

### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **Northside Elementary School (NES)**  
 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	NES	INT	Provide sprinkler system to building	RTA	Other	1	3	4	12		\$ 354,220	\$ 407,353	\$ 488,824	\$ 549,926.55
2	NES	INT	Replace single pane window in old building	RTA	Code/ADA	1	3	4	12		\$ 38,400	\$ 44,160	\$ 52,992	\$ 59,616.00
3	NES	INT	Provide lighting controls	RTA	Electrical Power System	3	6	6	108		\$ 83,888	\$ 96,471	\$ 115,765	\$ 130,235.34
4	NES	INT	Provide privacy curtain in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
5	NES	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		\$ 2,700	\$ 3,105	\$ 3,726	\$ 4,191.75
6	NES	INT	Replace carpeting in rooms 110, 115, 206, 205, 210, 215	RTA	Flooring System	2	6	6	72		\$ 24,022	\$ 27,626	\$ 33,151	\$ 37,294.50
7	NES	INT	Provide ADA compliant toilet	RTA	Code/ADA	1	5	4	20		\$ 33,600	\$ 38,640	\$ 46,368	\$ 52,164.00
8	NES	INT	Replace folding partitions with fixed walls	RTA	Other	4	11	6	264		\$ 11,700	\$ 13,455	\$ 16,146	\$ 18,164.25
9	NES	INT	Provide compliant HWD on exterior doors 205, 208, 211, 209, 215, 214	RTA	Code/ADA	1	3	4	12		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
10	NES	EXT	Replace single pane wire glass at main entry	RTA	Window System	1	1	1	1		\$ 7,000	\$ 8,050	\$ 9,660	\$ 10,867.50
11	NES	EXT	Handicap ramp does not meet ADA requirements	RTA	Code/ADA	1	5	4	20		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
12	NES	EXT	Handrail does not meet ADA requirements	RTA	Code/ADA	1	5	4	20		\$ 6,900	\$ 6,900	\$ 8,280	\$ 9,315.00
13	NES	EXT	Replace all aluminum single pane windows	RTA	Window System	1	7	5	35		\$ 38,257	\$ 43,996	\$ 52,795	\$ 59,393.99
14	NES	EXT	Replace deteriorating expansion joint	RTA	Other	1	7	3	21		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
15	NES	EXT	Replace leaking gutters. Possible soffit damage	RTA	Roofing System	1	2	3	6		\$ -	\$ -	\$ -	\$ -
16	NES	EXT	Caulking needs to be redone around windows and control joints	RTA	Other	1	2	3	6		\$ 6,750	\$ 7,763	\$ 9,315	\$ 10,479.38
17	NES	EXT	Provide downspout splash blocks at grade	RTA	Roofing System	1	7	5	35		\$ -	\$ -	\$ -	\$ -
18	NES	EXT	Provide missing roof gutters	RTA	Roofing System	1	2	3	6		\$ -	\$ -	\$ -	\$ -
19	NES	EXT	Soffit panels deteriorating around entry door	RTA	Other	2	2	7	28		\$ 2,550	\$ 2,933	\$ 3,519	\$ 3,958.88
20	NES	EXT	Repair leaking Gutter at main sidewalk	RTA	Roofing System	1	7	1	7		\$ -	\$ -	\$ -	\$ -
21	NES	EXT	Main sidewalk concrete is deteriorated and is hazardous	RTA	Pavement System	1	1	1	1		\$ 45,024	\$ 51,778	\$ 62,133	\$ 69,899.76
22	NES	PORT	Carpet is worn and has 5-10 years of service left	RTA	Flooring System	2	6	6	72		\$ 14,345	\$ 16,497	\$ 19,797	\$ 22,271.30
23	NES	PORT	Wooden ramp back side of building has roof drain leaking, ice hazard	RTA	Roofing System	1	1	1	1		\$ 82,326	\$ 94,675	\$ 113,610	\$ 127,811.12
24	NES	PORT	VCT has cracks and should be replaced	RTA	Flooring System	2	6	6	72		\$ 12,177	\$ 14,004	\$ 16,804	\$ 18,904.79
25	NES	PORT	Roof dripping on sidewalk in front of classroom doors, ice hazard	RTA	Roofing System	1	1	1	1		\$ -	\$ -	\$ -	\$ -
26	NES	PORT	Damage to soffit at classroom doors	RTA	Roofing System	2	7	3	42		\$ 2,400	\$ 2,760	\$ 3,312	\$ 3,726.00
27	NES	PORT	Gutter leaking in front of gym exit, ice hazard	RTA	Roofing System	1	1	1	1		\$ -	\$ -	\$ -	\$ -
28	NES	Building wide	North building is served by a series of packaged rooftop units. The 2005 building has two original RTU's, 2, 12.5-ton. The 1969 building RTU's date to 2010 and there are eight of those. The south building has 14 RTU's which date to 2010. There is an older makeup air unit on the kitchen - date unknown, the unit is non-functioning. Trane and Lennox units. The 2005 units are at end of life. The kitchen makeup air unit needs replacement. The units installed in 2010 have another 5 years of remaining life.	Bighorn	HVAC System	2	6	3	36		\$ 742,500	\$ 853,875	\$ 1,024,650	\$ 1,152,731.25
29	NES	Building wide	The school has a Trane BCU located in the utility room of the north building on the south end. This unit is connected to the district wide Ensemble BAS. This unit dates to 2013. The system should be upgraded to an SC control with the latest software.	Bighorn	HVAC System	2	6	7	84		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
30	NES	building wide	There are two domestic water heaters. A gas-fired, tank type is located in the north building utility room. An on-demand, gas-fired unit is located in a closet off the kitchen. Age of units is unknown. No upgraded anticipated.	Bighorn	Potable Water System	3	11	7	231		\$ 31,200	\$ 35,880	\$ 43,056	\$ 48,438.00
31	NES	Building wide	Plumbing fixtures are of various ages and their condition is consistent with the age of the units. No upgrades anticipated.	Bighorn	Other	3	11	7	231		\$ 59,392	\$ 68,301	\$ 81,961	\$ 92,206.08
32	NES	Kitchen	Grease interceptor located outside the kitchen. Appears to date to the construction of the south building. Last date pumped is unknown and it's condition is unknown. No upgrades anticipated.	Bighorn	Other	3	11	7	231		\$ 36,800	\$ 42,320	\$ 50,784	\$ 57,132.00
33	NES	Building wide	Neither building has fire sprinklers. It is assumed sprinklers were not required at the time of construction.	Bighorn	Other	4	10	8	320		\$ -	\$ -	\$ -	\$ -

34	NES	Electrical Room	The original electrical service for the north east section of the building was originally 600 amps 120/240 volt single phase. Over time and remodels this has been reduced to a single 200 amp disconnect. The actual main service to the Northside school complex is a 1600 amp 120/208 volt 3 phase switchboard located on the northwest corner of the southern building. This was installed in 2011. The only piece of antiquated gear is the 200 amp disconnect. Since it is fused it should be adequate for the foreseeable future.	Bighorn	Electrical Power System	4	11	2	88	\$ 80,532	\$ 92,612	\$ 111,134	\$ 125,025.93
35	NES	Building Lighting	The corridors and classrooms have fluorescent lighting and single level switching in the older section and dual level switching in the newer section. 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. One classroom was updated to LED tubes and the teacher stated she could tell a difference. If the lighting fixtures are replaced the lighting control system needs to be considered.	Bighorn	Lighting System	2	4	4	32	\$ 175,736	\$ 202,096	\$ 242,516	\$ 272,830.14
36	NES	Building data	The main data switch in the IT room needs to have labeling and an indication of the area served for each cable and use cable managing systems to unclutter the cabling. Time is spent to "ring out" each cable should a need to replace or repair a data jack is needed.	Bighorn	Other	3	9	3	81	\$ 31,877	\$ 36,659	\$ 43,991	\$ 49,489.43
37	NES	Building Wide	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 ammended to have that capability with the correct modules. This will require the correct device replacement and interface for the various parts of the complex.	Bighorn	Fire Alarm System	4	6	4	96	\$ 33,555	\$ 38,588	\$ 46,306	\$ 52,094.14
38	NES	North	East Parking lot North end (1615 sq.ft)	Delmont	Pavement System	2	6	6	72	\$ 24,225	\$ 27,859	\$ 33,431	\$ 37,609.31
39	NES	North	East Parking lot South end (782 sq.ft.)	Delmont	Pavement System	2	6	6	72	\$ 13,294	\$ 15,288	\$ 18,346	\$ 20,638.94
40	NES	South	South West Parking lot (9487 sq.ft.)	Delmont	Pavement System	2	6	6	72	\$ 94,870	\$ 109,101	\$ 130,921	\$ 147,285.68
41	NES	Northeast	East (front of school) concrete	Delmont	Concrete System	2	6	6	72	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
42	NES	Kitchen	Reach in cooler and freezer appear to be in good condition. No obvious issues observed or relayed.	Other	Other	3	9	7	189	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
43	NES	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
44	NES	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	11	7	308	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
45	NES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
46	NES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
47	NES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices. Mixer leaking oil/grease from drive hub.	Other	Other	1	1	1	1	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
48	NES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
49	NES		Security Upgrades Scheduled for 2022	Other	Security Alarm System	1	1	1	1	\$ 166,000	\$ 190,900	\$ 229,080	\$ 257,715.00
50	NES	EXT	The gutters at sloping roofs are failing and in need of repair or missing. <b>These gutters are slated for replacement and repair in a project planned for this year.</b>	RTA	Roofing System	1	2	3	6	\$ 124,000	\$ 142,600	\$ 171,120	\$ 192,510.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 915,020	\$ 1,052,273	\$ 1,262,728	\$ 1,420,569
26-50	\$ 961,443	\$ 1,105,659	\$ 1,326,791	\$ 1,492,640
51-100	\$ 383,898	\$ 441,483	\$ 529,779	\$ 596,002
> 100	\$ 352,980	\$ 405,926	\$ 487,112	\$ 548,001
Totals ->	\$ 2,613,340	\$ 3,005,341	\$ 3,606,410	\$ 4,057,211