

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: Cottonwood Elementary School (CES)
 Date: 2/7/2022
 Date of last addition: NA
 Year round start date: _____

- Failure Timing Legend
- 1 The item will fail or has already failed
 - 2 Replace within 5 Years
 - 3 Replace within 6-10 Years
 - 4 Improvement Item

(see scoring tab for details)

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)
1	CES	INT	Provide vertical grab bars at all ADA toilets	RTA	Code/ADA	1	5	4	20		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
2	CES	INT	Provide CRAC unit in all IDF/MDF rooms	RTA	HVAC System	4	6	6	144		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
3	CES	INT	Provide energy vestibule at secondary exits	RTA	Code/ADA	1	3	4	12		\$ 56,000	\$ 64,400	\$ 77,280	\$ 86,940.00
4	CES	INT	Provide privacy curtain for nurse's room	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
5	CES	INT	Provide attached toilet to nurse's room	RTA	Code/ADA	1	3	4	12		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
6	CES	INT	Provide FRP at floor sink in custodial rooms	RTA	Other	4	6	6	144		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
7	CES	INT	Repair roof above Room 203 wall leaks when it rains	RTA	Roofing System	1	6	3	18		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
8	CES	INT	Provide fire sprinkler system	RTA	Code/ADA	1	3	4	12		\$ 378,330	\$ 435,080	\$ 522,095	\$ 587,357.33
9	CES	INT	Replace carpet;(classrooms) 201	RTA	Flooring System	1	6	6	36		\$ 4,105	\$ 4,720	\$ 5,664	\$ 6,372.50
10	CES	INT	Provide compliant sink faucet and countertop in breakroom	RTA	Code/ADA	1	5	4	20		\$ 6,500	\$ 7,475	\$ 8,970	\$ 10,091.25
11	CES	INT	Replace vent piping to kiln	RTA	HVAC System	2	6	3	36		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
12	CES	INT	Provide age appropriate sink in kindergarten room	RTA	Other	2	6	6	72		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
13	CES	INT	Replace ceiling tile in 5-10 years (mixture)	RTA	Other	2	6	6	72		\$ 302,664	\$ 348,064	\$ 417,676	\$ 469,885.86
14	CES	INT	Provide new door sweep to all exterior doors	RTA	Door System	2	6	3	36		\$ 3,300	\$ 3,795	\$ 4,554	\$ 5,123.25
15	CES	INT	Provide light dimmers to all classrooms	RTA	Lighting System	4	6	6	144		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
16	CES	INT	Signage is non-compliant	RTA	Code/ADA	1	5	4	20		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
17	CES	INT	Provide ADA compliant toilets	RTA	Code/ADA	1	5	4	20		\$ 36,000	\$ 41,400	\$ 49,680	\$ 55,890.00
18	CES	INT	Boys'-toilet to far from wall	RTA	Code/ADA	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
19	CES	INT	Men's is non-compliant	RTA	Code/ADA	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
20	CES	INT	Women's is non-compliant not enough distant between toilet and sink	RTA	Code/ADA	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
21	CES	EXT	Replace 75% of hollow metal door frames and doors that are rusting	RTA	Door System	2	6	3	36		\$ 213,750	\$ 245,813	\$ 294,975	\$ 331,846.88
22	CES	EXT	Redirect a gutter spilling onto the side walk at the northwest elevator	RTA	Roofing System	1	1	1	1		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
23	CES	EXT	Seal masonry at the northwest elevation due to water intrusior	RTA	Other	2	2	3	12		\$ 35,940	\$ 41,331	\$ 49,597	\$ 55,796.85
24	CES	EXT	Provide a gutter at the north entry due to ice buildup	RTA	Roofing System	1	1	1	1		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
25	CES	EXT	Repair west elevation gutter creating an ice hazards	RTA	Roofing System	1	1	1	1		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
26	CES	EXT	Replace deteriorated concrete at the northwest elevation due to freeze/thaw is	RTA	Pavement System	2	7	6	84		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
27	CES	EXT	Replace concrete at northwest play area	RTA	Pavement System	2	7	6	84		\$ 20,696	\$ 23,800	\$ 28,560	\$ 32,130.54
28	CES	EXT	Repair loose overhang and gutter that has failed and causing a ice hazard at west end of building	RTA	Roofing System	1	1	1	1		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
29	CES	EXT	Redirect water from the lambs tongue between two doors causing an ice hazard	RTA	Roofing System	1	1	1	1		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
30	CES	PORT	Replace portable classroom ramps are made of plywood and are deteriorating	RTA	Pavement System	2	7	3	42		\$ 72,800	\$ 83,720	\$ 100,464	\$ 113,022.00
31	CES	PORT	Redirect water from the lambs tongue on south side of the building drains into f	RTA	Roofing System	1	1	1	1		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
32	CES	PORT	Adjust entry door does not close properly	RTA	Door System	1	4	6	24		\$ 500	\$ 575	\$ 690	\$ 776.25
33	CES	PORT	Provide splash blocks at down spouts drain	RTA	Roofing System	2	2	6	24		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
34	CES	PORT	Regrading, grade at some points are high and rotting the plywood skirl	RTA	Other	2	2	3	12		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
35	CES	PORT	Replace carpet that is at the end of lifespan	RTA	Flooring System	1	6	6	36		\$ 17,634	\$ 20,280	\$ 24,335	\$ 27,377.41
36	CES	PORT	Replace sheet vinyl that has with gaps and worn	RTA	Flooring System	2	6	6	72		\$ 13,306	\$ 15,301	\$ 18,362	\$ 20,656.94
37	CES	EXT	Replace glass block at the media center on south side	RTA	Other	1	6	6	36		\$ 5,400	\$ 6,210	\$ 7,452	\$ 8,383.50
38	CES	EXT	Replace sidewalk on the west side of building that has sunk 1.5" to 2"	RTA	Pavement System	1	7	5	35		\$ 9,600	\$ 11,040	\$ 13,248	\$ 14,904.00
39	CES	EXT	Repaint main entry canopy columns that are very rusted at bottorr	RTA	Other	3	7	6	126		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
40	CES	EXT	Replace concrete walks that have deteriorated due to snow melt and remova	RTA	Pavement System	2	7	6	84		\$ 38,336	\$ 44,086	\$ 52,904	\$ 59,516.64
41	CES	PORT	Replace the ADA push bar on north side that is broken and outdatec	RTA	Door System	1	5	4	20		\$ 500	\$ 575	\$ 690	\$ 776.25
42	CES	PORT	Replace north entry door is deteriorated	RTA	Door System	2	7	6	84		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
43	CES	PORT	Replace old carpet	RTA	Flooring System	1	6	6	36					
44	CES	PORT	North portable classrooms have no plumbing	RTA	Code/ADA	1	4	4	16		\$ 65,000	\$ 74,750	\$ 89,700	\$ 100,912.50
45	CES	PORT	Non-ADA compliant drinking fountain	RTA	Code/ADA	1	5	4	20		\$ 7,000	\$ 8,050	\$ 9,660	\$ 10,867.50
46	CES	INT	Replace thresholds on exterior doors	RTA	Door System	1	7	6	42		\$ 3,300	\$ 3,795	\$ 4,554	\$ 5,123.25
47	CES	INT	Provide ADA compliant signage with braille	RTA	Code/ADA	1	5	4	20					
48	CES	INT	Adjust fire extinguisher cabinets to be ADA compliant height	RTA	Code/ADA	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
49	CES	INT	Replace old carpet that is towards end of life	RTA	Flooring System	2	6	6	72		\$ 132,373	\$ 152,229	\$ 182,675	\$ 205,509.80
50	CES	INT	Replace sinks that are non ADA compliant	RTA	Code/ADA	1	5	4	20		\$ 36,000	\$ 41,400	\$ 49,680	\$ 55,890.00
51	CES	INT	Replace rusting exterior doors in original building	RTA	Door System	2	6	6	72					

52	CES	INT	Replace hand washing station. Particle board is rotting at the floor level	RTA	Millwork System	2	6	6	72		\$ 36,000	\$ 41,400	\$ 49,680	\$ 55,890.00
53	CES	INT	Replace old flooring	RTA	Flooring System	1	6	6	36			\$ -	\$ -	\$ -
54	CES	North Custodial Room	Water entry station with backflow preventer and PRV station. Appears to date to original construction. No upgrades/improvements anticipated.	Bighorn	Potable Water System	4	11	8	352		\$ 17,100	\$ 19,665	\$ 23,598	\$ 26,547.75
55	CES	North Custodial Room	Gas fired water heater. Rheem RFD200-91 at 199.9 mbh input and 291 gallon tank. May date to 1996 and should be considered for replacement in the next five years.	Bighorn	Potable Water System	2	11	7	154		\$ 12,025	\$ 13,829	\$ 16,595	\$ 18,668.81
56	CES	South Custodial Room	Gas fired water heater. Bradford White. Nameplate unreadable. Date of installation unknown. 100 gal, 199 mbh?	Bighorn	Potable Water System	3	11	7	231		\$ 14,800	\$ 17,020	\$ 20,424	\$ 22,977.00
57	CES	Storage Room 503	Electric, 6-gallon water heater. Rheem 81VP6S. Date of installation unknown.	Bighorn	Potable Water System	3	11	7	231		\$ 1,450	\$ 1,668	\$ 2,001	\$ 2,251.13
58	CES	Throughout	Plumbing fixtures. Some date to the original construction and some date to more recent replacements. Fixtures are operational and no upgrades are recommended.	Bighorn	Potable Water System	3	11	7	231		\$ 93,600	\$ 107,640	\$ 129,168	\$ 145,314.00
59	CES	Kitchen	Underground two compartment grease interceptor just outside the exterior kitchen door. Date of last pumping is unknown.	Bighorn	Other	3	11	7	231		\$ 26,000	\$ 29,900	\$ 35,880	\$ 40,365.00
60	CES	Exterior, North east side	Rotary gas meter serves entire facility. No improvements noted.	Bighorn	Other	4	11	8	352		\$ 7,800	\$ 8,970	\$ 10,764	\$ 12,109.50
61	CES	Roof	1996 - 8 roof-mounted, packaged, heating, ventilating, and cooling units. Four, 15 ton units. One, 10 ton unit. One, 7.5 ton unit. One, 6 ton unit. One, 5 ton unit. There are two evaporative coolers for the gym and a makeup air unit. There is a makeup air unit for the kitchen. Units are past end of life and should be replaced. These Units are slated to be replaced in 2023 pending BEST Grant funding.	Bighorn	HVAC System	1	6	3	18		\$ 398,250	\$ 457,988	\$ 549,585	\$ 618,283.13
62	CES	Roof	2004 - 2 roof-mounted, packaged, heating, ventilating and cooling units. Two, 10 ton units. Units are at end of life and should be replaced. 2010 - One roof-mounted, packaged, heating, ventilating and cooling units. Unit has another 5 years of life remaining.	Bighorn	HVAC System	2	6	3	36		\$ 337,500	\$ 388,125	\$ 465,750	\$ 523,968.75
63	CES	Storage Room 503	Building automation system (BAS) control system and panels are located in this room. Trane BCU and MP controllers. This system was updated in	Bighorn	HVAC System	2	6	7	84		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
64	CES	Modulars	Four modular classrooms on campus. Three on the south and one on the north. Units are heated/cooled by Bard wall mounted self contained units. One Bard unit has been replaced with a furnace and split system condensing unit. Units date to 2001. Units are consistent with modular construction and are past end of life. Systems should be considered for replacement in the next 5 years. Replacements should be 3-ton packaged rooftop units.	Bighorn	HVAC System	2	11	3	66		\$ 83,000	\$ 95,450	\$ 114,540	\$ 128,857.50
65	CES	Kitchen	There are two, Type I kitchen hoods, grease exhaust fans, and one makeup air unit. Units date to the original construction. Hoods have Ansul type fire suppression systems. Grease fans and makeup air units are at end of life and should be replaced.	Bighorn	HVAC System	2	6	7	84		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
66	CES	Throughout	The building does not have fire sprinklers. It is assumed the building did not require fire sprinklers per code when it was built.	Bighorn	HVAC System	4	11	8	352			\$ -	\$ -	\$ -
67	CES	Storage Room 503	There is a sump pump in this room that apparently is used to pump ground water. The state/age of the unit is unknown.	Bighorn	HVAC System	3	11	3	99		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
68	CES	Electrical Room	Main service @ 1200 amps. Date of manufacture 02/96. The service has one space available for a 200/400 amp switch. Available panel spaces for expansion. The service did not show any signs of heating or arcing. There were not any breakers that indicated excessive heat.	Bighorn	Electrical Power System	4	9	7	252		\$ 83,122	\$ 95,590	\$ 114,708	\$ 129,046.91
69	CES	Distribution panels throughout	All panels appear serviceable and have adequate spare spaces. Temperature of the panels breakers did not indicate any problems.	Bighorn	Electrical Power System	4	9	7	252		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00

70	CES	Main Building corridors and classroom	The corridors and classrooms have fluorescent lighting and dual level switching. During the walk about it was noticed that several classrooms have covering over the lenses. I asked about the reasoning and was informed that several students were affected by the strobing effect of fluorescent lights and the coverings helped. If LED lighting was installed throughout the idea of strobing would be eliminated and in addition 90% of the LED lights come with the ability to be dimmable. Installing LED lighting would in addition to helping with the ill effects of fluorescent lights would also help with the energy usage as well. If the lighting fixtures are replaced the lighting control system needs to be upgraded.	Bighorn	Lighting System	2	4	6	48	\$ 204,471	\$ 235,142	\$ 282,170	\$ 317,441.23
71	CES	IT Room	The main data switch in the IT room needs to have labeling and an indicator of the area served for each cable and use cable managing systems to unclutter the cabling. The cable tray installed is not being used for cabling. The cabling is run "wild" in several places.	Bighorn	Other	3	9	3	81	\$ 34,333	\$ 39,483	\$ 47,380	\$ 53,301.98
72	CES	Building Entry Security	The School District uses local access control. This means that each door has a badge swipe or keyed entry. It would be more advantageous if there was a "head end" campus wide access control system.	Bighorn	Security Alarm System	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
73	CES	Building Fire Alarm System	When originally installed the fire alarm system was adequate; since that time there has been a push in schools to have voice evacuation. This system could be amended to have that capability with the correct modules.	Bighorn	Fire Alarm System	4	6	4	96	\$ 36,140	\$ 41,561	\$ 49,873	\$ 56,107.35
74	CES	West	Main Parking Lot (55,400 sqft)	Delmont	Pavement System	2	6	6	72	\$ 443,200	\$ 509,680	\$ 611,616	\$ 688,068.00
75	CES	West	Road (32,000 sqft)	Delmont	Pavement System	2	6	6	72	\$ 276,800	\$ 318,320	\$ 381,984	\$ 429,732.00
76	CES	Kitchen	Walk in cooler and freezer appear to be in good condition, cooler floor shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	2	9	7	126	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
77	CES	Kitchen	The dish washing area includes a dish machine, disposal and spray rinse are included in the equipment. Dish machine showing signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
78	CES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
79	CES	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	9	7	252	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
80	CES	Kitchen	Steamer / kettle combination unit. Recommend replacing unit with boilerless model, to increase productivity and reliability.	Other	Other	3	9	7	189	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
81	CES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
82	CES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
83	CES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices.	Other	Other	1	1	1	1	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
84	CES		Security Upgrades Scheduled for 2022	Other	Security Alarm System	1	1	1	1	\$ 180,177	\$ 207,204	\$ 248,644	\$ 279,724.79
85	CES	EXT	The south wing roof is failing and in need of repair. This roof is slated for replacement and repair in a project planned for this year.	Other	Roofing System	1	2	3	6	\$ 135,000	\$ 155,250	\$ 186,300	\$ 209,587.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 1,434,697	\$ 1,649,902	\$ 1,979,882	\$ 2,227,367
26-50	\$ 876,860	\$ 1,008,389	\$ 1,210,067	\$ 1,361,325
51-100	\$ 1,529,048	\$ 1,758,405	\$ 2,110,086	\$ 2,373,847
> 100	\$ 493,297	\$ 567,292	\$ 680,750	\$ 765,844
Totals ->	\$ 4,333,902	\$ 4,983,987	\$ 5,980,785	\$ 6,728,383