

### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: Johnson Elementary School (JES)  
 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	JES	INT	Remove all bubblers	RTA	Potable Water System	1	3	4	12		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
2	JES	INT	Provide lighting controls	RTA	Lighting System	1	3	4	12		\$ 117,018	\$ 134,570	\$ 161,484	\$ 181,669.67
3	JES	INT	Not Used								\$ -	\$ -	\$ -	\$ -
4	JES	INT	Lower toilet paper dispensers below grab bars	RTA	Code/ADA	1	5	4	20		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
5	JES	INT	Replace continual grab bars with segmented ones	RTA	Code/ADA	1	5	4	20		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
6	JES	INT	Provide age appropriate toilets in the kindergarten rooms	RTA	Furniture	2	6	6	72		\$ 16,000	\$ 18,400	\$ 22,080	\$ 24,840.00
7	JES	INT	Provide exhaust fan for kiln	RTA	HVAC System	1	6	6	36		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
8	JES	INT	Provide ADA compliant signage	RTA	Code/ADA	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
9	JES	INT	Replace transition stripes between carpet and VCT	RTA	Flooring System	4	6	6	144		\$ 6,300	\$ 7,245	\$ 8,694	\$ 9,780.75
10	JES	INT	Replace Folding partitions with solid wall	RTA	Other	4	6	6	144		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
11	JES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
12	JES	INT	Provide energy vestibules	RTA	HVAC System	1	3	4	12		\$ 56,000	\$ 64,400	\$ 77,280	\$ 86,940.00
13	JES	INT	Provide CRAC units in MDF/IDF rooms	RTA	HVAC System	4	6	6	144		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
14	JES	INT	Replace flooring in gym	RTA	Flooring System	2	6	5	60		\$ 88,200	\$ 101,430	\$ 121,716	\$ 136,930.50
15	JES	INT	Replace carpet in Rms-301,308,309,310,311, office, and Library	RTA	Flooring System	2	6	6	72		\$ 62,667	\$ 72,067	\$ 86,480	\$ 97,290.00
16	JES	EXT	Replace caulking at site hardscapes	RTA	Other	2	2	6	24		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
17	JES	EXT	Repair/repaint HM frames and doors	RTA	Door System	2	4	6	48		\$ 12,600	\$ 14,490	\$ 17,388	\$ 19,561.50
18	JES	EXT	Replace displaced sidewalk	RTA	Concrete System	1	1	1	1		\$ 43,840	\$ 50,416	\$ 60,499	\$ 68,061.60
19	JES	EXT	Provide trench drain for front entry roof drain	RTA	Concrete System	1	1	1	1		\$ 11,000	\$ 12,650	\$ 15,180	\$ 17,077.50
20	JES	Building wide	The mechanical system is a series of packaged rooftop units that were installed when the building was constructed in 2004/2005. There are 14 units manufactured by Lennox (typically the LGC series) that are original. 2, 3-ton, 4, 5-ton, 2, 7.5-ton, 1, 12.5-ton, 4, 15-ton, 1, 25-ton. Units are 15 years old and have reached the end of service life per ASHRAE guidelines. Units should be considered for replacement in the next 5 years.	Bighorn	HVAC System	2	6	3	36		\$ 623,250	\$ 716,738	\$ 860,085	\$ 967,595.63
21	JES	Building wide	The control system (BAS) is a Trane SC that was installed in 2013 during the McKinstry performance contract. System is accessible with the district Trane Ensemble campus wide BAS. The latest version of software should be installed in this system.	Bighorn	HVAC System	2	6	7	84		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
22	JES	Building wide	The plumbing system dates to the original construction. Fixtures and piping are in working order and consistent with age and are in working order. No upgrades anticipated.	Bighorn		3	6	7	126		\$ 126,400	\$ 145,360	\$ 174,432	\$ 196,236.00
23	JES	Utility rooms	There are (2) two water heaters. Ages unknown. In working order. No upgrades anticipated.	Bighorn	Potable Water System	3	6	7	126		\$ 31,200	\$ 35,880	\$ 43,056	\$ 48,438.00
24	JES	Building wide	Building is protected with a wet fire sprinkler system that dates to the original construction. System has three zones. No known issues with the system. No upgrades anticipated.	Bighorn	Other	4	11	1	44		\$ -	\$ -	\$ -	\$ -
25	JES	Kitchen	There is a two compartment grease interceptor located outside the kitchen. Unsure of last time the unit was pumped. No known issues. No upgrades anticipated.	Bighorn	Other	4	11	7	308		\$ 43,700	\$ 50,255	\$ 60,306	\$ 67,844.25
26	JES	Kitchen	The kitchen cooking line is served by a Type I hood system with Ansul fire suppression. No known issues. No upgrades anticipated.	Bighorn	HVAC System	3	11	7	231		\$ 38,400	\$ 44,160	\$ 52,992	\$ 59,616.00
27	JES	Building wide	Roof drainage is accomplished with internal roof drains and scupper overflows. Ballasted roof. No known issues.	Bighorn	Other	4	11	3	132		\$ -	\$ -	\$ -	\$ -
28	JES	Electrical Room	Main service @ 600 amps. Date of manufacture unknown. The service has one space available for a 200/400 amp switch. This service will be replaced due to electric reheat being added	Bighorn	Electrical Power System	4	11	2	88		\$ 68,000	\$ 78,200	\$ 93,840	\$ 105,570.00
29	JES	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	11	2	88		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00

30	JES	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	4	32	\$ 249,152	\$ 286,525	\$ 343,830	\$ 386,808.48
31	JES	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	Bighorn	Other	4	9	3	108	\$ 44,467	\$ 51,137	\$ 61,364	\$ 69,034.47
32	JES	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
33	JES	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	\$ 46,807	\$ 53,828	\$ 64,594	\$ 72,667.87
34	JES	West	Main Lot West of School ( 34,500 sqft)	Delmont	Pavement System	3	6	6	108	\$ 294,975	\$ 339,221	\$ 407,066	\$ 457,948.69
35	JES	West	Main road Loop (28,500 sqft)	Delmont	Pavement System	3	6	6	108	\$ 252,225	\$ 290,059	\$ 348,071	\$ 391,579.31
36	JES	North	Gravel Bus Loop (21,500 sqft)	Delmont	Other	2	7	6	84	\$ 32,250	\$ 37,088	\$ 44,505	\$ 50,068.13
37	JES	Notheast	Gravel Drive and Parking Lot (12,000 sqft)	Delmont	Other	2	7	6	84	\$ 22,800	\$ 26,220	\$ 31,464	\$ 35,397.00
38	JES	East	Gravel Culdesac (13,000 sqft)	Delmont	Other	2	7	6	84	\$ 24,700	\$ 28,405	\$ 34,086	\$ 38,346.75
39	JES	Kitchen	Walk in cooler and freezer are in fair condition, but shows signs of wear and age, especially WI floors. Replace wooden ramps with metal ramps.	Other	Other	2	9	7	126	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
40	JES	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
41	JES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
42	JES	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
43	JES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
44	JES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
45	JES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixer leaking oil/grease from speed selector.	Other	Other	1	1	1	1	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 304,358	\$ 350,011	\$ 420,013	\$ 472,515
26-50	\$ 892,502	\$ 1,026,377	\$ 1,231,653	\$ 1,385,609
51-100	\$ 384,424	\$ 442,087	\$ 530,505	\$ 596,818
> 100	\$ 1,010,167	\$ 1,161,692	\$ 1,394,030	\$ 1,568,284
Totals ->	\$ 2,591,450	\$ 2,980,167	\$ 3,576,201	\$ 4,023,226