

### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: Centennial Middle School (CTMS)  
 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      | CTMS     | INT                  | Provide stainless steel or FRP behind kitchen equipment  | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 4,104                           | \$ 4,720                              | \$ 5,664                   | \$ 6,371.46                 |
| 2      | CTMS     | INT                  | Provide 3/4 grates and floor drains in kitchen   | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 5,000                           | \$ 5,750                              | \$ 6,900                   | \$ 7,762.50                 |
| 3      | CTMS     | INT                  | Provide ADA compliant toilets  | RTA        | Code/ADA             | 1           | 5   | 4     | 20         |                        | \$ 43,200                          | \$ 49,680                             | \$ 59,616                  | \$ 67,068.00                |
| 4      | CTMS     | INT                  | Replace single pane windows  | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 268,311                         | \$ 308,558                            | \$ 370,269                 | \$ 416,552.83               |
| 5      | CTMS     | INT                  | Replace folding partition with gyp wall  | RTA        | Other                | 2           | 6   | 6     | 72         |                        | \$ 45,500                          | \$ 52,325                             | \$ 62,790                  | \$ 70,638.75                |
| 6      | CTMS     | INT                  | Replace VCT in south building  | RTA        | Flooring System      | 2           | 6   | 6     | 72         |                        | \$ 326,075                         | \$ 374,986                            | \$ 449,983                 | \$ 506,230.66               |
| 7      | CTMS     | INT                  | Provide ADA compliant work station in art and science  | RTA        | Code/ADA             | 1           | 5   | 4     | 20         |                        | \$ 7,000                           | \$ 8,050                              | \$ 9,660                   | \$ 10,867.50                |
| 8      | CTMS     | INT                  | Replace carpet at the stage  | RTA        | Flooring System      | 2           | 6   | 6     | 72         |                        | \$ 3,186                           | \$ 3,663                              | \$ 4,396                   | \$ 4,945.58                 |
| 9      | CTMS     | INT                  | Replace roof in next 5 years   | RTA        | Roofing System       | 2           | 6   | 3     | 36         |                        | \$ 1,391,978                       | \$ 1,600,775                          | \$ 1,920,930               | \$ 2,161,045.85             |
| 10     | CTMS     | INT                  | Provide exhaust for kiln   | RTA        | HVAC System          | 2           | 6   | 6     | 72         |                        | \$ 5,000                           | \$ 5,750                              | \$ 6,900                   | \$ 7,762.50                 |
| 11     | CTMS     | INT                  | Replace wired glass in office  | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 3,500                           | \$ 4,025                              | \$ 4,830                   | \$ 5,433.75                 |
| 12     | CTMS     | INT                  | Provide ADA compliant water fountain in south  | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 4,500                           | \$ 5,175                              | \$ 6,210                   | \$ 6,986.25                 |
| 13     | CTMS     | INT                  | Provide energy vestibules  | RTA        | Code/ADA             | 1           | 3   | 4     | 12         |                        | \$ 70,000                          | \$ 80,500                             | \$ 96,600                  | \$ 108,675.00               |
| 14     | CTMS     | INT                  | Replace weatherstripping on exterior doors at the vestibule  | RTA        | Door System          | 2           | 6   | 6     | 72         |                        | \$ 1,600                           | \$ 1,840                              | \$ 2,208                   | \$ 2,484.00                 |
| 15     | CTMS     | INT                  | Replace outdated carpet  | RTA        | Flooring System      | 1           | 6   | 5     | 30         |                        | \$ 259,615                         | \$ 298,557                            | \$ 358,269                 | \$ 403,052.20               |
| 16     | CTMS     | INT                  | Replace deteriorated doors in north building   | RTA        | Door System          | 2           | 6   | 5     | 60         |                        | \$ 42,000                          | \$ 48,300                             | \$ 57,960                  | \$ 65,205.00                |
| 17     | CTMS     | INT                  | Replace Countertops that are outdated  | RTA        | Millwork System      | 2           | 6   | 5     | 60         |                        | \$ 48,000                          | \$ 55,200                             | \$ 66,240                  | \$ 74,520.00                |
| 18     | CTMS     | INT                  | Replace Carpet that is outdated  | RTA        | Flooring System      | 1           | 6   | 5     | 30         |                        | \$ -                               | \$ -                                  | \$ -                       | \$ -                        |
| 19     | CTMS     | INT                  | Replace Ceilings that are outdated   | RTA        | Other                | 1           | 6   | 5     | 30         |                        | \$ 397,708                         | \$ 457,364                            | \$ 548,837                 | \$ 617,441.67               |
| 20     | CTMS     | INT                  | Provide security protection on doors side lights in office area  | RTA        | Door System          | 1           | 1   | 1     | 1          |                        | \$ 10,000                          | \$ 11,500                             | \$ 13,800                  | \$ 15,525.00                |
| 21     | CTMS     | INT                  | Replace Wire glass on exterior door  | RTA        | Window System        | 1           | 1   | 1     | 1          |                        | \$ 8,000                           | \$ 9,200                              | \$ 11,040                  | \$ 12,420.00                |
| 22     | CTMS     | INT                  | Replace Cabinets that are becoming outdated and chipped  | RTA        | Millwork System      | 2           | 6   | 5     | 60         |                        | \$ 144,000                         | \$ 165,600                            | \$ 198,720                 | \$ 223,560.00               |
| 23     | CTMS     | EXT                  | Replace single pane wired glass all locations  | RTA        | Window System        | 1           | 1   | 1     | 1          |                        | \$ 35,000                          | \$ 40,250                             | \$ 48,300                  | \$ 54,337.50                |
| 24     | CTMS     | EXT                  | Reroute downspout at the north entry that causes ice hazards   | RTA        | Roofing System       | 1           | 1   | 1     | 1          |                        | \$ 4,000                           | \$ 4,600                              | \$ 5,520                   | \$ 6,210.00                 |
| 25     | CTMS     | EXT                  | Caulking needs to be replaced  | RTA        | Other                | 1           | 2   | 3     | 6          |                        | \$ 50,000                          | \$ 57,500                             | \$ 69,000                  | \$ 77,625.00                |
| 26     | CTMS     | EXT                  | Replace sunken slabs, sidewalks, and stoops  | RTA        | Pavement System      | 1           | 1   | 1     | 1          |                        | \$ 73,152                          | \$ 84,125                             | \$ 100,950                 | \$ 113,568.48               |
| 27     | CTMS     | EXT                  | Access to building has children walking through mud and partial sidewalks  | RTA        | Pavement System      | 1           | 7   | 5     | 35         |                        | \$ 30,000                          | \$ 34,500                             | \$ 41,400                  | \$ 46,575.00                |
| 28     | CTMS     | EXT                  | Northeast has deteriorated asphalt   | RTA        | Pavement System      | 2           | 7   | 5     | 70         |                        | \$ -                               | \$ -                                  | \$ -                       | \$ -                        |
| 29     | CTMS     | EXT                  | Water-ponding around the picnic area   | RTA        | Pavement System      | 1           | 7   | 5     | 35         |                        | \$ 50,000                          | \$ 57,500                             | \$ 69,000                  | \$ 77,625.00                |
| 30     | CTMS     | EXT                  | Downspout off of gym leaks on face of brick  | RTA        | Roofing System       | 1           | 2   | 3     | 6          |                        | \$ 4,000                           | \$ 4,600                              | \$ 5,520                   | \$ 6,210.00                 |
| 31     | CTMS     | EXT                  | Replace damaged gutter at canopy   | RTA        | Roofing System       | 2           | 2   | 3     | 12         |                        | \$ 2,500                           | \$ 2,875                              | \$ 3,450                   | \$ 3,881.25                 |
| 32     | CTMS     | EXT                  | Add snow guards  | RTA        | Roofing System       | 1           | 1   | 1     | 1          |                        | \$ 1,000                           | \$ 1,150                              | \$ 1,380                   | \$ 1,552.50                 |
| 33     | CTMS     | EXT                  | South side door into principal's office has non-compliant door hardware  | RTA        | Door System          | 1           | 5   | 4     | 20         |                        | \$ 600                             | \$ 690                                | \$ 828                     | \$ 931.50                   |
| 34     | CTMS     | EXT                  | Replace concrete that is pitted from snow melt   | RTA        | Pavement System      | 2           | 7   | 6     | 84         |                        | \$ -                               | \$ -                                  | \$ -                       | \$ -                        |
| 35     | CTMS     | EXT                  | Replace rusted doors and frames  | RTA        | Door System          | 3           | 7   | 6     | 126        |                        | \$ 63,000                          | \$ 72,450                             | \$ 86,940                  | \$ 97,807.50                |
| 36     | CTMS     | North Admin Building | Building has a wet fire sprinkler system. No upgrades anticipated.   | Bighorn    | Other                | 4           | 11  | 8     | 352        |                        | \$ -                               | \$ -                                  | \$ -                       | \$ -                        |
| 37     | CTMS     | North Admin Building | Mechanical system is a series of five, packaged single zone rooftop units (Lennox) that date to 2004. 1, 30-ton; 1, 6-ton; 2, 17.5-ton; 1, 12.5-ton unit. Units are at or past end of life and should be replaced. | Bighorn    | HVAC System          | 2           | 6   | 7     | 84         |                        | \$ 378,000                         | \$ 434,700                            | \$ 521,640                 | \$ 586,845.00               |
| 38     | CTMS     | North Admin Building | Plumbing fixtures are consistent with age. No upgrades anticipated.  | Bighorn    | Other                | 3           | 11  | 7     | 231        |                        | \$ 56,640                          | \$ 65,136                             | \$ 78,163                  | \$ 87,933.60                |
| 39     | CTMS     | North Admin Building | Gas fired water heater in water room near gym. Old wash room in NW corner has an electric water heater. No upgrades anticipated.   | Bighorn    | Potable Water System | 3           | 11  | 7     | 231        |                        | \$ 31,360                          | \$ 36,064                             | \$ 43,277                  | \$ 48,686.40                |
| 40     | CTMS     | North Admin Building | Trane BCU in north building as part of the BAS. Dates to 2013 and the McKinstry project. A new Trane SC controller should be installed with the latest S/W for installation.                                       | Bighorn    | HVAC System          | 2           | 6   | 7     | 84         |                        | \$ 40,000                          | \$ 46,000                             | \$ 55,200                  | \$ 62,100.00                |

|    |      |  |  |         |                         |   |    |   |     |  |            |              |              |                 |
|----|------|--|--|---------|-------------------------|---|----|---|-----|--|------------|--------------|--------------|-----------------|
| 41 | CTMS | Main Building  | Heating water plant located in the boiler room on the east has two, Thermific boilers (N-1700-2) that date to 2004. Boilers should have 10-15 years of expected life remaining. No upgrades anticipated.   | Bighorn | HVAC System             | 4 | 11 | 3 | 132 |  | \$ 144,400 | \$ 166,060   | \$ 199,272   | \$ 224,181.00   |
| 42 | CTMS | Main Building  | Gas fired water heater in boiler room. No upgrades anticipated.  | Bighorn | Potable Water System    | 3 | 11 | 7 | 231 |  | \$ 22,400  | \$ 25,760    | \$ 30,912    | \$ 34,776.00    |
| 43 | CTMS | Main Building  | Trane BCU in boiler room as part to the BAS and tied to the Ensemble system. Dates to McKinstry in 2013. A new Trane SC controller should be installed with the latest S/W for installation.   | Bighorn | HVAC System             | 2 | 6  | 7 | 84  |  | \$ 40,000  | \$ 46,000    | \$ 55,200    | \$ 62,100.00    |
| 44 | CTMS | Main Building  | Building is not sprinkled.   | Bighorn | Other                   | 4 | 11 | 8 | 352 |  |            | \$ -         | \$ -         | \$ -            |
| 45 | CTMS | Main Building  | Water entry room near the kitchen has a gas fired water heater and domestic water entry with back flow preventer. No upgrades anticipated.   | Bighorn | Potable Water System    | 3 | 11 | 7 | 231 |  | \$ 14,400  | \$ 16,560    | \$ 19,872    | \$ 22,356.00    |
| 46 | CTMS | Main Building  | Mechanical system is a series of eight, packaged VAV rooftop units (Trane) that date to 2010 with hydronic heating. The unit for the gym is a constant volume single zone unit. VAV boxes with hydronic heating. Rooftop units have about 5 years of remaining life.   | Bighorn | HVAC System             | 3 | 11 | 3 | 99  |  | \$ 900,000 | \$ 1,035,000 | \$ 1,242,000 | \$ 1,397,250.00 |
| 47 | CTMS | Main Building  | Plumbing fixtures are consistent with age and appear original.   | Bighorn | Other                   | 3 | 11 | 7 | 231 |  | \$ 62,880  | \$ 72,312    | \$ 86,774    | \$ 97,621.20    |
| 48 | CTMS | Shop   | Mechanical system is a packaged rooftop unit that dates to 2010. The finish room has explosion proof fan and heater that date to 1974. The exterior dust collector appears in satisfactory condition.  | Bighorn | HVAC System             | 3 | 11 | 3 | 99  |  | \$ 133,650 | \$ 153,698   | \$ 184,437   | \$ 207,491.63   |
| 49 | CTMS | Main School Electrical Room                          | The main service at the school was replaced when the HVAC equipment was installed. The original service was retained and still operational as a sub feed from the main. The original service was a 4000 amp reduced section main service; this was backed from a new 2500 amp switchboard installed in 2011. Since the original service are fusible switches they carry less of a chance for fatigue.  | Bighorn | Electrical Power System | 4 | 11 | 2 | 88  |  | \$ 35,000  | \$ 40,250    | \$ 48,300    | \$ 54,337.50    |
| 50 | CTMS | Main School Distribution System                      | The Panel Boards throughout the building are original to the school. They are General Electric type; these type of panels are more difficult to find replacement breakers. Panel boards with breakers are more prone to fatigue than fusible switches; this is due to being a mechanical device it will fatigue or pit the face of the breaker. The recommendation is to replace the existing panels with newer panels. This will insure that breaker fatigue is not an issue.   | Bighorn | Electrical Power System | 2 | 6  | 2 | 24  |  | \$ 110,000 | \$ 126,500   | \$ 151,800   | \$ 170,775.00   |
| 51 | CTMS | Main School AV/IT                                    | The AV/IT system throughout the building needs attention. AV needs routed above the ceiling; now a lot of the AV wiring is in the wrong location for the teacher and is run "wild" (not supported) along the lay-in grid. The IT is also running "wild". It all could be bundled and cables traced and marked with labels.   | Bighorn | Other                   | 3 | 9  | 3 | 81  |  | \$ 67,618  | \$ 77,761    | \$ 93,313    | \$ 104,977.18   |
| 52 | CTMS | Main Building corridors and classroom Admin building | The corridors and classrooms have fluorescent lighting and dual level switching. 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 | Bighorn | Lighting System         | 2 | 4  | 4 | 32  |  | \$ 420,360 | \$ 483,414   | \$ 580,097   | \$ 652,608.90   |
| 53 | CTMS | Admin building                                       | The admin building will have the existing service replaced during the HVAC upgrade. The rest of the panel boards were replaced earlier about six years ago.  | Bighorn | Electrical Power System | 4 | 11 | 2 | 88  |  | \$ 54,216  | \$ 62,348    | \$ 74,818    | \$ 84,169.72    |
| 54 | CTMS | West   | West side Large lot (66,300 sqft)  | Delmont | Pavement System         | 2 | 6  | 6 | 72  |  | \$ 523,770 | \$ 602,336   | \$ 722,803   | \$ 813,152.93   |
| 55 | CTMS | North  | North Parking lot with loop (22,880 sqft)  | Delmont | Pavement System         | 2 | 6  | 6 | 72  |  | \$ 205,920 | \$ 236,808   | \$ 284,170   | \$ 319,690.80   |
| 56 | CTMS | Kitchen  | Walk in cooler and freezer appear to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.   | Other   | Other                   | 3 | 9  | 7 | 189 |  | \$ 40,000  | \$ 46,000    | \$ 55,200    | \$ 62,100.00    |
| 57 | CTMS | 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                   | 2 | 9  | 7 | 126 |  | \$ 20,000  | \$ 23,000    | \$ 27,600    | \$ 31,050.00    |

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|----|------|---------|--|-------|-------|---|---|---|-----|--|-----------|-----------|-----------|--------------|
| 58 | CTMS | 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 |
| 59 | CTMS | Kitchen | Cooking equipment appears to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.     | Other | Other | 3 | 9 | 7 | 189 |  | \$ 40,000 | \$ 46,000 | \$ 55,200 | \$ 62,100.00 |
| 60 | CTMS | Kitchen | Serving line, no obvious issues observed or relayed  | Other | Other | 4 | 9 | 7 | 252 |  | \$ 20,000 | \$ 23,000 | \$ 27,600 | \$ 31,050.00 |
| 61 | CTMS | Kitchen | Recommend replacing wood tables, with stainless steel tables.  | Other | Other | 1 | 3 | 1 | 3   |  | \$ 2,000  | \$ 2,300  | \$ 2,760  | \$ 3,105.00  |
| 62 | CTMS | Kitchen | Mixers, recommend replacement with current models, which include all safety devices. Mixers leaking oil / grease at drive hub. | Other | Other | 1 | 1 | 1 | 1   |  | \$ 10,000 | \$ 11,500 | \$ 13,800 | \$ 15,525.00 |
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| Condition | Totals       | Totals       | Totals       | Grand Totals  |
|-----------|--------------|--------------|--------------|---------------|
| 0-25      | \$ 715,867   | \$ 823,247   | \$ 987,896   | \$ 1,111,384  |
| 26-50     | \$ 2,549,661 | \$ 2,932,110 | \$ 3,518,532 | \$ 3,958,349  |
| 51-100    | \$ 2,993,534 | \$ 3,442,564 | \$ 4,131,077 | \$ 4,647,461  |
| > 100     | \$ 565,080   | \$ 649,842   | \$ 779,810   | \$ 877,287    |
| Totals -> | \$ 6,824,142 | \$ 7,847,763 | \$ 9,417,316 | \$ 10,594,480 |