

Oliver Estate Business Plan

Middleborough, Massachusetts

Future Use

1. Hiking Trails & Canoe Access
2. Living Farm
3. Residential Rental
4. Reception / Function / Meeting Center
5. House Museum

Purchase Funding

	Purchase Costs	Purchase Funding
Purchase Price	\$525,000.00	
Engineering, Survey, Inspections	\$15,000.00	
Wildlands Trust		\$25,000.00
Weston Forest		\$40,000.00
CPC		\$225,000.00
Cultural Facility Fund		\$250,000.00
Totals	\$540,000.00	\$540,000.00

1st Year Phase 1

Item	Time Frame	Description	Estimated Costs(\$)	Notes
Clean Gutters	Every 6 Months	Remove all leaves and debris that accumulate in gutters.	\$600	Annual estimated cost
Oil Gutters	Every Year	Brush linseed oil on gutter interior.	\$500	Annual estimated cost
Annual Oil Burner Tune-up & Chimney Cleaning	Every Year	Recommend annual service contract	\$750	include clog in flue, annually
Plumbing General	One Time Cost	leak in kitchen sink, flush hot water tank, general inspection	\$1,000	
Accessibility ramp for office use	One Time Cost	Entrance to house through existing Carriage house	\$5,000	Will enable use as office and later museum house.
Upstairs Bath	One Time Cost	inspect for immediate use	\$500	upgrades as needed
Smoke and Carbon Monoxide Detectors	One Time Cost	Replace / Install as needed	\$200	Inspection showed missing in attic
Reconfigure Existing 1st Floor Bathroom for ADA compliance	One Time Cost	Existing Bathroom compliant with ADA demensions (needs updating only)	\$2,000	Will enable use as office and later museum house.
		Total Estimated Costs	\$10,550.00	

- Tenant responsibility.

Phase 2

Item	Time Frame	Description	Estimated Cost (\$)	Notes
Fill in Pool, purchase event tent	One Time Cost		\$23,000	
Septic System	One Time Cost	Title V	\$40,000	To include associated plumbing
Public ADA Bathrooms	One Time Cost	Ground level accessible bathrooms for public	\$25,000	To enable public revenue functions on grounds
		Total Estimated Costs	\$88,000.00	

- Once Phase 2 is complete the town will be able to rent the grounds for events in order to generate revenue

1st Year Funding

	Expenditures	Funding / Revenue
Capital Costs		
1st Year Phase 1	\$10,550.00	
1st Year Phase 2	\$88,000.00	
Sub Total	\$98,550.00	
Maintenance Costs		
Utilities (annual)	\$12,000.00	
Ground Maintenance (annual)	\$6,000.00	
Sub Total	\$18,000.00	
Year 1 Funding		
National Endowment of Arts		\$50,000.00
MA Cultural Facilities Grant		\$50,000.00
MA Historic Commission		\$50,000.00
Sub Total		\$150,000.00
Rental Income		
Lease / In Kind Services		\$28,550.00
Sub Total		\$28,550.00
Grand Total	\$116,550.00	\$178,550.00

Years 2 - 5

Item	Time Frame	Description	Estimated Cost (\$)	Notes
Shingle Roof Inspection	Every 2 Yrs.	Check shingles & flashings for openings that allow water to enter.	\$500	Remove moss from north porch roof
Repaint Exterior Siding, Trim and Porch Elements	Every 7-10 Yrs.	Scrape and paint. Spot repainting may be needed sooner.	\$30,000	When painting, inspect windows and re-glaze any areas of loose or missing putty.
Lawn Mowing and Landscape Maintenance	As Needed	Restore English Gardens		Trust for restoration
Kitchen et bathrooms	One Time Cost	needed for accessibility	\$30,000	
Kitchen et	One Time Cost	prepare for catering	\$30,000	
		Total Estimated Costs	\$90,500.00	

- Two to Five year plan to be funded by appropriate organizations as funding becomes available.

10 Year Plan

Item	Time Frame	Description	Estimated Cost (\$)	Notes
Replace Shingle Roof	Replace in 10 - 15 Yrs.	Strip existing asphalt shingles and install new	\$30,000	Replace flashings
Detailed Window Inspection	Every 5 Yrs.	Inspect windows, replace any loose putty, cracked or broken glass.	\$2,500	
Inspect Pointing at Chimney & Foundation	Every 5 Yrs.	Inspect mortar joints. Do spot repointing where required	\$2,500	This assumes kitchen chimney has been previously rebuilt or removed.
Blown in insulation	One Time Cost	whole house	\$20,000	
Parking and Paving	One Time Cost	Price and Schedule base upon funding		Present parking at KOA
Carriage, shed and barn		updates as funding becomes available		
Re-enforcing Structural Support	One Time Cost	if we desire to increase occupancy	\$12,000	present occupancy first floor 42 second floor 18
		Total Estimated Costs	\$67,000.00	

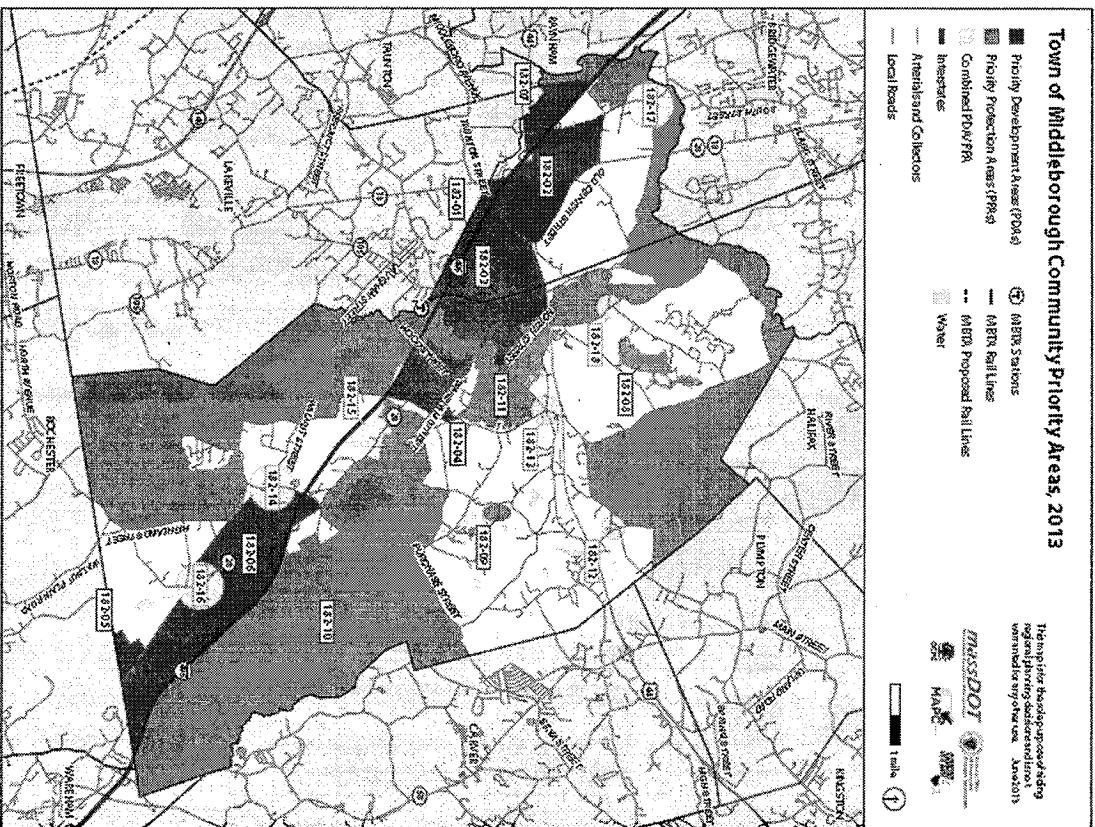
- Ten year plan to be funded by appropriate organizations as funding becomes available.

Work Done As Needed

Item	Time Frame	Description	Estimated Cost (\$)	Notes
Inspect Interior Finishes for Water Damage	Monthly	Identify any moisture penetration and determine source of water.	\$1,200	
Check Relative Humidity in Basement	Monthly	Dehumidify if RH exceeds 35%		Part of previous item.
Clean Ductwork	Every 10 Yrs.		\$3,000	
Misc. Repairs	As Needed		\$7,500	Annual estimated cost
Total Estimated Costs			\$11,700.00	

Volunteer Organizations

- Boy Scouts Troop 20 & 6496 – grounds maintenance
- Dan Badger Wilderness Guides – grounds maintenance
- Friends of Middleborough-Lakeville Herring Run – grounds maintenance
- Middleborough Tourism Committee – grounds maintenance
- KOA - parking



Middleborough Priority Protection Areas