

3.2 Condition Analysis Matrix

Client: Archuleta SD	Date of last addition: NA
Facility: Middle School	Year round last date:
Date: 5/9/2024	

Value Terms Legend:
 1 Needs Immediate Action (Red)
 2 Replace within 5 Years (Orange)
 3 Replace within 10 Years (Yellow)
 4 Improvement Item (Green) - Also indicate remaining years of systems life

(See scoring tab for details)

Item #	Facility	Location	Item Description	Consultant	Item Category	FAL	FTRNG	CAT	CONG	RNK	REMAINING LIFE (YEARS)	COST (Direct Cost)		COST (Per Area & RCM)		TOTAL COST (Per contigency)	COST NOTES
												(\$ soft costs)	(\$ soft costs)	(\$ sq ft cost)	(\$ sq ft cost)		
1	Middle 5-6	Roof	Roof is in good condition / replace 15 years	RTA	Exterior - Roof	4	6	2	48	15	\$ 600,000	\$ 600,000	\$ 900,000	\$ 720,000	\$ 810,000	\$ 810,000	
2	Middle 5-6	Interior	Remove MAT and old flooring throughout the building	RTA	Interior - Flooring System	2	4	6	48		\$ 230,000	\$ 230,000	\$ 276,000	\$ 276,000	\$ 310,500	\$ 310,500	
3	Middle 5-6	Interior	Adjust slope or replace all ramps. Slope is too steep. Non ADA compliant	RTA	Interior - Flooring System	2	5	4	40		\$ 350,000	\$ 350,000	\$ 420,000	\$ 420,000	\$ 472,500	\$ 472,500	
4	Middle 5-6	Interior	Replace classroom light fixture	RTA	Electrical - Lighting System	2	6	6	72		\$ 150,000	\$ 150,000	\$ 180,000	\$ 180,000	\$ 202,500	\$ 202,500	
5	Middle 5-6	Interior	Replace entrance ceiling	RTA	Interior - Ceiling System	2	4	5	40		\$ 180,000	\$ 180,000	\$ 216,000	\$ 216,000	\$ 243,000	\$ 243,000	
6	Middle 5-6	Interior	Upgrade all casework throughout building	RTA	Interior - Wall	2	4	5	40		\$ 120,000	\$ 120,000	\$ 144,000	\$ 144,000	\$ 162,000	\$ 162,000	
7	Middle 5-6	Interior	Upgrade all visual display surfaces	RTA	Interior - Wall	2	4	5	40		\$ 75,000	\$ 75,000	\$ 90,000	\$ 90,000	\$ 101,250	\$ 101,250	
8	Middle 5-6	Interior	Replace all exterior residential style windows	RTA	Exterior - Window System	2	4	6	48		\$ 350,000	\$ 350,000	\$ 420,000	\$ 420,000	\$ 472,500	\$ 472,500	
9	Middle 5-6	Interior	Install ADA compliant toilet rooms	RTA	ADA	2	5	4	40		\$ 600,000	\$ 600,000	\$ 720,000	\$ 720,000	\$ 810,000	\$ 810,000	
10	Middle 5-6	Interior	Install ADA compliant door hardware	RTA	ADA	2	5	4	40		\$ 110,000	\$ 110,000	\$ 132,000	\$ 132,000	\$ 148,500	\$ 148,500	
11	Middle 5-6	Interior	Provide elevator for ADA access to 2nd floor	RTA	ADA	2	5	4	40		\$ 180,000	\$ 180,000	\$ 216,000	\$ 216,000	\$ 243,000	\$ 243,000	
12	Middle 5-6	Interior	Provide fire suppression system	RTA	Fire/Life Safety - Fire Alarm	1	1	1	1		\$ 350,000	\$ 350,000	\$ 420,000	\$ 420,000	\$ 472,500	\$ 472,500	
13	Middle 5-6	Interior	Provide a security entry vestibule	RTA	Interior - Wall	1	1	1	1		\$ 200,000	\$ 200,000	\$ 240,000	\$ 240,000	\$ 270,000	\$ 270,000	
14	Middle 5-6	Exterior	Provide drainage away from the building at northeast elevation	RTA	Site - Paving System	1	2	2	2		\$ 150,000	\$ 150,000	\$ 180,000	\$ 180,000	\$ 202,500	\$ 202,500	
15	Middle 5-6	Interior	Replace / Restore floor tile throughout building	RTA	Interior - Flooring System	2	4	5	40		\$ 35,000	\$ 35,000	\$ 42,000	\$ 42,000	\$ 47,250	\$ 47,250	
16	Middle 5-6	Interior	Provide mechanical ventilation for all classrooms	ME Engineers	HVAC System	2	6	7	84		\$ 423,000	\$ 423,000	\$ 507,600	\$ 507,600	\$ 568,360	\$ 568,360	
17	Middle 5-6	Interior	Replace fixtures in boy's restroom. Strong odor in bathroom.	ME Engineers	Plumbing	1	6	7	84		\$ 16,000	\$ 16,000	\$ 19,200	\$ 19,200	\$ 21,500	\$ 21,500	
18	Middle 5-6	Interior	Provide emergency power off in boiler room.	ME Engineers	Electrical - Distribution System	1	3	7	21		\$ 10,000	\$ 10,000	\$ 12,000	\$ 12,000	\$ 13,500	\$ 13,500	
19	Middle 5-6	Exterior	Provide receptacles within 25' of outdoor equipment.	ME Engineers	Electrical - Distribution System	2	3	8	48		\$ 10,000	\$ 10,000	\$ 12,000	\$ 12,000	\$ 13,500	\$ 13,500	
20	Middle 5-6	Interior	Provide emergency lighting	ME Engineers	Fire/Life Safety - Fire Alarm	1	1	1	1		\$ 15,000	\$ 15,000	\$ 18,000	\$ 18,000	\$ 20,250	\$ 20,250	
21	Middle 5-6	Interior	Replace remaining 80% fluorescent lighting with LED.	ME Engineers	Electrical - Lighting System	2	6	6	72		\$ 154,000	\$ 154,000	\$ 184,800	\$ 184,800	\$ 208,440	\$ 208,440	
22	Middle 5-6	Interior	Remove sants from electrical panel locks	ME Engineers	Electrical - Distribution System	1	3	2	18		\$ 300	\$ 300	\$ 360	\$ 360	\$ 402	\$ 402	
23	Middle 7-8	Exterior	Secure on-site, location of the school allows for easy public access	RTA	Site - Grounds	1	1	1	1		\$ 450,000	\$ 450,000	\$ 540,000	\$ 540,000	\$ 603,000	\$ 603,000	
24	Middle 7-8	Exterior	Provide barriers, location allow for cars to damage the building	RTA	Site - Grounds	1	1	1	1		\$ 150,000	\$ 150,000	\$ 180,000	\$ 180,000	\$ 202,500	\$ 202,500	
25	Middle 7-8	Interior	Replace non ADA compliant door hardware	RTA	ADA	2	5	4	40		\$ 60,000	\$ 60,000	\$ 72,000	\$ 72,000	\$ 81,000	\$ 81,000	
26	Middle 7-8	Exterior	Repair geothermal water valve that is spilling hot water (this is completed)	RTA	Plumbing	1	2	2	4		\$ 160,000	\$ 160,000	\$ 192,000	\$ 192,000	\$ 215,200	\$ 215,200	
27	Middle 7-8	Interior	Provide natural light at upper gym	RTA	Exterior - Window System	2	2	5	20		\$ 55,000	\$ 55,000	\$ 66,000	\$ 66,000	\$ 73,800	\$ 73,800	
28	Middle 7-8	Interior	Provide ADA access to the upper gym / lift system	RTA	ADA	2	5	4	40		\$ 190,000	\$ 190,000	\$ 228,000	\$ 228,000	\$ 255,000	\$ 255,000	
29	Middle 7-8	Interior	Provide a cooling system at the upper electrical/IT room	RTA	HVAC System	1	2	2	4		\$ 35,000	\$ 35,000	\$ 42,000	\$ 42,000	\$ 47,250	\$ 47,250	
30	Middle 7-8	Interior	Provide storage area at main gym	RTA	Interior - Wall	2	4	5	40		\$ 47,500	\$ 47,500	\$ 57,000	\$ 57,000	\$ 63,150	\$ 63,150	
31	Middle 7-8	Interior	Replace worn flooring and ceiling at the middle gym lobby	RTA	Interior - Flooring System	2	4	5	40		\$ 22,000	\$ 22,000	\$ 26,400	\$ 26,400	\$ 29,250	\$ 29,250	
32	Middle 7-8	Interior	Update rooms and stage at middle gym	RTA	Interior - Wall	2	4	5	40		\$ 280,000	\$ 280,000	\$ 336,000	\$ 336,000	\$ 373,800	\$ 373,800	
33	Middle 7-8	Interior	Replace woodshop. Small and inadequate for intended use.	RTA	Interior - Wall	2	4	5	40		\$ 450,000	\$ 450,000	\$ 540,000	\$ 540,000	\$ 603,000	\$ 603,000	
34	Middle 7-8	Interior	Replace small classrooms with adequate size for the number of kids	RTA	Interior - Wall	2	4	5	40		\$ 6,500,000	\$ 6,500,000	\$ 7,800,000	\$ 7,800,000	\$ 8,610,000	\$ 8,610,000	
35	Middle 7-8	Interior	Update science rooms with adequate equipment and furnishings.	RTA	Interior - Wall	2	4	5	40		\$ 380,000	\$ 380,000	\$ 456,000	\$ 456,000	\$ 501,600	\$ 501,600	
36	Middle 7-8	Interior	Remove lockers in corridors. Not being used.	RTA	Interior - Wall	2	4	5	40		\$ 80,000	\$ 80,000	\$ 96,000	\$ 96,000	\$ 106,800	\$ 106,800	
37	Middle 7-8	Exterior	Prevent masonry that is showing signs of moisture damage / west side	RTA	Exterior - Wall	1	2	2	4		\$ 80,000	\$ 80,000	\$ 96,000	\$ 96,000	\$ 106,800	\$ 106,800	
38	Middle 7-8	Exterior	Replace water damaged soffits, north elevation	RTA	Exterior - Wall	1	2	2	4		\$ 80,000	\$ 80,000	\$ 96,000	\$ 96,000	\$ 106,800	\$ 106,800	
39	Middle 7-8	Exterior	Replace heating sidewalks, north elevation	RTA	Site - Grounds	1	1	1	1		\$ 35,000	\$ 35,000	\$ 42,000	\$ 42,000	\$ 47,250	\$ 47,250	
40	Middle 7-8	Exterior	Provide safe pick-up and drop-off lanes. Currently in street.	RTA	Site - Grounds	1	1	1	1		\$ 350,000	\$ 350,000	\$ 420,000	\$ 420,000	\$ 472,500	\$ 472,500	
41	Middle 7-8	Exterior	Replace old asphalt play areas	RTA	Site - Paving System	2	7	5	70		\$ 80,000	\$ 80,000	\$ 96,000	\$ 96,000	\$ 106,800	\$ 106,800	
42	Middle 7-8	Exterior	Update play structures for appropriate age group	RTA	Site - Sports Facilities	2	7	5	70		\$ 225,000	\$ 225,000	\$ 270,000	\$ 270,000	\$ 301,500	\$ 301,500	
43	Middle 7-8	Roof	Roof is in good condition / replace in 15 years / small leak RM 108	RTA	Exterior - Roof	4	2	6	48	15	\$ 600,000	\$ 600,000	\$ 720,000	\$ 720,000	\$ 801,000	\$ 801,000	
44	Middle 7-8	Interior	Provide ADA compliant restrooms	RTA	ADA	2	5	4	40		\$ 300,000	\$ 300,000	\$ 360,000	\$ 360,000	\$ 402,000	\$ 402,000	
45	Middle 7-8	Interior	Replace outdated HVAC equipment to meet IBC Fresh air reqments	RTA	HVAC System	2	6	2	24		\$ 2,200,000	\$ 2,200,000	\$ 2,640,000	\$ 2,640,000	\$ 2,925,000	\$ 2,925,000	
46	Middle 7-8	Interior	Replace old water heaters & leaking circulation pump	RTA	Plumbing	2	6	2	24		\$ 120,000	\$ 120,000	\$ 144,000	\$ 144,000	\$ 160,500	\$ 160,500	
47	Middle 7-8	Interior	Replace PA system / audio system	RTA	Fire/Life Safety - Intercom System	2	6	6	72		\$ 85,000	\$ 85,000	\$ 102,000	\$ 102,000	\$ 113,700	\$ 113,700	
48	Middle 7-8	Interior	Upgrade classroom AV technology	RTA	Technology - AV System	2	6	8	96		\$ 250,000	\$ 250,000	\$ 300,000	\$ 300,000	\$ 331,500	\$ 331,500	
49	Middle 7-8	Interior	Finish fire sprinkler system where absent	ME Engineers	Fire/Life Safety - Fire Alarm	1	1	1	1		\$ 330,000	\$ 330,000	\$ 396,000	\$ 396,000	\$ 435,600	\$ 435,600	
50	Middle 7-8	Interior	Provide ventilation for weight room.	ME Engineers	HVAC System	2	6	7	84		\$ 420,000	\$ 420,000	\$ 504,000	\$ 504,000	\$ 559,500	\$ 559,500	
51	Middle 7-8	Interior	Provide Emergency Power Off mechanism for lifts.	ME Engineers	Electrical - Distribution System	1	2	3	6		\$ 10,000	\$ 10,000	\$ 12,000	\$ 12,000	\$ 13,500	\$ 13,500	
52	Middle 7-8	Interior	Provide shunt trip breaker for kitchen equipment under exhaust hood.	ME Engineers	Electrical - Distribution System	1	2	3	6		\$ 12,000	\$ 12,000	\$ 14,400	\$ 14,400	\$ 16,050	\$ 16,050	
53	Middle 7-8	Interior	Replace 1954 electrical gear & wiring. It is beyond useful life.	ME Engineers	Electrical - Distribution System	1	1	1	1		\$ 349,000	\$ 349,000	\$ 418,800	\$ 418,800	\$ 460,680	\$ 460,680	
54	Middle 7-8	Exterior	Provide receptacles within 25 feet of roof equipment.	ME Engineers	Electrical - Distribution System	2	3	4	24		\$ 20,000	\$ 20,000	\$ 24,000	\$ 24,000	\$ 26,550	\$ 26,550	
55	Middle 7-8	Interior	Provide dry traps for All Bohn sinks.	ME Engineers	Plumbing	2	6	7	84		\$ 5,000	\$ 5,000	\$ 6,000	\$ 6,000	\$ 6,750	\$ 6,750	
56	Middle 7-8	Interior	Sewer main has uneven slopes through main corridor and backs up frequently at front entry. Slopes.	ME Engineers	Plumbing	2	2	2	8		\$ 50,000	\$ 50,000	\$ 60,000	\$ 60,000	\$ 67,500	\$ 67,500	
57	Middle 7-8	Interior	Replace remaining 80% fluorescent lighting with LED.	ME Engineers	Electrical - Lighting System	2	6	6	72		\$ 533,000	\$ 533,000	\$ 639,600	\$ 639,600	\$ 703,500	\$ 703,500	

Category	Total	Total	Total	Grand Total
100-200	\$ 4,211,000	\$ 4,113,500	\$ 7,324,500	\$ 8,253,750
20-50	\$ 11,445,000	\$ 13,168,600	\$ 15,760,320	\$ 17,730,360
50-100	\$ 2,635,000	\$ 3,098,400	\$ 3,715,200	\$ 4,179,800
Totals	\$ 18,291,000	\$ 20,380,500	\$ 26,800,020	\$ 30,163,910