

3.2 Condition Analysis Matrix

District: Alamosa School District
 Facility: Waverly Bldg (leased to Otero Jr College)
 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)
27	Waverly	INT	Replace all receptacles with tamper resistant receptacles	ELEC/I.T.	Electrical	1	1	1	1		\$ 3,251	\$ 3,739	\$ 4,486	\$ 5,047.18
35	Waverly	INT	Replace/install exit signs for entire building. Exit signs do not have test button and some	ELEC/I.T.	Lighting	1	1	1	1		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
25	Waverly	OTHER	Provide new building access control. Currently there is only a keypad at main entrance.	ELEC/I.T.	Safety and Security	1	1	1	1	0	\$ 23,500	\$ 27,025	\$ 32,430	\$ 36,483.75
7	Waverly	EXT	Provide secure vestibule at entrance. Assume 10'-0" x 10'-0" vestibule outside building	ARCH	Safety and Security	1	1	1	1		\$ 120,000	\$ 138,000	\$ 165,600	\$ 186,300.00
36	Waverly	INT	Upgrade electrical equipment: Electrical service entrance equipment is obsolete and	ELEC/I.T.	Electrical	1	1	1	1		\$ 230,000	\$ 264,500	\$ 317,400	\$ 357,075.00
16	Waverly	INT	Replace all wire glass	ARCH	Exterior - Window System	1	3	1	3		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
41	Waverly	INT	Replace exposed plumbing and route in concealed locations	MECH	Plumbing	1	4	1	4	NA	\$ 55,000	\$ 63,250	\$ 75,900	\$ 85,387.50
13	Waverly	EXT	Repair damaged soffit	ARCH	EXT-Roof	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
15	Waverly	INT	Repair roof from leaks in the gym and office areas	ARCH	Exterior - Roof	1	2	3	6		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
28	Waverly	EXT	Replace existing exterior intercom and bell speakers with new modern devices and endpoints	ELEC/I.T.	Communication	1	6	1	6	N/A	\$ 23,500	\$ 27,025	\$ 32,430	\$ 36,483.75
11	Waverly	EXT	Remove and replace existing asphalt shingles in mansard roof	ARCH	EXT-Roof	1	2	3	6		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
29	Waverly	INT	Replace existing interior intercom devices and endpoints with new modern IP system. IP based system with clock/speaker combo units with digital displays. Provide devices in all classrooms, main hallway, admin suite, kitchen, day-care space and main office.	ELEC/I.T.	Communication	1	6	1	6	N/A	\$ 55,000	\$ 63,250	\$ 75,900	\$ 85,387.50
17	Waverly	EXT	Replace EPDM roof and white roof over classrooms with TPO; extend parapet to accommodate added roof insulation thickness	ARCH	EXT-Roof	1	2	3	6		\$ 175,000	\$ 201,250	\$ 241,500	\$ 271,687.50
2	Waverly	EXT	Install code compliant fall zone material at swing sets and play structures	ARCH	Athletic or Playground	1	3	4	12		\$ 1,170	\$ 1,346	\$ 1,615	\$ 1,816.43
34	Waverly	INT	Replace receptacles in kitchen with GFCI & Tamper resistant receptacles	ELEC/I.T.	Electrical	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
43	Waverly	ROOF	Replace refrigerant line insulation	MECH	HVAC	1	3	4	12	1	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
32	Waverly	EXT	Replace exterior light fixtures with LED fixtures	ELEC/I.T.	Lighting	1	3	4	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
23	Waverly	EXT	Add wall mounted LED light fixtures above exits. No exit discharge lighting present at	ELEC/I.T.	Lighting	1	3	4	12		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
37	Waverly	INT	Insulate hot and cold water domestic piping.	MECH	Plumbing	1	3	4	12	NA	\$ 9,000	\$ 10,350	\$ 12,420	\$ 13,972.50
42	Waverly	ROOF	Replace gas piping on roof	MECH	HVAC	1	6	3	18	2	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
12	Waverly	EXT	Remove/replace heaved concrete sidewalks	ARCH	Sidewalk	1	5	4	20		\$ 678	\$ 780	\$ 936	\$ 1,052.60
4	Waverly	INT	Provide ADA compliant door hardware	ARCH	ADA	1	5	4	20		\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
6	Waverly	INT	Provide individual rooms for classes, Gym is partitioned for rooms	ARCH	Interior - Wall	1	4	5	20		\$ 95,000	\$ 109,250	\$ 131,100	\$ 147,487.50
5	Waverly	INT	Provide ADA compliant restrooms	ARCH	ADA	1	5	4	20		\$ 110,000	\$ 126,500	\$ 151,800	\$ 170,775.00
22	Waverly	EXT	Rework drainage/downspouts at building	ARCH	EXT-Roof	1	7	3	21		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
40	Waverly	INT	Replace domestic water heater.	MECH	Plumbing	2	6	2	24	4	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
30	Waverly	INT	Replace existing ITS infrastructure (Network Cabling, Active and Passive Network	ELEC/I.T.	Communication	2	6	2	24	1	\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
39	Waverly	INT	Replace condensing units and ventilation equipment on roof with new more efficient	MECH	HVAC	2	6	2	24	4	\$ 85,000	\$ 97,750	\$ 117,300	\$ 131,962.50
1	Waverly	EXT	Add new 6'-0" h chain link fencing around transformer and utilities at back of building	ARCH	Safety and Security	1	7	4	28		\$ 1,619	\$ 1,862	\$ 2,234	\$ 2,513.50
38	Waverly	INT	Replace air terminals in gym for better air distribution.	MECH	HVAC	1	4	7	28	N/A	\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
18	Waverly	EXT	Replace existing aluminum framed single pane windows with alum framed insulated glass units	ARCH	EXT-Window	2	6	3	36		\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
31	Waverly	INT	Replace existing telecom cabling infrastructure to Category 6	ELEC/I.T.	Communication	2	6	3	36		\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
20	Waverly	INT	Replace front entry single glazed hollow metal frame	ARCH	Interior - Door	2	4	5	40		\$ 12,300	\$ 14,145	\$ 16,974	\$ 19,095.75
9	Waverly	INT	Remove and replace ACM ceiling tiles in the gym	ARCH	Interior - Ceiling System	2	4	5	40		\$ 75,000	\$ 86,250	\$ 103,500	\$ 116,437.50
10	Waverly	INT	Remove and replace ACM floor tiles in the gym and adjacent rooms	ARCH	Interior - Flooring System	2	4	5	40		\$ 120,000	\$ 138,000	\$ 165,600	\$ 186,300.00
3	Waverly	EXT	Paint rooftop gas line	ARCH	EXT-Roof	2	3	8	48		\$ 500	\$ 575	\$ 690	\$ 776.25
33	Waverly	INT	Replace fluorescent lighting with LEDs and upgrade controls. System is functioning, but	ELEC/I.T.	Lighting	4	3	4	48		\$ 72,625	\$ 83,519	\$ 100,223	\$ 112,750.31
26	Waverly	INT	Provide new fire alarm system with voice capabilities. Fire alarm system does not have	ELEC/I.T.	Fire Protection	4	3	4	48		\$ 82,956	\$ 95,399	\$ 114,479	\$ 128,789.19

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21	Waverly	INT	Replace rusted hollow metal frames	ARCH	Exterior - Window System	2	6	5	60		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00
8	Waverly	EXT	Provide weather canopy at entrance (separate from new security vestibule)	ARCH	EXT-Roof	2	4	8	64		\$ 12,500	\$ 14,375	\$ 17,250	\$ 19,406.25
19	Waverly	EXT	Replace existing exterior and soffit mounted lighting	ARCH	Electrical	2	7	6	84		\$ 2,547	\$ 2,929	\$ 3,515	\$ 3,954.22
24	Waverly	INT	Provide GFCI receptacle in restrooms. No convenience receptacles in bathrooms.	ELEC/I.T.	Electrical	4	4	6	96		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
14	Waverly	EXT	Repair existing chain-link metal fencing, assume 150 LF.	ARCH	Athletic or Playground	2	7	7	98		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
44	Waverly	INT	No action required: Did not observe any structural concerns	STRUCT	EXT-Wall									

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 1,257,099	\$ 1,445,664	\$ 1,734,797	\$ 1,951,646
26-50	\$ 490,500	\$ 564,075	\$ 676,890	\$ 761,501
51-100	\$ 37,747	\$ 43,409	\$ 52,091	\$ 58,602
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 1,785,346	\$ 2,053,148	\$ 2,463,777	\$ 2,771,750