

6/14/2022

Re: Potential big ticket item/repairs for FY23

BURROUGHS

- *Piping throughout- Our entire building has many old defective pipes which require replacement. We have started to do this in the most critical areas and continue to so in in phases (60-100 lineal feet at a time). EST.\$10K-\$15K*
- *HVAC split system- replacement of 2 abandoned units out back that service maintenance office and childrens bathrooms which are both very hot in the summer and very cold in the winter. Split system provide both heating and cooling. EST. \$12K-\$20K*
- *Camera upgrades- dated, inoperable cameras in some locations. Also to be done in phases. EST. \$4K-\$5K*
- *HVAC upgrades- BMS system in need of upgrade. Blowers, fans, parts, etc. EST. \$10K-\$15K*
- *Window replacement- (defer to Tom)*

BLACK ROCK

- *Floor epoxy basement- Never redone after previous flooding. Epoxy finish is a good option for this area. EST. \$20K-\$35K*
- *Carpet upper level- Mildly worn. A little bumpy. EST. \$30K-\$45K (if book and furniture movers are needed add \$20K-\$30K) If we placed flooring up to bookcases/shelves without moving I think we could get the job done for under \$20K*
- *Camera upgrades- dated, inoperable cameras in some locations. Also to be done in phases. EST. \$4K-\$5K*

- *Building exterior- façade and soffit are rotting away. This needs to be assessed to determine the extent and severity of the situation. EST. \$35K-\$80K*

NORTH BRANCH

- *Repair entry overhangs- Bad repair done (previous to my arrival). Tracked it down to a company called Roof Doctor. Currently out of business. Needs to be properly re-coated. EST.\$15K-\$25K*
- *Camera upgrades- dated, inoperable cameras in some locations. Also to be done in phases. EST. \$4K-\$5K*
- *HVAC upgrades- BMS system in need of upgrade. Blowers, fans, parts, etc. EST. \$4k--\$5K*

NEWFIELD

- *Windows- to be reinstalled in the small meeting room. EST. \$2K-\$5K*

**East side issues should be covered under phase 2 of construction. Beardsley branch is new and yet to be determined.*

**These dollar amounts are just estimates. Probably on the higher end to allow some breathing room.*