

## Condition Analysis Matrix

Gunnison Watershed School District

Facility : Gunnison Community ES/MS

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			FAILURE TIMING		Final Rank	COST
SCHOOL	Location Designation	Item	Consultant	CSI	CAT	FAIL	CON	Rank	Consultant		
GCESMS	Roof	Verify distance between roof drains and over-flow scupper is correct (2") (approximately 50')	RTA	70000	4	1	4	16		16.0	\$ 16,800
GCESMS	INT	Provide panic bar in electrical room	RTA	80000	4	1	4	16		16.0	\$ 1,680
GCESMS	INT	Provide urinal screens	RTA	100000	4	1	4	16		16.0	\$ 2,800
GCESMS	Roof	Replace expansion joints showing some deterioration	RTA	70000	6	1	3	18		18.0	\$ 8,400
GCESMS	Roof	Provide 3'-5' extension on vent pipes	RTA	70000	6	3	1	18		18.0	\$ 392
GCESMS	INT	Provide ADA compliant sink and faucets	RTA	220000	5	1	4	20		20.0	\$ 17,360
GCESMS	Roof	Provide full parapet cap	RTA	70000	6	5	1	30		30.0	\$ 112,000
GCESMS	INT	Provide bollards at garage doors at rear of building	RTA	50000	6	5	1	30		30.0	\$ 3,360
GCESMS	EXT	RegROUT area south of Door 4	RTA	40000	6	2	3	36		36.0	\$ 1,120
GCESMS	INT	Replace carpet in 5-10 years	RTA	90000	6	3	3	54		54.0	\$ 336,000
GCESMS	EXT	Replace caulking between building and hardscape	RTA	70000	6	4	3	72		72.0	\$ 5,600
GCESMS	EXT	Replace concrete stones west of Door 3 approx. 360 sf	RTA	320000	6	4	3	72		72.0	\$ 8,400
GCESMS	EXT	Resurface asphalt play area	RTA	320000	7	4	3	84		84.0	\$ 50,960
GCESMS	SEC	Provide security mirrors at all hall intersections	RTA	60000	7	5	3	105		105.0	\$ 5,600
GCESMS	SEC	Additional security cameras and card readers (6)	RTA	220000	7	5	3	105		105.0	\$ 23,520
GCESMS	EXT	Repair soffit at east double doors to MS	RTA	60000	6	4	7	168		168.0	\$ 1,680
GCESMS	EXT	Replace wood structure with maintenance free material at Door 4	RTA	60000	6	4	7	168		168.0	\$ 2,800
GCESMS	Roof	Repair damaged canopy to penthouse	RTA	60000	6	4	7	168		168.0	\$ 2,240
GCESMS	Roof	Provide gutters and downspouts on all sloped roofs	RTA	70000	6	4	7	168		168.0	\$ 28,000
GCESMS	INT	Provide new countertop, science rooms (epoxy)	RTA	120000	6	4	7	168		168.0	\$ 17,360
GCESMS	EXT	Fix air vent above bench at Door 5	RTA	220000	6	5	7	210		210.0	\$ 392
GCESMS	INT	Refinish stage floor	RTA	90000	6	5	7	210		210.0	\$ 56,000
										<b>TOTAL</b>	<b>\$ 702,464</b>