

Condition Analysis Matrix

Gunnison Watershed School District

Facility : Crested Butte Community School

Date: 09/22/2020

Date of last addition: NA

Year round start date: _____

Condition Matrix												
Description Location			Sort Order		1st			2nd				
School Name			CSI DIVISION		Category			Final				
SCHOOL	Location Designation		Consultant	CSI	CAT	FAILURE TIMING			Rank	Consultant	Rank	COST
	Item	FAIL				CON						
CBCS	Roof	Extend all vent pipe to 4-5' above roof	RTA	220000	6	1	1	6		6.0	\$ 840	
CBCS	Roof	Provide fire caulk at floor penetration in Penthouses	RTA	70000	6	1	1	6		6.0	\$ 3,584	
CBCS	SEC	Provide fencing around gas meter, exterior, electrical panels and dust collector	RTA	320000	1	6	1	6		6.0	\$ 2,800	
CBCS	Roof	Patch and repair multiple areas of roof TPO due to shovel damage approx. 100 sq. ft.	RTA	70000	6	2	1	12		12.0	\$ 3,920	
CBCS	Roof	Adjust distance between roof drain and overflow drain to 2" (appear to be 6-8")	RTA	70000	4	1	4	16		16.0	\$ 16,800	
CBCS	Mech	Provide ventilation in boiler rooms	RTA	230000	6	1	3	18		18.0	\$ 14,000	
CBCS	INT	Provide ADA compliant door signage	RTA	100000	5	1	4	20		20.0	\$ 14,000	
CBCS	INT	Provide ADA compliant work station	RTA	60000	5	1	4	20		20.0	\$ 8,400	
CBCS	INT	Provide ADA compliant staff restroom	RTA	60000	5	1	4	20		20.0	\$ 5,040	
CBCS	INT	Provide vertical grab bars	RTA	100000	5	1	4	20		20.0	\$ 1,680	
CBCS	INT	Provide p-trap protection	RTA	220000	5	1	4	20		20.0	\$ 1,120	
CBCS	INT	Lower ADA compliant sink to proper height	RTA	220000	5	1	4	20		20.0	\$ 840	
CBCS	INT	Provide ADA compliant lockers, bench and toilet	RTA	100000	5	1	4	20		20.0	\$ 1,680	
CBCS	Roof	Rebuild lean-to above door to A wing Penthouse, add additional structure	RTA	60000	2	4	3	24		24.0	\$ 1,960	
CBCS	Elec	Provide occupancy sensor light switches	RTA	260000	6	1	4	24		24.0	\$ 18,480	
CBCS	EXT	Replace concrete stoop at D4	RTA	320000	2	4	3	24		24.0	\$ 840	
CBCS	INT	Provide age appropriate casework	RTA	60000	4	1	4	16	10	26.0	\$ 11,200	
CBCS	EXT	Provide remote FDC	RTA	320000	4	1	4	16	10	26.0	\$ 35,840	
CBCS	Roof	Replace west MS parapet cap	RTA	70000	6	2	3	36		36.0	\$ 17,360	
CBCS	INT	Replace flooring in room 203	RTA	90000	6	1	7	42		42.0	\$ 2,240	
CBCS	EXT	Remove/recaulk building expansion joint	RTA	70000	6	1	7	42		42.0	\$ 8,400	
CBCS	EXT	Replace soffit under greenhouse	RTA	60000	6	1	7	42		42.0	\$ 1,400	
CBCS	Roof	Provide cover board over insulation in penthouse	RTA	60000	6	4	3	72		72.0	\$ 5,040	
CBCS	Roof	Replace TPO end of roof life	RTA	70000	6	4	3	72		72.0	\$ 476,000	
CBCS	Mech	Replace HVAC units within the next 5 years nearing end of life expectancy	RTA	230000	6	2	6	72		72.0	\$ 476,000	
CBCS	EXT	Remove/recaulk between building and hardscapes	RTA	70000	6	4	3	72		72.0	\$ 11,200	
CBCS	EXT	Patch several holes in CMU by C3 and C9	RTA	40000	6	4	3	72		72.0	\$ 3,640	
CBCS	EXT	Repaint exterior metal columns and canopies	RTA	90000	6	4	3	72		72.0	\$ 1,680	
CBCS	INT	Replace carpet 2-5 years	RTA	90000	6	2	7	84		84.0	\$ 308,000	
CBCS	SEC	Provide security mirrors at all hall intersections	RTA	60000	7	5	3	105		105.0	\$ 3,080	
CBCS	Roof	Repaint louvers - A wing	RTA	90000	6	4	7	168		168.0	\$ 168	

CBCS	Roof	Provide cover plates on penthouse doors where locks were removed	RTA	80000	6	4	7	168		168.0	\$ 840
CBCS	Roof	Repaint door and frames to penthouse	RTA	90000	6	4	7	168		168.0	\$ 2,800
CBCS	Roof	Replace metal door to penthouse A	RTA	80000	6	4	7	168		168.0	\$ 2,016
CBCS	Roof	Reattach electrical outlet west of Penthouse C	RTA	260000	6	4	7	168		168.0	\$ 840
CBCS	INT	Replace water damaged ceiling tile	RTA	90000	6	4	7	168		168.0	\$ 1,680
CBCS	INT	Replace all ceiling tiles for conformity	RTA	90000	6	4	7	168		168.0	\$ 201,600
CBCS	EXT	Repair/repaint exterior doors and provide new door sweeps	RTA	90000	6	4	7	168		168.0	\$ 9,240
CBCS	EXT	Replace door D-5	RTA	80000	6	4	7	168		168.0	\$ 1,960
										TOTAL	\$ 1,678,208