

Ten Year Capital Improvements and Maintenance Plan					Prepared:	7/30/2017										
Base Year: 2017																
Project Name: Psi Psi Chapter House Owned and Operated by 737 Comstock Avenue Inc.																
Street Address: 737 Comstock Avenue																
City, State, Zip: Syracuse, NY 13210																
Property Type: Rooming House																
					Plan Year 1	Plan Year 2	Plan Year 3	Plan Year 4	Plan Year 5	Plan Year 6	Plan Year 7	Plan Year 8	Plan Year 9	Plan Year 10		
Item	Qty.	Unit	Unit Cost	Line Total- Uninflated	Year 2017	Year 2018	Year 2019	Year 2020	Year 2021	Year 2022	Year 2023	Year 2024	Year 2025	Year 2026	Term + 2	
<b>Site/Structural:</b>																
Basement waterproofing		LS	\$ 50,000	\$ 50,000										\$ 50,000		
Basement waterproofing - Design		LS	\$ 10,000	\$ 10,000							\$ 10,000					
Parking lot and driveway paving		LS	\$ 20,000	\$ 20,000								\$ 20,000				
			\$ -	\$ -												
<b>Roof:</b>																
New single ply membrane roof (flat section)		LS	\$ 30,000	\$ 30,000					\$ 30,000							
Slate Roof repair / replacement		LS	\$ 50,000	\$ 50,000					\$ 50,000							
			\$ -	\$ -												
<b>Asbestos Lead Paint Abatement during future renovations:</b>																
Abatement of asbestos materials both observed and presumed		LS	\$ 5,000	\$ 5,000					\$ 5,000							
			\$ -	\$ -												
<b>Building Façade:</b>																
Replacement of wood clapboard with Boral TruSiding with flashing		LS	\$ 110,000	\$ 110,000					\$ 110,000							
Painting		LS	\$ 35,000	\$ 35,000			\$ 5,000	\$ 5,000	\$ 25,000							
Window replacement - selective		LS	\$ 20,000	\$ 20,000					\$ 20,000							
Façade Engineering and Architectural fees and inspecctions		LS	\$ 10,000	\$ 10,000		\$ 5,000			\$ 5,000							
			\$ -	\$ -												
<b>Mechanical:</b>																
Kitchen Equipment (Freezer, Range, Reserve)			\$ -	\$ -												
Refixture & Interiors - All Bathrooms			\$ 65,000	\$ 65,000										\$ 65,000		
			\$ -	\$ -												
<b>Electrical:</b>																
Replace secondary branch circuits on upper floors		LS	\$ 35,000	\$ 35,000	\$ 35,000											
Cut & patch support, ceiling replacement, painting			\$ 25,000	\$ 25,000	\$ 25,000											
			\$ -	\$ -												
<b>Fire Protection/Life Safety:</b>																
Upgrade Fire Alarm System		LS	\$ 15,000	\$ 15,000	\$ 15,000											
Fire Sprinkler Extension into Bedrooms			\$ 30,000	\$ 30,000	\$ 30,000											
			\$ -	\$ -												
			\$ -	\$ -												
<b>Building Interior Restoration</b>																
First floor hardwood floors		LS	\$ 35,000	\$ 35,000										\$ 35,000		
First Floor Foyer Slate		LS	\$ 25,000	\$ 25,000			\$ 25,000									
Dining Room Floor		LS	\$ 15,000	\$ 15,000			\$ 15,000									
Kitchen Floor		LS	\$ 35,000	\$ 35,000										\$ 35,000		
Interior & Exterior door and frame replacement with door hardware		LS	\$ 35,000	\$ 35,000		\$ 35,000										
			\$ -	\$ -												
<b>Building Interior Upgrades</b>																
Finish off basement rooms with damp proof interior finishes		LS	\$ 75,000	\$ 75,000				\$ 25,000		\$ 25,000	\$ 25,000					
		LS		\$ -												
<b>TOTAL, UNINFLATED</b>				\$730,000.00	\$105,000.00	\$40,000.00	\$45,000.00	\$30,000.00	\$245,000.00	\$25,000.00	\$35,000.00	\$70,000.00	\$70,000.00	\$65,000.00	\$0.00	
<b>Inflation Factor @ 3.5%</b>					100.00%	103.50%	107.12%	110.87%	114.75%	118.77%	122.93%	127.23%	131.68%	136.29%	141.06%	
<b>TOTAL INFLATED</b>				\$851,550.40	\$ 105,000	\$ 41,400	\$ 48,205	\$ 33,262	\$ 281,143	\$ 29,692	\$ 43,024	\$ 89,060	\$ 92,177	\$ 88,588	\$ -	
<b>CUMULATIVE TOTAL</b>					\$ 105,000	\$ 146,400	\$ 194,605	\$ 227,867	\$ 509,010	\$ 538,702	\$ 581,726	\$ 670,785	\$ 762,962	\$ 851,550	\$ 851,550	