

3.2 Condition Analysis Matrix

District: Archuleta SD  
 Facility: High School  
 Date: 5/9/2024  
 Date of last edition: NA  
 Year round start date:

- Future 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 remaining years of system life

(see scoring key for details)

Contingency Amount: 15.00%  
 15.00%

Condition Matrix										TOTAL COST		TOTAL COST		FCI COST NOTES
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL. FRINGE	CAT	CONSD	FINALE FRINGE	REMAINING LIFE (YEARS)	COST (Direct Cost) (w/contingency)	COST (w/ Fees & GCN) (w/contingency)	TOTAL COST (w/contingency)	
1	High School	Roof	Replace BUR over kitchen area	RTA	Exterior - Roof	2	2	2	8		\$ 120,000	\$ 144,000	\$ 172,800	\$ 194,400.00
2	High School	Roof	Provide snow guards at main entry metal roof	RTA	Exterior - Roof	1	1	1	1		\$ 20,000	\$ 24,000	\$ 28,800	\$ 32,400.00
3	High School	Roof	Replace roof over gym and auditorium	RTA	Exterior - Roof	1	2	2	4		\$ 400,000	\$ 480,000	\$ 576,000	\$ 648,000.00
4	High School	Interior	Replace commons area flooring	RTA	Interior - Flooring System	2	4	5	40		\$ 80,000	\$ 96,000	\$ 115,200	\$ 129,600.00
5	High School	Interior	Upgrade light fixture to LED	RTA	Electrical - Lighting System	2	4	6	48		\$ 800,000	\$ 960,000	\$ 1,152,000	\$ 1,296,000.00
6	High School	Interior	Replace all wire glass	RTA	Exterior - Window System	1	1	1	1		\$ 100,000	\$ 120,000	\$ 144,000	\$ 162,000.00
7	High School	Interior	Adjust doors scraping the floor. Floors have lifted over the last 25 years	RTA	Interior - Door	2	4	5	40		\$ 50,000	\$ 60,000	\$ 72,000	\$ 81,000.00
8	High School	Interior	Provide a separate IT room for equipment	RTA	Technology - Audio Enhancement	2	2	3	12		\$ 35,000	\$ 42,000	\$ 50,400	\$ 56,700.00
9	High School	Interior	Restrooms are ADA compliant but need to be updated	RTA	Interior - Wall	2	4	5	40		\$ 420,000	\$ 504,000	\$ 604,800	\$ 680,400.00
10	High School	Interior	Remove lockers not being used	RTA	Interior - Wall	2	4	5	40		\$ 50,000	\$ 60,000	\$ 72,000	\$ 81,000.00
11	High School	Interior	Provide adequate storage in classrooms	RTA	Interior - Wall	2	4	5	40		\$ 200,000	\$ 240,000	\$ 288,000	\$ 324,000.00
12	High School	Exterior	Replace old worn asphalt drive and parking south side of building	RTA	Site - Paving System	2	7	5	70		\$ 150,000	\$ 180,000	\$ 216,000	\$ 243,000.00
13	High School	Exterior	Repair crack in plaster veneer south elevation	RTA	Exterior - Wall	2	4	2	8		\$ 20,000	\$ 24,000	\$ 28,800	\$ 32,400.00
14	High School	Exterior	Remove rust and paint west side	RTA	Exterior - Structural Element	2	4	5	40		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00
15	High School	VoTech	Provide ADA compliant restrooms	RTA	ADA	2	5	4	40		\$ 75,000	\$ 90,000	\$ 108,000	\$ 121,500.00
16	High School	VoTech	Update equipment and dust collection in the woodshop	RTA	Interior - Wall	2	6	5	60		\$ 235,000	\$ 282,000	\$ 338,400	\$ 380,700.00
17	High School	Interior	Add Auxiliary Gymnasium & Athletic Storage	RTA	Exterior - Wall	4	9	5	103		\$ 2,500,000	\$ 3,000,000	\$ 3,600,000	\$ 4,050,000.00
18	High School	Interior	Replace / Upgrade Mechanical System / BAS System	HVAC System		4	9	2	72	15	\$ 4,500,000	\$ 5,400,000	\$ 6,480,000	\$ 7,290,000.00
19	High School	Exterior	Upgrade the paving/ storm water systems to comply with EPA	RTA	Site - Grounds	3	7	7	177		\$ 450,000	\$ 540,000	\$ 648,000	\$ 729,000.00
20	High School	Interior	Replace broken handles on electrical panels	ME Engineers	Electrical - Distribution System	2	6	7	84		\$ 3,000	\$ 3,600	\$ 4,320	\$ 4,860.00
21	High School	Interior	Provide emergency power off mechanism for kitchen	ME Engineers	Electrical - Distribution System	2	3	1	6		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00
22	High School	Interior	Provide a box cover for upstairs mechanical room AHU	ME Engineers	Electrical - Distribution System	1	1	1	6		\$ 100	\$ 120	\$ 144	\$ 162.00
23	High School	Interior	Replace nonfunctioning condensing unit (CU-2)	ME Engineers	HVAC System	2	9	7	126		\$ 11,000	\$ 13,200	\$ 15,840	\$ 17,820.00
24	High School	VoTech	Provide emergency eye wash in woodshop	ME Engineers	HVAC System	1	3	1	6		\$ 5,000	\$ 6,000	\$ 7,200	\$ 8,100.00
25	High School	Interior	Replace ventilation system in locker rooms, currently not working	ME Engineers	HVAC System	2	6	7	84		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00
26	High School	Interior	Provide cooling for entire building	ME Engineers	HVAC System	4	9	8	238		\$ 2,100,000	\$ 2,520,000	\$ 3,024,000	\$ 3,402,000.00
27	High School	Interior	Fix fume hood in science room 823	ME Engineers	HVAC System	1	3	1	6		\$ 5,000	\$ 6,000	\$ 7,200	\$ 8,100.00
28	High School	VoTech	Provide cooling for computer room	ME Engineers	HVAC System	2	6	7	84		\$ 35,000	\$ 42,000	\$ 50,400	\$ 56,700.00
29	High School	VoTech	Fix or replace nonfunctioning exhaust for auto shop	ME Engineers	HVAC System	1	3	1	6		\$ 15,000	\$ 18,000	\$ 21,600	\$ 24,300.00
30	High School	Exterior	Investigate field lighting faults. Fixes go out when used	ME Engineers	Electrical - Lighting System	2	9	7	108		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00
31	High School	VoTech	Move air compressor. to be more than 3 ft in front of canal	ME Engineers	Electrical - Distribution System	1	3	4	12		\$ 2,000	\$ 2,400	\$ 2,880	\$ 3,240.00
32	High School	Interior	Replace remaining 80% fluorescent lighting with LED.	ME Engineers	Electrical - Lighting System	2	4	6	48		\$ 800,000	\$ 960,000	\$ 1,152,000	\$ 1,296,000.00

Condition	Totals	Totals	Totals	Grand Totals
10-15	\$ 732,100	\$ 878,520	\$ 1,054,224	\$ 1,186,800
20-30	\$ 2,485,000	\$ 2,982,000	\$ 3,578,400	\$ 4,025,700
31-100	\$ 4,933,000	\$ 5,919,600	\$ 7,103,520	\$ 7,991,460
20-100	\$ 5,071,000	\$ 6,085,000	\$ 7,302,240	\$ 8,215,000
Totals =	\$ 13,221,100	\$ 15,865,120	\$ 19,038,384	\$ 21,419,182