

KGM Maintenance and Up Keep

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Introduction:

This project will require ongoing acquisition of materials, tools, and supplies necessary to complete repairs and improvements across the 801 Residence, 805 Shelter, Women's Program area, and the Academy. To ensure cost-effective purchasing and proper accountability, all procurement activities will follow a structured process. When materials are needed, I will accompany staff to Lowe's or Home Depot to purchase approved items using my veteran's discount. This approach reduces overall project costs while maintaining transparency, oversight, and proper documentation of all expenditures. Items requiring licensed professional installation will be purchased only after contractor consultation to ensure compatibility with required specifications. I will send a detailed outline both operational and project later this week.

801 Residence – Current Repair and Maintenance Needs

The following items outline the current repair, safety, and structural needs for the 801 Residence. This list reflects the most recent assessment and will continue to be updated as new issues are identified or conditions change.

Interior Repairs and Improvements

- Kitchen Center Island (Rebuild Required)

The existing metal center island is failing and needs to be fully rebuilt with a stable, permanent structure.

- Second Floor Entry Area – Flooring Repair

A small section of flooring at the beginning of the second floor requires wood planks that match the existing flooring to fill a visible gap.

- Door Threshold Replacement (Roberts and Wilmer's Room)

The threshold piece under the door is missing and must be replaced to ensure proper fit, safety, and insulation.

- **Electrical System Inspection (Whole House)**A licensed electrician is required to inspect all electrical components throughout the residence to ensure safety, compliance, and proper function.
- **Big Room – Bunk Bed Replacement**
Existing bunk beds shake excessively and need to be replaced with sturdier, safer models.
- **Big Room – Wooden Ramp Rebuild**
The wooden ramp inside the room requires reconstruction to restore stability and safe use.
- **801 lower floor restroom needs a new floor professionally installed, an exhaust fan installed, and retrofitted for handicapped access**
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Exterior Repairs and Improvements

- **Porch Surface Restoration**
All porch surfaces must be ground down to bare cement using an angle grinder with a cement cup. After preparation, surfaces require:
 - Cement cleaner and etcher
 - Cement primer
 - Cement paint with anti-slip sand mixed in
 - Additional anti-slip sand applied for safety
- **Exterior Railings – Sanding and Repainting**
All railings around the 801 Residence need to be sanded and repainted to prevent rust, splintering, and weather damage.
- **Gazebo – Electrical and Structural Work**

- The roof needs to be looked at to assess if it needs to be repaired in the future
- Power and lighting need to be run to the gazebo. The roof also requires repair or replacement.
- Northwest Corner – Level Check

The northwest corner of the house needs to be evaluated for leveling issues to determine if structural adjustment is required.

- Flagpole – Repair or Replacement

The existing flagpole needs to be redone to ensure stability and proper function.

- Stucco – Full Exterior Repair

The stucco on the house requires professional resurfacing or replacement due to wear, cracking, or damage.

- Foundation – Professional Assessment and Repair

The foundation needs to be evaluated and repaired by qualified professionals to ensure long-term structural integrity.

Ongoing Updates

This list is not exhaustive. Additional items will be added as inspections continue and new needs arise.

805 shelter – Current Repair and Maintenance Needs:

The following items outline the current structural, safety, and operational needs for the 805 Shelter. This list will continue to be updated as additional issues are identified.

Exterior Repairs and Improvements

Porch Surface Restoration (Same Process as 801 Residence)

- Grind down to bare cement using an angle grinder with a cement cup

- Apply cement cleaner and etcher
- Apply cement primer
- Apply cement paint mixed with anti-slip sand
- Add additional anti-slip sand for increased traction

Canopy Replacement

Both exterior canopies need to be replaced with durable, weather-resistant materials that will not tear in rain or wind. Materials should be:

- Heavy-duty, UV-resistant
- Reinforced vinyl or commercial-grade outdoor fabric
- Secured with reinforced grommets or structural fasteners

Roof Inspection

The roof needs a full inspection to ensure it is in good condition. This includes:

- Checking for leaks
- Inspecting shingles or roofing material
- Evaluating flashing, vents, and seals
- Identifying any areas requiring repair or replacement

Interior Repairs and Improvements

Basement Waterproofing

The basement needs to be sealed so it does not leak. This may require:

- Inspecting foundation walls and floor
- Applying waterproof sealant or membrane
- Repairing cracks or gaps

Ensuring proper drainage and moisture control

Restroom – Toilet Structural Assessment

The boards under the toilet are likely rotted and need to be inspected. Work may include:

- Removing the toilet
- Replacing damaged subflooring
- Reinforcing the floor structure
- Reinstalling or replacing the toilet

Restroom Sink – Re-Piping Required

The restroom sink **requires** full re-piping to correct drainage and water flow issues.

Storage and Organizational Improvements

Rebuild Four Exterior Storage Boxes

The four outdoor storage boxes need to be rebuilt with:

- Reinforced framing
- Weather-resistant exterior materials
- Internal sections/dividers for organized storage
- Lockable lids or doors

Academy – Current Repair and Maintenance Needs

The following items outline the current structural, safety, and operational needs for the Academy.

This list will continue to be updated as additional issues are identified.

Exterior Repairs and Improvements

Railing Restoration

All exterior railings at the Academy need to be:

- Fully sanded to remove rust, peeling paint, and surface damage
- Repainted with weather-resistant exterior paint to prevent future corrosion

Cement Ramp and Porch Restoration (Same Process as 801 Residence)

The cement ramp and porch require the same resurfacing process used at 801:

- Grind down to bare cement using an angle grinder with a cement cup
- Apply cement cleaner and etcher
- Apply cement primer
- Apply cement paint mixed with anti-slip sand
- Add additional anti-slip sand for increased traction and safety

Roof Treatment and Sealing

The Academy roof requires:

- Application of a rust converter to neutralize existing corrosion
- Full sanding to prepare the surface
- Sealing with a weather-resistant roof coating to prevent further rust and extend roof life

Interior and Program Improvements

Exercise Equipment Replacement

Members have requested new exercise equipment to replace aging or inadequate items.

Equipment should be:

- Durable and rated for daily use
- Safe for group environments
- Appropriate for strength, cardio, and mobility training

Dedicated Workout Area Construction

A designated workout area needs to be built so members no longer have to exercise in the tent.

This area should include:

- A gazebo type area to be built

Kitchen Counter Installation

The Academy kitchen requires permanent counters to replace the current plastic shelving, which is bending underweight. New counters will:

- Provide stable, long-lasting work surfaces
- Increase storage capacity
- Improve safety and organization
- Support food preparation and program activities

Shared Property Needs – 801 Residence, 805 Shelter, and the Academy

The following items apply to the shared property areas used by all three facilities. These needs affect safety, accessibility, and operational efficiency across the entire campus.

Exterior Property Improvements

New front Fence

The property requires a new fence to improve:

- Security
- Resident safety
- Boundary control
- Protection of equipment and outdoor areas

The existing fencing is no longer adequate and needs full replacement.

Updated Exterior Lighting

Lighting across the property needs to be upgraded to:

- Improve nighttime visibility
- Increase safety for residents and staff
- Reduce dark zones around buildings and walkways

- Support security camera coverage

Energy-efficient LED fixtures are recommended for long-term cost savings

Tree Pruning and Grounds Maintenance

Trees throughout the property need to be professionally pruned to:

- Prevent branches from falling
- Improve visibility and lighting effectiveness
- Protect roofs, fences, and walkways
- Maintain a clean and safe environment

This will support faster response times and better workflow for all facility maintenance tasks.

Facility-Specific Equipment Needs

New AC Unit for 801 Residence

The AC unit at 801 needs full replacement due to:

- Dead compressor
- Failed fan
- Excessively high energy usage and utility bills
- Repair costs are too high

A new, energy-efficient unit is required to restore proper cooling and reduce operating costs.

Women's Facility – Current Repair and Maintenance Needs

The following items outline the current structural, safety, and operational needs for the Women's Facility. This list will continue to be updated as additional issues are identified.

Safety and Structural Assessments

Full Electrical Inspection (Professional Required)

A licensed electrician must inspect all electrical components throughout the Women's Facility to ensure:

- Safety and code compliance
- Proper grounding and load distribution
- Identification of any hazards or outdated wiring
- Prevention of electrical failures or fire risks

Exterior Repairs and Improvements

Front and Back Gates – Stabilizing Cable Installation

Both the front and back gates require:

- Installation of stabilizing cables
- Reinforcement of attachment points
- Adjustment and tightening to ensure smooth operation
- Securing the gates to prevent sagging or misalignment

Porch Surface Restoration (Same Process as 801 Residence)

All porch surfaces need the same resurfacing process used at 801:

- Grind down to bare cement using an angle grinder with a cement cup
- Apply cement cleaner and etcher
- Apply cement primer
- Apply cement paint mixed with anti-slip sand
- Add additional anti-slip sand for maximum traction and safety

Stair Railings Installation

Front Porch

- Install four (4) railings along the stairs

- Ensure railings are securely anchored and weather-resistant

Back Porch

- Install three (3) railings along the stairs
- Ensure proper spacing and secure installation

Anti-Slip Protection for All Steps

As an added safety precaution, all steps on both porches require:

- Anti-slip rubber strips or treads
- Weather-resistant adhesive or mechanical fasteners
- Full coverage on each step to prevent slips during rain or moisture

Conclusion

This document reflects the current repair, safety, and operational needs across all Kings Gospel Mission facilities, including the 801 Residence, 805 Shelter, Women's Facility, the Academy, and the shared property areas. As conditions evolve and new issues are identified, this list will continue to be updated to ensure accuracy and accountability. Addressing these needs in a structured and prioritized manner will strengthen the safety, functionality, and long-term sustainability of our facilities, ultimately supporting the mission's commitment to providing stable, dignified, and supportive environments for all residents and program participants.