

3.2 Condition Analysis Matrix

District: Alamosa School District
 Facility: Bus Barn/Maintenance Facility
 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)
29	Bus	INT	Install outside air penetration for furnace to provide office spaces with adequate fresh air.	MECH	HVAC	1	1	1	1	NA	\$ 2,800	\$ 3,220	\$ 3,864	\$ 4,347.00
2	Bus	INT	Provide code compliant handrails and guard rails for mezzanines	ARCH	Handrails / Guardrails	1	1	1	1		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
14	Bus	INT	Provide exit signs at exits	ELEC/I.T.	Lighting	1	1	1	1		\$ 5,945	\$ 6,837	\$ 8,204	\$ 9,229.61
16	Bus	EXT	Provide pole mounted fixtures to light exterior parking lot and site. No site lighting is present.	ELEC/I.T.	Lighting	1	1	1	1		\$ 16,800	\$ 19,320	\$ 23,184	\$ 26,082.00
11	Bus	OTHER	Add access control to main ingress and egress doors. provide door position contacts on all	ELEC/I.T.	Safety and Security	1	1	1	1	0	\$ 17,525	\$ 20,154	\$ 24,185	\$ 27,207.56
26	Bus	INT	Install exhaust fans in shop/parking bays to provide proper ventilation per IMC.	MECH	HVAC	1	1	1	1	NA	\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
28	Bus	EXT	Install new makeup air units for proper ventilation.	MECH	HVAC	1	1	1	1	NA	\$ 120,000	\$ 138,000	\$ 165,600	\$ 186,300.00
22	Bus	EXT	Install backwater valve to prevent city sewer from backing up into building.	MECH	Plumbing	1	2	2	4	NA	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
38	Bus	EXT	Replace north exterior canopy structural framing, decking, and support columns	STRUCT	EXT-Roof	1	2	2	4		\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
32	Bus	INT	insulate domestic water line at building entrance.	MECH	Plumbing	1	2	3	6	0	\$ 350	\$ 403	\$ 483	\$ 543.38
27	Bus	INT	Install heat trace on domestic water lines on exterior wall in auto repair bay.	MECH	Plumbing	1	2	3	6	NA	\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
15	Bus	INT	Provide fire alarm and smoke detectors. No fire alarm system or smoke detectors observed.	ELEC/I.T.	Fire Protection	1	3	4	12		\$ 600	\$ 690	\$ 828	\$ 931.50
25	Bus	INT	Install exhaust fan in bathroom ceiling.	MECH	HVAC	1	3	4	12	NA	\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
17	Bus	INT	Relocate panels for adequate clearance. Service entrance panel and distribution panel are	ELEC/I.T.	Electrical	1	3	4	12		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
18	Bus	EXT	Remove existing exterior light fixtures and replace/add LED fixtures for canopy lights and	ELEC/I.T.	Lighting	1	3	4	12		\$ 4,987	\$ 5,735	\$ 6,882	\$ 7,742.32
12	Bus	INT	Install tool/equipment receptacles at tool/equipment locations. Observed extension cords used to power stationary equipment.	ELEC/I.T.	Electrical	1	4	3	12		\$ 6,750	\$ 7,763	\$ 9,315	\$ 10,479.38
20	Bus	OTHER	Replace existing video surveillance system with system that matches district standard	ELEC/I.T.	Safety and Security	2	6	1	12	5	\$ 19,000	\$ 21,850	\$ 26,220	\$ 29,497.50
31	Bus	INT	Install sand/oil interceptor in second auto repair bay.	MECH	Plumbing	1	3	4	12	NA	\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
10	Bus	EXT	Replace or remove and paint doors, frames, and structure that is rusting	ARCH	Exterior - Structural Element	2	2	3	12		\$ 55,000	\$ 63,250	\$ 75,900	\$ 85,387.50
3	Bus	INT	Provide insulation at the bus parking area	ARCH	Interior - Wall	1	3	4	12		\$ 65,000	\$ 74,750	\$ 89,700	\$ 100,912.50
7	Bus	EXT	Replace exterior metal siding that is bent or damaged	ARCH	Exterior - Wall	2	2	3	12		\$ 90,000	\$ 103,500	\$ 124,200	\$ 139,725.00
36	Bus	INT	Replace incoming water service shutoff valve.	MECH	Plumbing	3	2	3	18	0	\$ 400	\$ 460	\$ 552	\$ 621.00
6	Bus	INT	Replace door hardware that is not ADA compliant	ARCH	ADA	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
1	Bus	EXT	Provide adjustment and weather stripping to exterior doors	ARCH	Exterior - Door	1	4	5	20		\$ 7,800	\$ 8,970	\$ 10,764	\$ 12,109.50
9	Bus	INT	Replace non ADA compliant restrooms	ARCH	ADA	1	5	4	20		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
4	Bus	EXT	Repair Roof leaks at multiple locations at the bus parking area (condensation) - needs insulation	ARCH	Exterior - Roof	1	4	5	20		\$ 104,000	\$ 119,600	\$ 143,520	\$ 161,460.00
5	Bus	INT	Replace bus parking area flooring is loose course base rock	ARCH	Interior - Flooring System	1	4	5	20		\$ 120,000	\$ 138,000	\$ 165,600	\$ 186,300.00
23	Bus	INT	Install cooling coil on furnace for office spaces.	MECH	HVAC	1	4	6	24	NA	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
19	Bus	INT	Replace existing ITS infrastructure (Network Cabling, Active and Passive Network	ELEC/I.T.	Communication	2	6	2	24	5	\$ 55,000	\$ 63,250	\$ 75,900	\$ 85,387.50

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37	Bus	INT	Reset toilets and recalk around base of toilet for stabilization.	MECH	Plumbing	1	4	7	28	NA	\$ 250	\$ 288	\$ 345	\$ 388.13
30	Bus	INT	Install properly sized sand/oil interceptor in auto shop bay 1.	MECH	Plumbing	3	6	2	36	NA	\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
8	Bus	INT	Replace interior doors that are scratched, dented and veneer is damaged	ARCH	Interior - Door	2	4	5	40		\$ 21,000	\$ 24,150	\$ 28,980	\$ 32,602.50
34	Bus	EXT	Replace exterior exhaust fan serving vehicle exhaust system.	MECH	HVAC	2	6	4	48	0	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
21	Bus	INT	Replace interior fluorescent lighting with LED fixtures and upgrade controls. System is	ELEC/I.T.	Lighting	4	3	4	48		\$ 133,056	\$ 153,014	\$ 183,617	\$ 206,569.44
24	Bus	INT	Install cooling in repair shop bays.	MECH	HVAC	3	4	6	72	NA	\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
13	Bus	INT	Provide a new AV system for break room. New modern flat panel display with smart tv	ELEC/I.T.	Communication	2	6	7	84	5	\$ 3,200	\$ 3,680	\$ 4,416	\$ 4,968.00
35	Bus	INT	Replace furnace serving office spaces.	MECH	HVAC	3	7	4	84	0	\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
33	Bus	INT	Replace ceiling air terminal devices in offices for better air distribution.	MECH	HVAC	4	4	7	112	15	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 923,957	\$ 1,062,551	\$ 1,275,061	\$ 1,434,443
26-50	\$ 209,306	\$ 240,702	\$ 288,842	\$ 324,948
51-100	\$ 85,700	\$ 98,555	\$ 118,266	\$ 133,049
> 100	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,434
Totals ->	\$ 1,222,463	\$ 1,405,832	\$ 1,686,999	\$ 1,897,874