

Deferred Maintenance Report

SCUSD - Casa Del Maestro

February 7, 2023

Casa del Maestro - Site - Built 2001

Uniformat Code	Cost Description	Lifespan (EUL)	Estimated Age	Quantity		Unit Cost	Subtotal 2022 Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
G2020	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	19	45,000	SF	\$6	\$256,050						\$406,319					\$406,319
G2060	Park Bench, Metal Powder-Coated, Replace	20	14	4	EA	\$1,138	\$4,552						\$7,223					\$7,223
G2060	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace	20	16	5	EA	\$813	\$4,064				\$5,529							\$5,529
G2080	Irrigation System, Control Panel, Replace	15	9	2	EA	\$8,128	\$16,256						\$25,797					\$25,797
G4050	Site Walkway Fixture w/ Lamp, Bollard Style, 250 W, Replace	20	14	6	EA	\$1,463	\$8,778						\$13,930					\$13,930
G4050	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, 400 W, Replace	20	12	12	EA	\$6,503	\$78,031								\$144,429			\$144,429
<b>Totals, Costs and Totals Escalated (8% inflation, compounded annually)</b>								\$0	\$0	\$0	\$5,529	\$0	\$453,270	\$0	\$144,429	\$0	\$0	\$603,228

Casa del Maestro / 3445 Lochinvar Avenue - Built 2001

Uniformat Code	Cost Description	Lifespan (EUL)	Estimated Age	Quantity		Unit Cost	Subtotal 2022 Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
B2010	Exterior Walls, Painted surface, Prep & Paint	10	8	9,086	SF	\$5	\$44,340		\$51,718									\$51,718
B3010	Roofing, Asphalt Shingle, 25-Year Standard, Replace	25	21	16,430	SF	\$6	\$101,537				\$138,141							\$138,141
B3080	Soffit, Wood, Replace	20	14	2,000	SF	\$24	\$47,140						\$74,805					\$74,805
D2010	Water Heater, Gas, Residential, Replace	15	varies	12	EA	\$2,113	\$25,360	\$4,565				\$3,105	\$3,354	\$3,622		\$12,674	\$18,250	\$45,569
D3030	Split System, Condensing Unit/Heat Pump, Replace	15	varies	15	EA	\$8,453	\$126,800	\$127,814				\$12,421						\$140,235
D7030	Security Camera, Closed Circuit Exterior, Replace	10	6	4	EA	\$4,844	\$19,378				\$26,363							\$26,363
D7050	Fire Alarm Panel, Multiplex, Replace	15	9	1	EA	\$6,503	\$6,503						\$10,319					\$10,319
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	20	EA	\$650	\$13,005						\$20,638					\$20,638
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	8	EA	\$650	\$5,202						\$8,255					\$8,255
<b>Totals, Costs and Totals Escalated (8% inflation, compounded annually)</b>								\$132,379	\$51,718	\$0	\$164,504	\$15,526	\$117,370	\$3,622	\$0	\$12,674	\$18,250	\$516,042

Casa del Maestro / 3455 Lochinvar Avenue - Recreation Room - Built 2001

Uniformat Code	Cost Description	Lifespan (EUL)	Estimated Age	Quantity		Unit Cost	Subtotal 2022 Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
B2010	Exterior Walls, Painted surface, Prep & Paint	10	8	1,730	SF	\$5	\$8,442		\$9,847									\$9,847
B3010	Roofing, Asphalt Shingle, 25-Year Standard, Replace	25	21	2,000	SF	\$6	\$12,360				\$16,816							\$16,816
C2010	Wall Finishes, Vinyl, Replace	15	9	952	SF	\$4	\$3,865						\$6,133					\$6,133
C2010	Wall Finishes, Painted surface, Prep & Paint	10	5	952	SF	\$2	\$2,323					\$3,413						\$3,413
C2030	Flooring, Vinyl Tile (VCT), Replace	15	11	1,158	SF	\$8	\$9,415				\$12,808							\$12,808
D2010	Water Heater, Electric, Residential, 19 GAL, Replace	15	22	1	EA	\$1,057	\$1,057	\$1,141										\$1,141
D3030	Split System, Condensing Unit/Heat Pump, Replace	15	12	1	EA	\$8,453	\$8,453			\$10,649								\$10,649
D5040	Interior Lighting System, Standard Fixtures, Replace	20	14	1,270	SF	\$3	\$4,331						\$6,872					\$6,872
E1060	Residential Fixtures, Ceiling Fan, Replace	15	11	2	EA	\$569	\$1,138				\$1,548							\$1,548
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	2	EA	\$650	\$1,301						\$2,064					\$2,064
<b>Totals, Costs and Totals Escalated (8% inflation, compounded annually)</b>								\$1,141	\$9,847	\$10,649	\$31,172	\$3,413	\$15,069	\$0	\$0	\$0	\$0	\$71,292

**Casa del Maestro / 3459 Lochinvar Avenue - Built 2008**

Unifomat Code	Cost Description	Lifespan (EUL)	Estimated Age	Quantity		Unit Cost	Subtotal 2022 Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
B2010	Exterior Walls, Painted surface, Prep & Paint	10	8	13,630	SF	\$5	\$66,514		\$77,582									\$77,582
B3010	Roofing, Asphalt Shingle, 25-Year Standard, Replace	25	14	24,640	SF	\$6	\$152,275										\$328,751	\$328,751
B3080	Soffit, Wood, Replace	20	14	1,300	SF	\$24	\$30,641						\$48,623					\$48,623
D2010	Water Heater, Gas, Residential, Replace	15	varies	22	EA	\$2,113	\$46,493	\$31,954				\$3,105		\$10,866	\$11,735	\$4,225		\$61,884
D3030	Split System, Condensing Unit/Heat Pump, Replace	15	varies	27	EA	\$8,453	\$228,240	\$209,981				\$24,841			\$15,647	\$16,898		\$267,367
D5040	Lighting Controls, Dimming Panel, Standard, Replace	20	14	1	EA	\$2,861	\$2,861						\$4,540					\$4,540
D7030	Security Camera, Closed Circuit Exterior, Replace	10	7	4	EA	\$4,844	\$19,378			\$24,410								\$24,410
D7050	Fire Alarm Panel, Multiplex, Replace	15	9	1	EA	\$6,503	\$6,503						\$10,319					\$10,319
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	30	EA	\$975	\$29,261						\$46,434					\$46,434
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	15	EA	\$650	\$9,754						\$15,478					\$15,478
<b>Totals, Costs and Totals Escalated (8% inflation, compounded annually)</b>								\$241,934	\$77,582	\$24,410	\$0	\$27,947	\$125,395	\$10,866	\$27,381	\$21,123	\$328,751	\$885,389

**Casa del Maestro / 3465 Lochinvar Avenue - Built 2001**

Unifomat Code	Cost Description	Lifespan (EUL)	Estimated Age	Quantity		Unit Cost	Subtotal 2022 Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
B2010	Exterior Walls, Painted surface, Prep & Paint	10	8	9,086	SF	\$5	\$44,340		\$51,718									\$51,718
B3010	Roofing, Asphalt Shingle, 25-Year Standard, Replace	25	21	16,430	SF	\$6	\$101,537				\$138,141							\$138,141
B3080	Soffit, Wood, Replace	20	14	2,000	SF	\$24	\$47,140						\$74,805					\$74,805
D2010	Water Heater, Gas, Residential, Replace	15	varies	12	EA	\$2,113	\$25,360	\$4,565			\$2,875	\$3,105		\$7,244	\$15,647		\$9,125	\$42,560
D3030	Split System, Condensing Unit/Heat Pump, Replace	15	varies	19	EA	\$8,453	\$160,613	\$127,814	\$9,860	\$10,649	\$23,001						\$18,250	\$189,575
D7030	Security Camera, Closed Circuit Exterior, Replace	10	6	4	EA	\$4,844	\$19,378				\$26,363							\$26,363
D7050	Fire Alarm Panel, Multiplex, Replace	15	9	1	EA	\$6,503	\$6,503						\$10,319					\$10,319
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	20	EA	\$650	\$13,005						\$20,638					\$20,638
G4050	Exterior Fixture w/ Lamp, w/ LED Replacement, Replace	20	14	8	EA	\$650	\$5,202						\$8,255					\$8,255
<b>Totals, Costs and Totals Escalated (8% inflation, compounded annually)</b>								\$132,379	\$61,578	\$10,649	\$190,380	\$3,105	\$114,017	\$7,244	\$15,647	\$0	\$27,375	\$562,373

<b>Summary - Casa del Maestro</b>								2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total Deferred Maintenance Estimate
<b>Totals, Costs Escalated (8% inflation, compounded annually)</b>								\$507,834	\$200,725	\$45,708	\$391,585	\$49,991	\$825,121	\$21,731	\$187,457	\$33,796	\$374,376	\$2,638,324