

Willowsford Conservancy

Proposed: Reprioritized & Rephased 2025 CapEx - Phase 1

EXPENDITURES	Feb to April 2025	Funds to cover any approved expenses will come from endowment, easement funds, or reserves
Land Stewardship	\$ 11,000	
Operations	\$ 56,000	
Farm	\$ 190,000	
Total	\$ 257,000	

Land Stewardship CapEx - Phase 1

	Feb-April 2025	Notes
Firewood Bays & Canopy	\$ 11,000	Lack of storage is impacting storage/curing for firewood operation (labor provided in house)
Total	\$ 11,000	

Operations CapEx - Phase 1

	Feb-April 2025	Notes
Peach Orchard Tenant House		
Demo Outbuildings and landscape improvements	\$ 15,000	These buildings are in disrepair, pose safety risks, and are no longer needed for agricultural purposes
Fix Bathroom and other small repairs	\$ 35,000	Repair water damage to bathroom and other small repairs to make home more livable since prefab modular home option is now deferred
Project Management	\$ 6,000	1/4 of time for four months
Total	\$ 56,000	

Farm CapEx - Phase 1

	Feb-April 2025	Notes
Phase I		
Health & Safety Repairs Contingency	\$ 15,000	Address any additional urgent liability issues that may arise when old egg washing room is stabilized after old cooler removed since there might be water/mold damage
Complete Egg Washing Room	\$ 27,000	Approved in 2024, but started in Fall (not invoiced yet) - addresses most pressing need for food safe-space
Driveway - Civil	\$ 40,000	Topographic and civil survey and design of solution; in-kind floodplain analysis secured
Driveway - Creek crossing & road	\$ 40,000	Construction of improvements to roadway and creek crossing (some labor provided in house)
Architect	\$ 50,000	Contracted services to provide design options and potential costs of farm building renovation if project moves forward: need more accurate estimates
Project Management	\$ 18,000	3/4 of time for Jan to April
Total	\$ 190,000	