

(単位：千円)

| 推定修繕工事項目     |          | 工事区分       | 修繕<br>周期     | 暦年<br>経年    | 2019<br>11 | 2020<br>12 | 2021<br>13 | 2022<br>14 | 2023<br>15 | 2024<br>16 | 2025<br>17 | 2026<br>18 | 2027<br>19 | 2028<br>20 | 2029<br>21 | 2030<br>22 | 2031<br>23 | 2032<br>24 | 2033<br>25 | 2034<br>26 | 2035<br>27 | 2036<br>28 | 2037<br>29 | 2038<br>30 | 2039<br>31 | 2040<br>32 | 2041<br>33 | 2042<br>34 | 2043<br>35 | 2044<br>36 | 2045<br>37 | 2046<br>38 | 2047<br>39 | 2048<br>40 | 小計     | 消費税    | 合計     |        |   |
|--------------|----------|------------|--------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------|--------|--------|--------|---|
| 仮設           | 1 仮設工事   |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              | 共通仮設     | 仮設         | 12 年         |             |            | 1,490      |            |            |            |            |            |            |            |            |            |            |            | 1,490      |            |            |            |            |            |            |            |            |            |            |            | 1,490      |            |            |            |            | 4,470  | 358    | 4,828  |        |   |
|              | 直接仮設     | 仮設         | 12 年         |             |            | 6,560      |            |            |            |            |            |            |            |            |            |            |            | 6,560      |            |            |            |            |            |            |            |            |            |            |            | 6,560      |            |            |            |            | 19,680 | 1,574  | 21,254 |        |   |
| 建物           | 2 屋根防水   |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              | 屋上防水(保護) | 修繕<br>保護塗装 | 12 年<br>4 年  |             |            | 2,670      |            |            |            |            |            |            |            |            |            |            |            | 2,670      |            |            |            |            |            |            |            |            |            |            |            | 2,670      |            |            |            |            | 8,010  | 641    | 8,651  |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 0      | 0      | 0      |        |   |
|              | 屋上防水(露出) | 修繕<br>保護塗装 | 12 年<br>4 年  |             |            | 8,750      |            |            |            |            |            |            |            |            |            |            |            | 8,750      |            |            |            |            |            |            |            |            |            |            |            | 8,750      |            |            |            |            | 26,250 | 2,100  | 28,350 |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 0      | 0      | 0      |        |   |
|              | ルーフバルコニー | 修繕<br>保護塗装 | 12 年<br>4 年  |             |            | 1,660      |            |            |            |            |            |            |            |            |            |            |            | 1,660      |            |            |            |            |            |            |            |            |            |            |            | 1,660      |            |            |            |            | 4,980  | 398    | 5,378  |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 0      | 0      | 0      |        |   |
|              | 傾斜屋根     | 修繕<br>保護塗装 | 24 年<br>12 年 |             |            | 60         |            |            |            |            |            |            |            |            |            |            |            | 570        |            |            |            |            |            |            |            |            |            |            |            |            | 60         |            |            |            | 570    | 46     | 616    |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 120    | 10     | 130    |        |   |
|              | 3 床防水    |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | バルコニー床防水   | 修繕           | 12 年        |            |            | 5,730      |            |            |            |            |            |            |            |            |            |            |            | 5,730      |            |            |            |            |            |            |            |            |            |            |            | 5,730      |            |            |            |        | 17,190 | 1,375  | 18,565 |   |
|              |          | 開放廊下床防水    | 修繕           | 12 年        |            |            | 1,040      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 1,040      |            |            |            |        | 2,080  | 166    | 2,246  |   |
|              |          |            | 撤去・新設        | 24 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 3,450      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 3,450  | 276    | 3,726  |   |
|              |          | 外階段等床防水    | 修繕           | 12 年        |            |            | 430        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 430        |            |            |            |        | 860    | 69     | 929    |   |
|              |          |            | 撤去・新設        | 24 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 1,430      |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 1,430  | 114    | 1,544  |   |
|              | 4 外壁塗装等  |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | コンクリート補修   | 補修           | 12 年        |            |            | 1,520      |            |            |            |            |            |            |            |            |            |            |            | 1,520      |            |            |            |            |            |            |            |            |            |            |            | 1,520      |            |            |            |        | 4,560  | 365    | 4,925  |   |
|              |          | シーリング      | 打替           | 12 年        |            |            | 7,390      |            |            |            |            |            |            |            |            |            |            |            | 7,390      |            |            |            |            |            |            |            |            |            |            |            | 7,390      |            |            |            |        | 22,170 | 1,774  | 23,944 |   |
|              |          | 壁天井等塗装     | 塗替           | 12 年        |            |            | 6,570      |            |            |            |            |            |            |            |            |            |            |            | 6,570      |            |            |            |            |            |            |            |            |            |            |            | 6,570      |            |            |            |        | 19,710 | 1,577  | 21,287 |   |
|              |          | タイル張補修     | 補修           | 12 年        |            |            | 7,800      |            |            |            |            |            |            |            |            |            |            |            | 7,800      |            |            |            |            |            |            |            |            |            |            |            | 7,800      |            |            |            |        | 23,400 | 1,872  | 25,272 |   |
|              |          | 付帯工事       | 脱着・清掃        | 12 年        |            |            | 420        |            |            |            |            |            |            |            |            |            |            |            | 420        |            |            |            |            |            |            |            |            |            |            |            | 420        |            |            |            |        | 1,260  | 101    | 1,361  |   |
|              | 5 鉄部塗装等  |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 鉄部塗装       | 塗替           | 6 年         |            |            | 1,300      |            |            |            |            |            | 1,300      |            |            |            |            |            | 1,300      |            |            |            |            |            | 1,300      |            |            |            |            |            | 1,300      |            |            |            |        | 6,500  | 520    | 7,020  |   |
|              |          | 非鉄部塗装      | 清掃・塗替        | 12 年        |            |            | 420        |            |            |            |            |            |            |            |            |            |            |            | 420        |            |            |            |            |            |            |            |            |            |            |            | 420        |            |            |            |        | 1,260  | 101    | 1,361  |   |
|              | 6 建具・金物等 |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 玄関ドア       | 取替           | 36 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 6,460      |            |            |            |        | 6,460  | 517    | 6,977  |   |
|              |          | 自動ドア       | 修繕           | 12 年        |            |            | 1,800      |            |            |            |            |            |            |            |            |            |            |            | 1,800      |            |            |            |            |            |            |            |            |            |            |            | 1,800      |            |            |            |        | 5,400  | 432    | 5,832  |   |
|              |          | 手すり        | 取替           | 36 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              |          | 屋外鉄骨階段     | 修繕           | 12 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              |          | 金物         | 取替           | 36 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              |          | 共用部建具      | 取替           | 36 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              | 7 共用内部   |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 管理室        | 張替・塗替        | 20 年        |            |            |            |            |            |            |            |            |            |            | 180        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 180        |        | 360    | 29     | 389    |   |
|              | 設備       | 8 給水設備     |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 給水管        | 修繕<br>取替     | 0 年<br>30 年 |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        | 0      | 0      | 0 |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 24,140     |            |            |            |            |            |            |            |            |            | 24,140 | 1,931  | 26,071 |        |   |
|              |          | 受水槽        | 取替           | 40 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
| 高架水槽         |          | 取替         | 25 年         |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 0      | 0      | 0      |        |   |
| 給水ポンプ        |          | 修繕<br>取替   | 8 年<br>16 年  |             |            |            |            |            |            |            |            |            |            |            |            |            |            | 530        |            |            |            |            |            |            |            |            |            |            |            |            |            | 530        | 1,060      | 85         | 1,145  |        |        |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 5,300  | 424    | 5,724  |        |   |
| セントラル型浄水システム |          | 修繕<br>取替   | 1 年<br>30 年  |             | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        | 500        |            |            | 2,650      |            |            |            |            |            |            |            | 14,500     | 1,160  | 15,660 |        |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 2,650      |            |            |            |            |            |            |            |            |            |            | 2,650  | 212    | 2,862  |        |   |
| 9 排水設備       |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 排水管        | 取替           | 40 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 排水管        | 清掃           | 3 年         |            |            | 470        |            |            | 470        |            |            | 470        |            |            |            |            | 470        |            |            |            |            |            |            | 470        |            |            | 470        |            |            | 470        |            |            |            | 20,980 | 20,980 | 1,678  | 22,658 |   |
|              |          | 排水ポンプ      | 取替           | 10 年        |            | 450        |            |            |            |            |            | 680        |            |            |            |            | 450        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 4,700  | 376    | 5,076  |        |   |
|              |          | ディストーザー設備  | 修繕           | 0 年         |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 450        |            |            |            |            |            | 680        |            |            | 3,390  | 271    | 3,661  |        |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
| 10 ガス設備      |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | ガス管        | 取替           | 35 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
| 11 空調・換気設備   |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 空調設備       | 取替           | 15 年        |            |            |            |            |            | 270        |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 270        |            |            |            |            |            |            |            |            |            |        | 540    | 43     | 583    |   |
|              |          | 換気設備       | 取替           | 15 年        |            |            |            |            |            | 480        |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 480        |            |            |            |            |            |            |            |            |            |        | 960    | 77     | 1,037  |   |
| 12 電灯設備等     |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | 電灯設備       | 取替           | 20 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 3,000      |            |            |            |            |            |            |            |            |            |        | 3,000  | 240    | 3,240  |   |
|              |          | 自家用受変電設備   | 取替           | 30 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              |          | 幹線設備       | 取替           | 30 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 3,030      |            |            |            |            |            |            |            |            |            | 3,030  | 242    | 3,272  |        |   |
|              |          | 避雷針設備      | 取替           | 36 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
|              |          | 自家発電設備     | 取替           | 30 年        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        | 0      | 0      | 0      |   |
| 13 情報・通信設備   |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |
|              |          | テレビ共聴設備    | 取替           | 20 年        |            |            |            |            |            |            |            |            |            |            | 280        |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 280        | 560    | 45     | 605    |        |   |
|              |          | インターホン設備等  | 取替           | 15 年        |            |            |            |            |            | 6,830      |            |            |            |            |            |            |            |            |            |            |            |            |            |            | 6,830      |            |            |            |            |            |            |            |            |            |        | 13,660 | 1,093  | 14,753 |   |
|              |          |            |              |             |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |            |        |        |        |        |   |