

2022 Adair Estate Projects

	Estimate	Notes
PACKAGE #1 - DEFERED MAINTENANCE		
Guest Suite		
Install Split Unit HVAV	\$ 4,800	Quote from Air Systems Control, 2/11/22
New TV	\$ 200	Replace old wall-mounted TV
Paint Guest Suite	\$ 1,688	Walls, ceiling, trim
Concierge Apartment		
Replace kitchen cabinets	\$ 7,483	Boxes & Doors (Hardware +\$300)
Replace counertops	\$ 3,000	Granite, HD B-C Grade
Repair flooring @ office and misc areas	\$ 500	Repairs to sagging flooring @ sump pump
Paint apartment	\$ 4,200	Walls, ceiling, trim
Plumbing work	\$ 2,500	Labor estimate only (Lou's plumber)
New Toilet	\$ 200	Materials estimate
New Vanity	\$ 500	Materials estimate
Shower/Tub fixtures/drain	\$ 300	Materials estimate; fixtures only
TOTAL	\$ 25,371	
 PACKAGE #2 - COMMUNITY MAILBOX		
Mailbox		
Install pad for mailbox	\$ 2,000	6" concrete pad, 42"x42" (24.5 sqft)
Purchase/Install new mailbox	\$ 2,629	From USPS proposal; tax not included
TOTAL	\$ 4,629	

Note: Any unused funds from the community assessment will be used to cover unforeseen expenses, with the balance placed in Adair Reserves, per the Community Docs.