

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Columbine Middle School (CMS)**
 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	CMS	EXT	Replace settling sidewalks	RTA	Pavement System	2	7	4	56		\$ 19,336	\$ 22,236	\$ 26,684	\$ 30,019.14
2	CMS	EXT	Recaulk at sidewalks and next to the building	RTA	Pavement System	1	7	3	21		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
3	CMS	EXT	Adjust sprinklers on south side that are spraying against the building	RTA	Other	1	7	7	49		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
4	CMS	Building Wide	Mechanical system is a VRF with heat recovery and DOAS for ventilation. System was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	HVAC System	4	11	7	308		\$ -	\$ -	\$ -	\$ -
5	CMS	Building Wide	Plumbing system (fixtures, water heaters, piping) was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn	Potable Water System	4	11	7	308		\$ -	\$ -	\$ -	\$ -
6	CMS	Building Wide	Fire protection system is a wet sprinkler system and was installed with the new building in 2018. No performance or maintenance issues currently.	Bighorn		4	11	8	352		\$ -	\$ -	\$ -	\$ -
7	CMS	Building Wide	This building is in good shape and was recently opened. All systems are operating as expected minimal issues.	Bighorn	Electrical Power System	4	11	8	352		\$ -	\$ -	\$ -	\$ -
8	CMS	North	Parking lot in front of building (55,154 sqft)	Delmont	Pavement System	4	11	7	308		\$ 44,123	\$ 50,742	\$ 60,890	\$ 68,501.27
9	CMS	East	Parking lot by S Mesa Ave (48,500 sqft)	Delmont	Pavement System	4	11	7	308		\$ 38,800	\$ 44,620	\$ 53,544	\$ 60,237.00
10	CMS	West	Parking lot by pond (28,600 sqft)	Delmont	Pavement System	4	11	7	308		\$ 22,880	\$ 26,312	\$ 31,574	\$ 35,521.20
11	CMS	Kitchen	Overall, kitchen is in like new condition and includes all items expected in a modern commercial kitchen design. No issues observed or relayed.	Other	Other	4	11	8	352					

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050
26-50	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881
51-100	\$ 19,336	\$ 22,236	\$ 26,684	\$ 30,019
> 100	\$ 105,803	\$ 121,674	\$ 146,008	\$ 164,259
Totals ->	\$ 147,639	\$ 169,785	\$ 203,742	\$ 229,210