

3.2 Condition Analysis Matrix

District: Alamosa School District
 Facility: Elementary School K-2
 Date: 11/3/2023
 Date of last Addition: NA
 Year round start date: _____

Failure Timing Legend
 1 Needs Immediate Action (Red)
 2 Replace within 5 Years (Orange)
 3 Replace within 6-10 Years (Yellow)
 4 Improvement Item (Green) - Also indicate remain years of system life

(see scoring tab for details)

GCs and Fees	15.00%
Contingency Amount	15.00%
Soft Cost:	20.00%

Condition Matrix														
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)
12	ESK2	INT	Replace receptacles with Tamper Resistant Receptacles	ELEC/I.T.	Electrical	1	3	1	3	10	\$ 13,000	\$ 14,950	\$ 17,940	\$ 20,182.50
1	ESK2	ROOF	Provide drainage away from the building at all down spouts	ARCH	EXT-Roof	1	2	3	6		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
22	ESK2	INT	Replace existing door hardware to have push button locks (at classrooms or student	ARCH	Safety and Security	1	1	8	8	0	\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
2	ESK2	EXT	Provide corner and wall protection at the trash enclosure	ARCH	EXT-Wall	1	3	3	9		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
11	ESK2	EXT	Replace damaged weather proof enclosure for outdoor receptacle	ELEC/I.T.	Electrical	1	3	4	12	2	\$ 525	\$ 604	\$ 725	\$ 815.06
18	ESK2	INT	Add exhaust fan in boiler room for temperature control	MECH	HVAC	1	4	3	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
16	ESK2	EXT	Replace aging cameras with current model replacements from iPRO/Advidia - exterior	ELEC/I.T.	Communication	1	4	5	20	7	\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
17	ESK2	INT	Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 36 classroom spaces).	ELEC/I.T.	Communication	1	4	5	20	10	\$ 234,000	\$ 269,100	\$ 322,920	\$ 363,285.00
6	ESK2	EXT	Refill low grade around building perimeter	ARCH	EXT-Wall	2	2	6	24		\$ 250	\$ 288	\$ 345	\$ 388.13
7	ESK2	EXT	Provide gutter or splash pads at the north elevation below metal roofs	ARCH	EXT-Wall	2	2	6	24		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
5	ESK2	EXT	Adjust landscape sprinklers to spray away from the building, Deterioration of brick walls	ARCH	EXT-Wall	2	6	3	36		\$ 250	\$ 288	\$ 345	\$ 388.13
10	ESK2	EXT	Replace damaged wireway enclosure for PV system	ELEC/I.T.	Electrical	2	6	3	36		\$ 500	\$ 575	\$ 690	\$ 776.25
20	ESK2	ROOF	Support vertical ductwork in mechanical mezzanine.	MECH	HVAC	2	6	3	36		\$ 600	\$ 690	\$ 828	\$ 931.50
15	ESK2	INT	Replace aging cameras with current model replacements from iPRO/Advidia - interior	ELEC/I.T.	Communication	2	4	5	40	7	\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
13	ESK2	INT	Upgrade fire alarm system to voice capability. Functioning currently, but state strongly	ELEC/I.T.	Safety and Security	4	3	4	48		\$ 295,316	\$ 339,613	\$ 407,536	\$ 458,478.09
8	ESK2	EXT	Replace pole mounted fixture head.	ELEC/I.T.	Lighting	1	7	7	49	5	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
4	ESK2	ROOF	Remove all stored card board boxes from roof area	ARCH	EXT-Roof	2	4	7	56		\$ 250	\$ 288	\$ 345	\$ 388.13
3	ESK2	EXT	Clean rust from trash enclosure structure and repaint	ARCH	EXT-Wall	2	6	6	72		\$ 750	\$ 863	\$ 1,035	\$ 1,164.38
14	ESK2	INT	Upgrade existing telecommunications rack in Mechanical mezzanine - even though the installation of equipment is clean and neat, this equipment should be in a cabinet instead of an open frame rack. This would provide protection to equipment. Cabinet should have exhaust fans, temp sensors and ground provisions	ELEC/I.T.	Communication	4	6	3	72	2	\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
19	ESK2	INT	Upsize louvers serving ERVs to allow for lower velocity on intakes	MECH	HVAC	3	7	7	147		\$ 1,725	\$ 1,984	\$ 2,381	\$ 2,678.06
9	ESK2	INT	Replace fluorescent lighting with LEDs and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	11	6	264	5	\$ 516,803	\$ 594,323	\$ 713,188	\$ 802,336.66
21	ESK2	INT	Repair slab cracks: Minor slab and masonry cracking in several locations. While not of structural concern, could repair/replace to correct aesthetically	STRUCT	INT-Wall Construction	4	11	7	308		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
23	ESK2													
24	ESK2													
25	ESK2													

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 392,775	\$ 451,691	\$ 542,030	\$ 609,783
26-50	\$ 383,666	\$ 441,216	\$ 529,459	\$ 595,641
51-100	\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196
> 100	\$ 548,528	\$ 630,807	\$ 756,969	\$ 851,590
Totals ->	\$ 1,333,469	\$ 1,533,489	\$ 1,840,187	\$ 2,070,211