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1. Roof: Inspect the roof every 5 years by a licensed contractor and repair as needed. If beyond repair, the roof will be replaced while keeping intact the historic features. An item that we recently discovered was that there is a low spot on the roof that needs to be addressed and leveled so that water does not accumulate in one area causing stress to the roof membrane.

Estimate: New roof cost of \$325,000.

2. Painting: Paint the exterior of the building every 5-10 years while focusing to showcase the exterior historic features and details; specifically the hospital crosses above the door frames, and the architecture features designed by Frederick H. Meyer and built in 1916. After review of the property, we noticed areas that will need to be inspected and painted yearly. This includes the black oil based trim paint along the railings as well as the casing trim around the exterior unit doors.

Estimate: Painting \$75,000 every 5-10 years.

3. Downspouts: Perform annual inspections of the downspouts and replace as needed to maintain proper water removal and when replaced, to ensure the historic features are not tampered with or changed.

Estimate: New downspouts \$25,000.

4. Exterior windows and doors: Annual inspections of all exterior windows and doors and replace or repair as needed when damage is discovered. When replaced, we will ensure that will not be altered to preserve the historic features.

Estimate: \$7,500-\$20,000 per window replacement and \$2,500- \$4,000 per door replacement.

5. Exterior siding and trim: Annual inspections of the exterior siding and historic trim. If any damages are found, repair or replacement will be completed to preserve the exteriors historic features.

Estimate: \$5,000- \$10,000 for repairs and maintenance.