back into place--2018 estimate was 50k
CW	1	PHOENIX DRIVEWAY	\$ 2,500.00	Patch the area removed when plumbing redone	
CW	1	COTTAGE SHOWER	\$ 2,500.00	different bathroom--the shower in cottage is off the kitchen. Drain pipes are broken as is the drip pan.	
CW	1	PHOENIX DECK	\$ 3,750.00	DECK RAILING ROTTEN IN 3 SPACES, DOOR TOE KICK AND SOME STAIR DECKING.	
CW	1	PHOENIX ROOF	\$ 1,500.00	some shingles sliding down--need to repair.	
GV	1	GREENHOUSE	25,000	We need to get this built even as we continue to raise funds for it...necessary to grow the native plants to replace the invasives across GV and as part of a community-focused project.	
GV	2	ORATORY LIFT	20,000	in process of getting variance; price increased since the 2018 estimate	was approved in 2023 but variance is taking longer than planned.
<b>TOTAL estimate</b>			<b>68,220.00</b>		

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

Property	Priority	Item	ROUGH COST	Description	Need
GV	2	trash pile removal	750.00	50 HOURS FOR SYAWI to clear it from hillside--ongoing	part of conservation agreement never done--been working on it 2 seasons
GV	2	ARK BATHROOM		There is a toilet issue in the left-side bathroom. Would like to use the opportunity (since we have to replace toilet anyways) to remove the shower/tub and make the bathroom wheelchair accessible. If it becomes a HUGE challenge we will simply replace the toilet as it is. Will come back to Council with an estimate when we have one for this project	
<b>TOTAL estimate with cushion</b>			<b>750.00</b>		

**This section lists those expenses that could help generate revenue in rentals and or help us fulfill our mission while lessening other costs. not necessary but helpful**

Property	Priority	Item	ROUGH COST	Description	Need
GV	3	Oratory bathroom stall	<i>need estimate</i>	add a second stall or unrinal in single bathroom by bay 2	increase ability to rent/use space <i>need sign off from fire dep and county before moving forward</i>
GV	3	Oratory landscape	<i>need estimate</i>	landscape to soften edges, define space for rentals	trees planted meets mission work; having it done same time as tidings reduces costs
GV	3	Oratory kitchen	<i>need estimate</i>	convert storage space to functioning kitchen	increase ability to rent space <i>need sign off from fire dep and county before moving forward</i>
GV	3	Ark green roof	<i>need estimate</i>	make the computer closet roof a living roof to reduce costs and heat	can be counted as mission work estimate coming

**The next section is a list of mechanicals/structural repairs/replacements that we need to plan to happen before 2026 based on useful life as indicated by each industry recommendations**

Property	YEAR	Item	ROUGH COST	Description	NEED
GV	2021	Tidings furnace	<i>need estimate</i>	still working but installed 1993 which puts it already 12 years past recommended life...	checking to make sure this is true date
GV	2021	Tidings water heater	<i>need estimate</i>	still working but installed 1992 which puts it 20 years past recommended life	checking to make sure this is true date
GV	2021	Oratory water heater	1,000.00	this is already beyond useful life but we have a replacement already (scavenged from Hilary) so only need to pay for install once the current one goes down	
GV	2022	Ark water heater	<i>need estimate</i>	still working but past its useful life	
GV	2022	Ark roof	<i>need estimate</i>	fine but need to plan ahead	
GV	2024	10 year CO2 and smoke detectors	<i>need estimate</i>	these are installed all buildings hardwired within recommended life but will need replaced about 2024	
GV	2025	Tidings roof	<i>need estimate</i>	already 5 years past "usable life" and will need replaced by 2025 unless damaged	front porch roof replaced during painting b/c was causing leaks to building
GV	2026	Ark boiler	<i>need estimate</i>	within recommended life but will "come due" about these years; note, the current boiler was under capacity for space--need to upgrade to larger unit	
CW	2025	Gaia A/cs	<i>need estimate</i>	old and using R22 which no longer available. Still working, but when they "go bad" will need to be replaced	
CW	2026	Gaia Roof	<i>need estimate</i>	at the end of it's life	
CW	2025	cottage mudroom	<i>need estimate</i>	it's basically a wood shack added to the outside for random outdoor equipment storage. Need to decide if we repair, replace, or just eliminate. Current structure has a lot of holes in the outer walls so not weather resistant in any way.	