

### Proposed Capital Projects

1. Replace 75-year-old main pipes and vertical risers to fan coil units. These pipes also supply the boilers. Estimate utilizing a plastic piping system = \$240,000.
2. Obtain prices to replace rotten wood, scrap and repaint steeple. Estimate = \$40,000.
3. Elevator cab and electronic controls upgrade. Estimate = \$125,000. This would need to be done in approximately 2 years, based on recent/current usage. But with Homestretch expected to lease space as soon as March of this year, usage will increase so upgrade should be sooner.
4. Remove asphalt, replace subbase and asphalt and install concrete dumpster pad. Estimate = \$40,000.
5. Fill cracks in the parking lot and seal it. Estimate = \$6,000.
6. Remove and replace the shingle roof. Estimate = \$24,000.
7. Replace flat EPDM roof on 2<sup>nd</sup> floor. Estimate = \$42,000.
8. Replace two 26 year old HVAC units that serve the Library, Office & Hall. Estimate = \$68,000.
9. Accessibility estimated cost if installing ramps to the parking lot door. Estimate = \$90,000.
10. New gender neutral bathroom vestibule and entrance connection to hallway. Estimate = \$18,000.
11. Install security system at 10 exterior doors. Estimate = \$45,000.

### Additional capital improvement categories – TBD

Homestretch – improvements not funded by tenant	
-replace up to nine 20+ year old HVAC units in new basement	\$100,000
Accessibility (assess, plan, implement)	\$400,000
Additional building security upgrades	
- (doors, access controls, cameras?)	\$350,000
Technology (computers, licenses, A/V equip)	\$100,000
Sustainability	\$150,000

*Projects subject to change. Based on January 2026 information.*