LONG-TERM CAPITAL MAINTENANCE AND IMPROVEMENTS						
SYSTEM	**LIFE EXPECTANCY**	**COMPLETION DATE**	**2020 Est. cost**	**Replacement /Repair**		
CHURCH						
STRUCTURAL						
Classroom Wing and Office Roofs	20	2020	$70,000	2040		
Office Roof Skylights	15	2020	$3,500	2035		
Sanctuary Roof	40	2020	$70,000	2060		
Windows	40	2015		2055		
Stained Glass Windows	reg. maint.	2018	$26,500	2043		
Organ	reg. maint.	2000	$136,000	2050		
Ivanhoe Street Stairs		2017				
Jefferson Street Stairs		1995				
Jefferson Street Retaining Wall		1992				
Back Stairs to former playground		1986				
Exterior Stone Repointing						
MECHANICAL						
Electrical System Upgrade		1972				
Water Heater		1992				
Lighting (LED)		2017				
Elevator	30	2008	$230,000	2038		
5 HVAC systems	20	2015		2035		
HVAC: Office	15-20	2008		2023-2028		
HVAC: Choir loft/Organ		2000				
HVAC: Rector's Office						
Fans (South porch attic fan and kitchen exhaust fan)						
Refrigerator	15	2014	$4,000	2029		
Freezer	15	2014	$4,000	2029		

Stove/Oven	15	2017	$4,000	2032		
Dishwasher		1994				
TECHNOLOGY						
Laptop for virtual service		2021	$1,040	2026		
Office Computers	5	2019	$1,000	2024		
IT Network	5	2020		2025		
SECURITY						
Cell service to support fire system		2022	$700			
Fire suppression system		2014				
Replace exterior locks		2021	$7,200	2031		
APPEARANCE: Interior						
Kitchen remodel		1993				
Parish hall remodel		2015				
Vestibule restroom remodel		1991				
Parish hall bathroom remodel		1999				
Custodian closet in parish hall		1999				
Carpet: Sanctuary						
Carpet: Library		2002		2022-23		
Carpet: Office		2001		2022-23		
Carpet: Nursery		2017				
Flooring: Parish Hall		2017				
Flooring: Education Wing		2017				
Classroom Dividers		2017				
Library Furnishings		2002				
Painting: Sanctuary		2015				
Painting: Education Wing		2015				
Painting: Office/Library		2001				
Ceiling Tiles: Office		2021				
Library: Replace window, refurbish			$12,000	2022-23??		

APPEARANCE: Exterior						
Fence replacement: Ivanhoe St.		1995				
Fence replacement: former playground		1986				
Painting: Doors		2020-21				
Painting: Exterior Trim						
Stucco repaired and painted	20	2001		2023		
Landscaping: Invanhoe St		2017				
Landscaping: Former Playground				2022		
SAFETY						
Tree Maintenance		2017		2022-23		
Nursery Door		TBD				
IMPROVEMENTS						
Expand Columbarium		2022-23	TBD			
RECTORY						
2021 Completed renovations: $160,000						
STRUCTURAL						
Deck Replacement/Screen porch				2021		
Close stairwell				2021		
Parge basement door				2021		
Egress window in basement				2021		
Replace sunroom door				2021		
Kitchen				2021		
Roof	25	2015 (repair 2020)		2045		
Windows	40	2015		2055		

Shed			$5,000	2022		
Replace Flat roof			$3,500	2022		
MECHANICAL						
Air Conditioning		2015				
Radiators/Furnace		2003				
Kitchen:						
Refrigerator	9	2021		2030		
Dishwasher	15	2015		2030		
Oven/Stove	15	2015		2030		
Microwave	10	2017		2027		
Washing Machine						
Dryer						
SAFETY						
Tree Maintenance		2017				
Exterminator/pest exclusion		2003, 2022	$1,096			
APPEARANCE						
Painting, Interior		2017				