

Capital Budget 2022

| Priority Level | Dept. | Estimated Start Date | Estimated End Date | Project/Equipment Title | Estimated Cost | Explanation - why necessary |
|-----------------------|--|-----------------------------|---------------------------|---|-----------------------|---|
| High | Marketing/Administration | Ongoing | | Apartment Renovations and/or Combinations | \$ 710,000 | Apartments 329 (IL Studio) (407/408/409 (two bedroom combination) and 2 additional IL/AL Studios (window replacement, architect and permit fees incl) |
| Medium | Marketing/Administration | Ongoing | | Apartment Cosmetic Refresh | \$ 75,000 | 2 AL Studios and 2 IL Studios (result of death or transitions) Table and chair replacement, flooring and paint. |
| High-resident | Marketing/Administration | Feb. 2022 | Mar. 2022 | Garden Room Refresh | \$ 22,000 | |
| High-resident | Marketing/Administration | Mar.2022 | Apr.2022 | Fitness Center Refresh | \$ 45,000 | Flooring, light fixtures, paint. |
| Medium | Marketing/Administration | Ongoing | | Campus Replacement Items | \$ 10,000 | Flats - back screen doors, damaged furniture, shades in common areas, etc. |
| | SUBTOTAL MARKETING/ADMINISTRATION | | | | \$ 862,000 | |
| A | Admin/Maintenance | Mar. 2022 | Aug. 2022 | Main level unification & refresh | \$ 250,000 | Unification of main level inclusive of paint, flooring, lighting, and finishes. This will add a door operator to The main entrance, on top of the phase 1 additions to the Porter Garden and the Perry Exit Door. Will complete the addition of 8-10 external cameras on the main campus |
| A | Security/Maintenance/Admin | Jan. 2022 | Mar. 2022 | Access Control and CCTV Phase 2 | 55,000 | Need to rent lift and repair failing areas around chimneys and falling slate at highest level over old HR office. |
| A | Maintenance | 22-Feb | 22-Feb | Morgan roofing patches | 25,000 | |

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| B | Nursing/Maintenance | 1-Mar | 30-Apr | Nurse call and Pendant replacement | 275,000 | This will correct long standing issues with Pendant alerting, Nurse Call, Wander Management, Fall Prevention, and Security monitoring |
| B | Admin/Maintenance | 22-Feb | 22-Feb | VOIP implementation housewide | 8,500 | This gets us off of our aging POTS infrastructure and puts a voip solution in place, inclusive of hardware and 1 year of support |
| A | Housekeeping | 22-Apr | 22-Apr | New Washing machine 1 of 3 | 7,000 | Heavy duty machine to replace 1 of 3 aging pieces of equipment - higher efficiency |
| B | Maintenance | 22-Feb | 22-Feb | Boiler Controls Perry | 8,975 | Currently no ability to monitor boilers without physical verification daily, and complaints for community. We also have no efficiency elements built into our operations. This adds those and provides offsite alerting via wifi enabled monitoring. |
| A | Maintenance | 22-Feb | 22-Feb | Perry Steam Boiler -Condensate Receiver and Fill valve; piping | 24,553 | As it functions the boiler system is inefficient and detrimental to the lifecycle of the equipment. This extends the life cycle and adds safety elements that are not present, causing the system to flood and fail regularly. |
| A | Grounds | 22-May | 22-Jul | Porter Garden Retaining wall and tile | 50,000 | The retaining wall is allowing moisture to delaminate the decorative tiles. The are needs to be dug up, sealed, replanted, and retiled. |

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| C | Admin/Maintenance | 22-Mar | 22-May | Morgan Elevator Refresh | 35,000 | Interior of the Elevator Car needs to be refreshed and refinished. Inclusive of wall elements, electrical and flooring |
| B | Morgan Elevator Doors | 22-Jun | 22-Aug | Morgan Elevator Doors | 190,000 | Currently the Doors are not easily accessed as there is a manual door to operate, and then the sliding gate. This replaces the exterior door with one that is operated by the elevator call button, and retracts like a pocket door. |
| A | Kitchen | 22-Jan | 22-Jan | Sandwich Station counter and refrigeration | 11,500 | Currently the kitchen is struggling with sandwich prep, ingredients are kept on ice vs inside a capable refrigerator. Needs electrical on top of the equipment as well. |
| A | Kitchen | 22-Jan | 22-Jan | New compliant eye wash stations | 5,000 | Eye wash stations are out of compliance and no longer approved |
| A | Kitchen | 22-Apr | 22-Apr | Flooring repairs | 25,000 | Needs to be done at night and needs to be fully sealed to mitigate leaking into basement, and extend life of the failing tile. |
| A | Kitchen | 22-Jan | 22-Mar | Walk in Freezer Delamination | 90,000 | Placeholder pending vendor bids. Initial estimate was 8k for floor only, need to take Freezer offline and redo all walls, ceiling ,and floor , inclusive of a rental unit |
| B | Maintenance | 22-Mar | 22-Apr | Phased Repair of Failing Sewer Horizontal Mai | 43,000 | Ongoing Sewer piping issues lead to critical failures and unexpected downtime overdue replacement |

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| A | Maintenance | 22-Apr | 22-Jun | Installation of Backflow preventers in Morgan | 28,000 |
| C | Maintenance | 22-Jun | 22-Aug | Francisco Elevator and Octavia elevator | 65,000 |
| | SUBTOTAL MAINTENANCE | | | | \$ 1,196,528 |
| A | IL/AL | TBD | TBD | BP Machines (2) | 14,000 |
| | SUBTOTAL IL/AL | | | | \$ 14,000 |
| Summary | | | | | |
| SUBTOTAL MARKETING/ADMINISTRATION | | | | | \$ 862,000 |
| SUBTOTAL MAINTENANCE | | | | | \$ 1,196,528 |
| SUBTOTAL IL/AL | | | | | \$ 14,000 |
| Subtotal | | | | | \$ 2,072,528 |
| 10% Contingency | | | | | \$ 207,253 |
| Grand Total | | | | | \$ 2,279,781 |

Compliance with 1989 ordinance requiring backflow prevention on all Domestic Water supply lines, add monitored Sprinkler tamper to Morgan building Place holder for research and potential changes to elevator entry/exiting process

Blood pressure machines for resident medical assessments.