

### 3.2 Condition Analysis Matrix

District: Alamosa School District  
 Facility: Ortega Middle School  
 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)
102	MS	EXT	Address erosion that is undermining sidewalks: Observed significant erosion on the north side of the outbuildings which has significantly undermined the sidewalk (fix should be similar to roof drains to the west)	STRUCT	Sidewalk	1	1	1	1		\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
84	MS	INT	Remove existing bug-eye fixtures in gyms and replace with emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 134,572	\$ 154,758	\$ 185,709	\$ 208,923.03
100	MS	INT	Replace hot water unit heaters in gym with HVAC equipment capable of providing proper	MECH	HVAC	1	1	1	1	0	\$ 110,000	\$ 126,500	\$ 151,800	\$ 170,775.00
51	MS	INT	Remove cross-corridor folding security gate (egress)	ARCH	INT-Doors	1	1	1	1		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
90	MS	INT	Install HVAC system that can provide proper ventilation throughout building.	MECH	HVAC	1	1	1	1	NA	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
1	MS	ROOF	Replace roof drain screen at high south roof	ARCH	EXT-Roof	1	1	1	1		\$ 100	\$ 115	\$ 138	\$ 155.25
80	MS	INT	Replace existing intercom system to a more modern system, like an IP based system with IP	ELEC/I.T.	Communication	1	1	4	4	5	\$ 300,000	\$ 345,000	\$ 414,000	\$ 465,750.00
92	MS	INT	Uncap and extend grease trap vents above roof level.	MECH	Plumbing	1	2	2	4	0	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
87	MS	INT	Uncap and extend grease trap vents above roof level.	MECH	Plumbing	1	2	2	4	0	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
28	MS	ROOF	Add missing overflow for high south roof	ARCH	EXT-Roof	1	2	3	6		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
97	MS	SITE	Replace main water supply line.	MECH	Plumbing	1	4	2	8	NA	\$ 100,000	\$ 115,000	\$ 138,000	\$ 155,250.00
79	MS	EXT	have access control. (main Doors and other ext. doors commonly used for ingress and	ELEC/I.T.	Communication	2	6	1	12	1	\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
95	MS	INT	Replace air handling units hanging from structure in aux gym.	MECH	HVAC	1	6	2	12	0	\$ 90,000	\$ 103,500	\$ 124,200	\$ 139,725.00
71	MS	INT	Replace receptacles with tamper resistant receptacles.	ELEC/I.T.	Electrical	1	3	4	12		\$ 10,450	\$ 12,018	\$ 14,421	\$ 16,223.63
69	MS	INT	Repair ADA doors at front of building that do not operate.	ELEC/I.T.	Electrical	1	3	4	12		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
41	MS	INT	Remove ACM materials (bathroom tiles)	ARCH	Floor-Tile	1	3	4	12		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
86	MS	INT	Replace urinals with single stall low flow fixtures.	MECH	Plumbing	1	3	4	12	0	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
34	MS	INT	Add urinal screens at all men's group RRs throughout bldg	ARCH	Plumbing	1	3	4	12		\$ 4,280	\$ 4,922	\$ 5,906	\$ 6,644.70
23	MS	INT	Lower fire extinguisher to ADA height	ARCH	Fire Protection	1	3	4	12		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
7	MS	ROOF	Paint 40' of gas piping at low roof main building	ARCH	EXT-Roof	1	3	4	12		\$ 500	\$ 575	\$ 690	\$ 776.25
29	MS	ROOF	Provide new roof hatch	ARCH	EXT-Roof	2	7	1	14		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
37	MS	INT	Replace misc. damaged/stained ceiling tiles throughout bldg	ARCH	Ceiling Suspended	1	4	4	16		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
99	MS	INT	Replace hot water cabinet unit heaters.	MECH	HVAC	1	6	3	18	0	\$ 95,000	\$ 109,250	\$ 131,100	\$ 147,487.50
74	MS	INT	Renovate main telecom room (200A) - Provide cooling to align with current renovations	ELEC/I.T.	Communication	2	3	3	18	3	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
73	MS	INT	Renovate/Provide new dedicated communication equipment spaces for out buildings.	ELEC/I.T.	Communication	2	3	3	18	3	\$ 17,500	\$ 20,125	\$ 24,150	\$ 27,168.75
89	MS	INT	Replace radiant heaters in bathrooms.	MECH	HVAC	1	6	3	18	0	\$ 9,000	\$ 10,350	\$ 12,420	\$ 13,972.50
32	MS	INT	Reseal window perimeter caulk throughout bldg	ARCH	INT-Window	1	6	3	18		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
85	MS	INT	Replace water heater	MECH	Plumbing	1	6	3	18	0	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
101	MS	INT	Repair masonry wall cracks in southeast corner of stage (south and east walls)	STRUCT	INT-Wall Construction	3	2	3	18		\$ 2,450	\$ 2,818	\$ 3,381	\$ 3,803.63
25	MS	INT	Add threshold and door sweep at exterior classroom doors	ARCH	EXT-Door	1	6	3	18		\$ 2,380	\$ 2,737	\$ 3,284	\$ 3,694.95
93	MS	SITE	Replace clay sewer service PVC.	MECH	Plumbing	1	9	2	18	NA	\$ 115,000	\$ 132,250	\$ 158,700	\$ 178,537.50
63	MS	INT	Rework all group and single RRs to provide accessible and code compliant RRs (and need	ARCH	Safety and Security	1	5	4	20		\$ 350,000	\$ 402,500	\$ 483,000	\$ 543,375.00
81	MS	INT	Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 33 TO 35 classroom	ELEC/I.T.	Communication	1	4	5	20	5	\$ 227,500	\$ 261,625	\$ 313,950	\$ 353,193.75
60	MS	INT	Replace broken/damaged/non-compliant doors and/or hardware throughout bldg (90% of	ARCH	INT-Doors	1	4	5	20		\$ 220,000	\$ 253,000	\$ 303,600	\$ 341,550.00
106	MS	INT	Replace Aux Gym Floor	ARCH	Floor-Wood	1	4	5	20		\$ 140,000	\$ 161,000	\$ 193,200	\$ 217,350.00
55	MS	INT	Replace non-compliant EWCs/drinking fountains throughout bldg	ARCH	Plumbing	1	5	4	20		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
48	MS	INT	Rework gym showers to add accessible stalls	ARCH	Plumbing	1	5	4	20		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
35	MS	INT	Replace non-compliant interior signage to be accessible	ARCH	INT-Wall Finish	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
>> 14	MS	INT	Rework floor transition from corridor/entry to gym floor to be accessible	ARCH	Floor-Wood	1	5	4	20		\$ 1,250	\$ 1,438	\$ 1,725	\$ 1,940.63
10	MS	INT	Add piping protection under exposed sinks (ADA) throughout bldg	ARCH	Plumbing	1	5	4	20		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
26	MS	EXT	Provide backer rod and caulking where sidewalk has move away from building east end	ARCH	Sidewalk	1	7	3	21		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
17	MS	EXT	Recaulk between building and hardscapes	ARCH	Sidewalk	1	7	3	21		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
2	MS	EXT	Caulk around water faucets	ARCH	EXT-Wall	1	7	3	21		\$ 250	\$ 288	\$ 345	\$ 388.13
46	MS	INT	Replace clocks throughout bldg	ARCH	Communication	1	4	6	24		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
88	MS	INT	Replace water fountains with new ASME compliant chilled fountains.	MECH	Plumbing	2	3	4	24	4	\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
42	MS	EXT	Replace all of the concrete sidewalk, ramp, and stairs	ARCH	Sidewalk	1	7	5	35		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
12	MS	EXT	Replace door sweeps north side six door	ARCH	EXT-Door	2	6	3	36		\$ 1,250	\$ 1,438	\$ 1,725	\$ 1,940.63

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9	MS	EXT	Repair stucco above cafeteria doors	ARCH	EXT-Window	2	7	3	42		\$ 750	\$ 863	\$ 1,035	\$ 1,164.38
19	MS	EXT	Replace concrete underneath 183 sign or mud jack	ARCH	Sidewalk	2	7	3	42		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
22	MS	EXT	Strip and re-apply varnish on wood doors (marine varnish preferred)	ARCH	EXT-Door	2	7	3	42		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
24	MS	EXT	Replace 4 stones at door 179	ARCH	Sidewalk	2	7	3	42		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
33	MS	EXT	Replace 8 stones at front entry way	ARCH	Sidewalk	2	7	3	42		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
45	MS	EXT	Replace sidewalk from public to double doors east end south side 80x9	ARCH	Sidewalk	2	7	3	42		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
50	MS	EXT	Replace main door and frame at main entry	ARCH	EXT-Door	2	7	3	42		\$ 13,000	\$ 14,950	\$ 17,940	\$ 20,182.50
52	MS	EXT	Provide trench drain at door 116 and relandscape to get water away from building, replace	ARCH	Sidewalk	2	7	3	42		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
43	MS	OUTB	Replace wood siding with a non maintenance material	ARCH	EXT-Wall	2	7	3	42		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
3	MS	ROOF	Provide cover to brick flue	ARCH	EXT-Roof	2	7	3	42		\$ 250	\$ 288	\$ 345	\$ 388.13
8	MS	ROOF	Provide cover (2) to exhaust fans by brick flue	ARCH	EXT-Roof	2	7	3	42		\$ 500	\$ 575	\$ 690	\$ 776.25
58	MS	SITE	Rotomill 2" and replace asphalt north parking lot (east of gym)	ARCH	Parking Lot	2	7	3	42		\$ 92,500	\$ 106,375	\$ 127,650	\$ 143,606.25
64	MS	SITE	Rotomill 2" and replace asphalt north parking lot	ARCH	Parking Lot	2	7	3	42		\$ 200,000	\$ 230,000	\$ 276,000	\$ 310,500.00
61	MS	SITE	Rotomill 2" and replace asphalt south parking lot	ARCH	Parking Lot	2	7	3	42		\$ 250,000	\$ 287,500	\$ 345,000	\$ 388,125.00
62	MS	INT	Replace VCT flooring throughout bldg	ARCH	Floor-VCT	2	4	6	48		\$ 188,678	\$ 216,980	\$ 260,376	\$ 292,922.60
11	MS	EXT	Provide handrail at ramp	ARCH	Sidewalk	2	7	5	70		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
44	MS	OUTB	Replace all wood on dugouts and cover with a non maintenance material (4)	ARCH	Athletic or Playground	2	7	5	70		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
109														
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Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 2,362,932	\$ 2,717,372	\$ 3,260,846	\$ 3,668,452
26-50	\$ 3,191,031	\$ 3,669,686	\$ 4,403,623	\$ 4,954,076
51-100	\$ 141,200	\$ 162,380	\$ 194,856	\$ 219,213
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 5,695,163	\$ 6,549,437	\$ 7,859,325	\$ 8,841,740