

### 3.2 Condition Analysis Matrix

District: Alamosa School District  
 Facility: **Alternative & OnLine 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)
14	AAOS	INT	AO HS BLDG: Rework magnetic door hold opens at corridor doors	ARCH	Safety and Security	1	1	1	1		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
8	AAOS	INT	AO HS BLDG: Replace/add LED exit signs. Exit signs were missing test button and some	ELEC/I.T.	Electrical	1	1	1	1		\$ 10,500	\$ 12,075	\$ 14,490	\$ 16,301.25
7	AAOS	INT	AO HS BLDG: Replace receptacles with tamper resistant receptacles.	ELEC/I.T.	Electrical	1	3	4	12		\$ 4,275	\$ 4,916	\$ 5,900	\$ 6,636.94
2	AAOS	INT	AO HS BLDG: Replace ADA door operator that does not operate.	ELEC/I.T.	Electrical	1	3	4	12		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
4	AAOS	INT	AO HS BLDG: Replace exterior fixtures with LED fixtures	ELEC/I.T.	Lighting	1	3	4	12		\$ 9,850	\$ 11,328	\$ 13,593	\$ 15,292.13
9	AAOS	INT	AO HS BLDG: Remove bug eye fixtures that do not function, and provide emergency	ELEC/I.T.	Lighting	1	3	4	12		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
1	AAOS	INT	AO HS BLDG: Install fire alarm system. No fire alarm system, or smoke detectors present.	ELEC/I.T.	Fire Protection	1	3	4	12		\$ 55,000	\$ 63,250	\$ 75,900	\$ 85,387.50
5	AAOS	INT	AO HS BLDG: Replace fluorescent lighting and upgrade controls in entire building.	ELEC/I.T.	Lighting	1	3	4	12		\$ 95,000	\$ 109,250	\$ 131,100	\$ 147,487.50
12	AAOS	INT	AO HS BLDG: Replace staff kitchen cabinetry and fixtures to be ADA compliant	ARCH	ADA	1	5	4	20		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00
11	AAOS	INT	AO HS BLDG: Replace old, broken accordion door	ARCH	Interior - Wall	1	4	5	20		\$ 28,000	\$ 32,200	\$ 38,640	\$ 43,470.00
10	AAOS	INT	AO HS BLDG: Replace bathroom cabinetry, fixture, and partitions	ARCH	ADA	1	5	4	20		\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
17	AAOS	INT	Replace aging boiler and associated pumps.	MECH	HVAC	1	6	4	24	0	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
3	AAOS	INT	AO HS BLDG: Replace existing ITS infrastructure (Network Cabling, Active and Passive	ELEC/I.T.	Communication	2	6	2	24	5	\$ 65,000	\$ 74,750	\$ 89,700	\$ 100,912.50
16	AAOS	INT	Replace window air conditioner units with central cooling system.	MECH	HVAC	1	6	4	24	0	\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
15	AAOS	INT	Asbestos Abatement (ceilings and vinyl flooring) 5500 sf Bldg	ARCH	Floor-Tile	2	4	4	32		\$ 250,000	\$ 287,500	\$ 345,000	\$ 388,125.00
13	AAOS	INT	AO HS BLDG: Replace worn and out dated carpet	ARCH	Interior - Flooring System	2	4	5	40		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
6	AAOS	INT	AO HS BLDG: Replace outdated AV systems (only systems with analog components)	ELEC/I.T.	Communication	2	6	7	84	1	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 492,625	\$ 566,519	\$ 679,823	\$ 764,800
26-50	\$ 265,000	\$ 304,750	\$ 365,700	\$ 411,413
51-100	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,288
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 772,625	\$ 888,519	\$ 1,066,223	\$ 1,199,500