

3.2 Condition Analysis Matrix

District: Alamosa School District
 Facility: Alamosa High School, Stadium and VOAG Bldg
 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)
90	HS	INT	Replace all bug eye fixtures with a central emergency lighting inverter. Emergency lighting is not functioning throughout bldg.	ELEC/I.T.	Lighting	1	1	1	1		\$ 142,960	\$ 164,404	\$ 197,285	\$ 221,945.40
58	HS	INT	Remove cross-corridor folding security gate (egress)	ARCH	INT-Doors	1	1	1	1		\$ 13,500	\$ 15,525	\$ 18,630	\$ 20,958.75
80	HS	INT	Replace stadium emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 6,159	\$ 7,083	\$ 8,499	\$ 9,561.85
81	HS	OUTB	VOAG: Replace emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 6,159	\$ 7,083	\$ 8,499	\$ 9,561.85
102	HS	INT	Repair water fountain in auxiliary gym to pass state requirements for water for human consumption.	MECH	Plumbing	1	1	1	1	0	\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
79	HS	INT	Replace Doors: doors from common space to building wings with magnetic locks were engaged and door is marked as an exit. Replace magnetic door locks. (exit signs are located above these cross corridor pair)	ELEC/I.T.	Safety and Security	1	1	1	1		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00
38	HS	INT	Rework door hardware at cross corridor door pairs where mag locks prevent emergency egress/exit	ARCH	INT-Doors	1	1	1	1		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
75	HS	EXT	Replace weatherproof receptacle covers for HS, VOAG, Stadium. NEC 406.9(A) & (B)	ELEC/I.T.	Electrical	1	1	1	1		\$ 1,575	\$ 1,811	\$ 2,174	\$ 2,445.19
15	HS	INT	Verify that all fire extinguisher cabinets are compliant (one was locked)	ARCH	Fire Protection	1	1	1	1		\$ 500	\$ 575	\$ 690	\$ 776.25
5	HS	OUTB	VOAG: Change door swing to all exterior doors to VOAG	ARCH	EXT-Door	1	1	1	1		\$ 350	\$ 403	\$ 483	\$ 543.38
1	HS	EXT	Provide cover to electrical box by the concrete bench next to main entry	ARCH	Electrical	1	1	1	1		\$ 250	\$ 288	\$ 345	\$ 388.13
120	HS	OUTB	Repair roofs: The roofs at the Press Box Roof and need soffits at two out buildings (storage)	STRUCT	EXT-Roof	1	2	1	2		\$ 100,000	\$ 115,000	\$ 138,000	\$ 155,250.00
109	HS	INT	Install Mini split system to serve Electrical Room 104	MECH	HVAC	1	2	1	2	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
71	HS	INT	Replace glow in the dark exit signs with battery backup exit signs.	ELEC/I.T.	Lighting	4	1	1	4		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
114	HS	ROOF	Replace lab exhaust fan.	MECH	HVAC	3	1	2	6	0	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
107	HS	INT	Install mini split system in AV Room E201	MECH	HVAC	1	2	3	6	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
108	HS	INT	Install mini split system in IT Room B115B	MECH	HVAC	1	2	3	6	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
101	HS	INT	Replace seals and repair access panels on air handling units to prevent air from leaking out.	MECH	HVAC	1	2	3	6	0	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
29	HS	ROOF	Reattach TPO to wall south end of west side	ARCH	EXT-Roof	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
24	HS	ROOF	Repair tears in TPO south end west side next to the where the TPO needs to be reattached	ARCH	EXT-Roof	1	2	3	6		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
2	HS	ROOF	Reattach two drive cleats east of roof hatch	ARCH	EXT-Roof	1	2	3	6		\$ 250	\$ 288	\$ 345	\$ 388.13
87	HS	INT	Replace receptacles with tamper resistant receptacles in HS, VOAG, and Stadium. NEC 406.12(4)	ELEC/I.T.	Electrical	1	3	4	12		\$ 76,000	\$ 87,400	\$ 104,880	\$ 117,990.00
113	HS	INT	Replace diffusers in gymnasium with heavy duty diffusers	MECH	HVAC	1	4	3	12	0	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
111	HS	INT	Repair and replace missing insulation on ductwork and piping.	MECH	HVAC	1	3	4	12	0	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
40	HS	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
76	HS	INT	Replace receptacles in kitchen with GFCI receptacles	ELEC/I.T.	Electrical	1	3	4	12	5	\$ 1,600	\$ 1,840	\$ 2,208	\$ 2,484.00
10	HS	EXT	Repair CMU by E209	ARCH	EXT-Wall	1	4	3	12		\$ 500	\$ 575	\$ 690	\$ 776.25
11	HS	EXT	Repair CMU east of the north entrance	ARCH	EXT-Wall	1	4	3	12		\$ 500	\$ 575	\$ 690	\$ 776.25
112	HS	INT	Investigate/Mitigate Noise - Noise level from mech system exceeds DBA requirements	MECH	HVAC	1	4	4	16	NA	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
110	HS	INT	Install transfer ducts throughout school to remedy poor air transfer and extreme negative	MECH	HVAC	1	4	4	16	NA	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
73	HS	INT	IR test and torque lugs on main distribution center MDC	ELEC/I.T.	Electrical	4	2	2	16	5	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
17	HS	OUTB	VOAG: Reattach electrical outlet exterior east side of VOAG	ARCH	Electrical	1	4	4	16		\$ 500	\$ 575	\$ 690	\$ 776.25
86	HS	INT	Renovate main telecom room (B115B) - Provide cooling in alignment with work district is already doing; remove carpet	ELEC/I.T.	Communication	2	3	3	18	3	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
104	HS	OTHER	Replace louver in mechanical room.	MECH	HVAC	1	6	3	18	0	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
99	HS	INT	Replace unit heaters in mechanical room.	MECH	HVAC	1	6	3	18	0	\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
28	HS	INT	Reseal window perimeter caulk throughout bldg	ARCH	INT-Window	1	6	3	18		\$ 1,800	\$ 2,070	\$ 2,484	\$ 2,794.50
13	HS	INT	Replace sheet rock at exterior wall window jambs between door C105 and C103	ARCH	INT-Wall Finish	1	6	3	18		\$ 500	\$ 575	\$ 690	\$ 776.25
69	HS	INT	Replace CPT flooring throughout building (remove carpet and grind, polish floor)	ARCH	Floor-Carpet	1	4	5	20	1	\$ 260,000	\$ 299,000	\$ 358,800	\$ 403,650.00
93	HS	INT	Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 40 classroom spaces). Retain system type (short-throw projection) but modernize system with current short-throw projector, inputs, controls and sound reinforcement	ELEC/I.T.	Communication	1	4	5	20	5	\$ 260,000	\$ 299,000	\$ 358,800	\$ 403,650.00

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88	HS	EXT	Add and replace any existing exterior pole mounted cameras with modern devices that can provide proper imagery and coverage of parking lots. There may be a need for trenching + patch/repair of pavement, power, conduit and cabling. Costs is for adding 6 additional parking lot cameras, assuming new pathways, power, camera cabling, trenching + patch/repair.	ELEC/I.T.	Safety and Security	4	1	5	20	0	\$ 95,000	\$ 109,250	\$ 131,100	\$ 147,487.50
63	HS	INT	Patch/paint walls throughout bldg	ARCH	INT-Wall Finish	1	4	5	20		\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
57	HS	INT	Rework gym showers to add accessible stalls	ARCH	Plumbing	1	5	4	20		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
54	HS	INT	Provide ADA compliant casework and sink in Room D103.1	ARCH	Furnishing	1	5	4	20		\$ 8,000	\$ 9,200	\$ 11,400	\$ 12,420.00
55	HS	INT	Rework or remove large steel barn doors at cafeteria/locker room to make accessible	ARCH	INT-Doors	1	5	4	20		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
52	HS	INT	Provide compliant ADA stall in B116.1 to narrow 58.5"	ARCH	Furnishing	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
49	HS	INT	Replace recessed EWCs at corridors and gyms throughout bldg (observed 3 locations)	ARCH	Plumbing	1	5	4	20		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
45	HS	INT	Remove hump in floor for room 114.2 and then replace the flooring for ADA compliance	ARCH	Floor-Tile	1	5	4	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
47	HS	INT	Replace misc. damaged/stained ceiling tiles throughout bldg	ARCH	Ceiling Suspended	1	4	5	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
105	HS	INT	Replace pressure relief system for Air Handler	MECH	HVAC	1	4	5	20	NA	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
41	HS	INT	Provide ADA compliant Kitchen in room 114.1	ARCH	Furnishing	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
42	HS	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
36	HS	INT	Provide ADA compliant fume hood in room C107	ARCH	Furnishing	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
37	HS	INT	Provide ADA compliant workstation in room C107	ARCH	Furnishing	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
39	HS	INT	Rework vestibule transaction counter to add accessible height counter	ARCH	INT-Wall Construction	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
34	HS	INT	Rework auditorium sound booth to provide accessible access	ARCH	INT-Wall Construction	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
35	HS	OUTB	VOAG: Provide compliant toilet in girls restroom VOAG	ARCH	Plumbing	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
27	HS	INT	Add piping protection under exposed sinks (ADA) throughout bldg	ARCH	Plumbing	1	5	4	20		\$ 1,550	\$ 1,783	\$ 2,139	\$ 2,406.38
22	HS	INT	Provide compliant door handle (to open door handle has to turn up) for room C101	ARCH	INT-Doors	1	5	4	20		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
25	HS	INT	Replace or paint over mis-matched CMU throughout bldg interior	ARCH	INT-Wall Finish	1	4	5	20		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
21	HS	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
20	HS	INT	Provide compliant sink in room B111	ARCH	Furnishing	1	5	4	20		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
7	HS	INT	Provide vertical grab bars in B116.1 .2 ADA stall	ARCH	Furnishing	1	5	4	20		\$ 500	\$ 575	\$ 690	\$ 776.25
16	HS	OUTB	VOAG: Move ADA Toilet partition 1" towards toilet to bring toilet into compliancy, Boys VOAG	ARCH	INT-Wall Construction	1	5	4	20		\$ 500	\$ 575	\$ 690	\$ 776.25
46	HS	OUTB	Repair cracks in the running track	ARCH	Landscaping	1	7	3	21		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
48	HS	ROOF	Verify overflow drains are 2" above roof drains	ARCH	EXT-Roof	1	7	3	21		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
85	HS	INT	Add card readers to corridor doors that lead into wings of the school (7 total doors both levels)	ELEC/I.T.	Safety and Security	1	6	4	24	0	\$ 24,500	\$ 28,175	\$ 33,810	\$ 38,036.25
82	HS	INT	Replace transformers in electrical room E104.1A that are loud, and the room is very hot. Replace loud transformers and add cooling to space.	ELEC/I.T.	Electrical	2	6	2	24		\$ 28,000	\$ 32,200	\$ 38,640	\$ 43,470.00
26	HS	INT	Replace or paint over mis-matched CMU throughout bldg exterior	ARCH	EXT-Wall	1	4	6	24		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
32	HS	EXT	Replace displaced concrete around structural stoops on the south side of the building	ARCH	Sidewalk	1	7	5	35		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
89	HS	INT	Replace clocks and intercom with modern clocks that have syncing capabilities. Based on an IP based system, that can combine clocks and speakers into a single unit with a digital display	ELEC/I.T.	Communication	2	4	5	40	2	\$ 125,000	\$ 143,750	\$ 172,500	\$ 194,062.50
121	HS	SITE	Provide Pavement at Maroon Drive	OTHER	Parking Lot	2	4	5	40	0	\$ 70,000	\$ 80,500	\$ 96,600	\$ 108,675.00
64	HS	INT	Replace broken/damaged doors and/or hardware throughout bldg (approx. 12 locns)	ARCH	INT-Doors	2	4	5	40		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
96	HS	INT	Replace fluorescent light fixtures with LEDs and upgrade controls. System is functioning, but upgrade would comply with energy code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 1,050,000	\$ 1,207,500	\$ 1,449,000	\$ 1,630,125.00
118	HS	INT	Replace existing HVAC controls throughout the building.	MECH	HVAC	2	4	6	48	0	\$ 1,050,000	\$ 1,207,500	\$ 1,449,000	\$ 1,630,125.00
95	HS	INT	Upgrade fire alarm system to voice capability. Functioning currently, but state strongly prefers upgrade to voice.	ELEC/I.T.	Fire Protection	4	3	4	48		\$ 600,000	\$ 690,000	\$ 828,000	\$ 931,500.00
60	HS	INT	Refinish practice gym wood floor	ARCH	Floor-Wood	2	4	6	48		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
43	HS	INT	Replace rusted/damaged thresholds at all exterior doors throughout bldg	ARCH	INT-Doors	2	4	6	48		\$ 4,600	\$ 5,290	\$ 6,348	\$ 7,141.50
53	HS	EXT	Provide rock mulch on south side between side walk and ditch on south side of building	ARCH	Landscaping	1	7	7	49		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
65	HS	INT	Replace CT flooring throughout building	ARCH	Floor-Tile	2	4	7	56	1	\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00
3	HS	EXT	Repaint C channels jamb for the sectional doors of D wing	ARCH	EXT-Door	2	4	7	56		\$ 250	\$ 288	\$ 345	\$ 388.13
50	HS	OUTB	Replace sectional door to out building next to stadium	ARCH	EXT-Door	2	6	5	60		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00

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119	HS	INT	Patch slab: Minor slab and masonry cracking in several locations. While not of structural concern, could repair/replace to correct aesthetically	STRUCT	INT-Wall Construction	3	4	6	72		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
116	HS	ROOF	Replace hail-damaged exhaust fans.	MECH	HVAC	2	6	7	84	0	\$ 175,000	\$ 201,250	\$ 241,500	\$ 271,687.50
61	HS	OUTB	Provide seal coat and restripe stadium parking lot	ARCH	Parking Lot	2	7	6	84		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00
78	HS	OUTB	VOAG: Replace existing door intercom system that is End Of Life with new intercom device to match what is on main HS building	ELEC/I.T.	Safety and Security	2	6	7	84	1	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
68	HS	OUTB	VOAG: Provide asphalt parking lot for the VOAG building	ARCH	Parking Lot	4	4	6	96		\$ 83,500	\$ 96,025	\$ 115,230	\$ 129,633.75
70	HS	INT	Replace gym wood flooring	ARCH	Floor-Wood	4	4	7	112	3	\$ 288,000	\$ 331,200	\$ 397,440	\$ 447,120.00
74	HS	OUTB	VOAG: Reinstall Existing Audio-Visual systems (qty 2) to eliminate exposed cabling, power strips	ELEC/I.T.	Communication	4	4	8	128	1	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
84	HS	OUTB	VOAG: Replace any existing category 5 or 5e network cabling with modern Category 6 cabling.	ELEC/I.T.	Communication	4	6	7	168	5	\$ 15,750	\$ 18,113	\$ 21,735	\$ 24,451.88
103	HS	INT	Replace drinking fountain in locker rooms with chilled fountains.	MECH	Plumbing	4	7	6	168	0	\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
77	HS	OUTB	VOAG: Replace existing communications cabinet. Existing cabinet has been cut/modified to fit equipment that doesn't fit. Provide new deeper wall mounted lockable cabinet. Add grounding components	ELEC/I.T.	Communication	4	6	7	168	5	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
97	HS	INT	Add bottle filler to drinking fountains in locker rooms.	MECH	Plumbing	4	7	6	168	NA	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
72	HS	INT	Update and provide printed circuit board directories	ELEC/I.T.	Electrical	4	11	8	352	5	\$ 1,100	\$ 1,265	\$ 1,518	\$ 1,707.75
123	HS													
125	HS													
124	HS													

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 1,411,683	\$ 1,623,435	\$ 1,948,123	\$ 2,191,638
26-50	\$ 5,151,987	\$ 5,924,785	\$ 7,109,742	\$ 7,998,460
51-100	\$ 375,250	\$ 431,538	\$ 517,845	\$ 582,576
> 100	\$ 315,350	\$ 362,653	\$ 435,183	\$ 489,581
Totals ->	\$ 7,254,270	\$ 8,342,411	\$ 10,010,893	\$ 11,262,254