

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Olathe Elementary School (OES)**
 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	OES	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		\$ 4,050	\$ 4,658	\$ 5,589	\$ 6,287.63
2	OES	INT	Provide ADA compliant group restrooms by front of building	RTA	Code/ADA	1	5	4	20		\$ 9,600	\$ 11,040	\$ 13,248	\$ 14,904.00
3	OES	INT	Repair damaged tile in boys' group restroom	RTA	Other	2	6	3	36		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
4	OES	INT	Provide CRAC unit in MDF/IDF	RTA	HVAC System	4	6	6	144		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
5	OES	INT	Remove bubblers	RTA	Potable Water System	1	3	4	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
6	OES	INT	Provide ADA compliant door signage	RTA	Code/ADA	1	5	4	20		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
7	OES	INT	Provide Lighting controls	RTA	Electrical Power System	4	6	6	144		\$ 117,888	\$ 135,571	\$ 162,685	\$ 183,020.34
8	OES	INT	Provide energy vestibules	RTA	Code/ADA	1	3	4	12		\$ 56,000	\$ 64,400	\$ 77,280	\$ 86,940.00
9	OES	INT	Replace roofing	RTA	Roofing System	2	6	3	36		\$ 688,268	\$ 791,508	\$ 949,810	\$ 1,068,536.07
10	OES	INT	Repair wall separation in rooms 101, 104, and 105	RTA	Other	1	2	2	4		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
11	OES	INT	Replace carpeting in media center and admin	RTA	Flooring System	1	6	6	36		\$ 20,889	\$ 24,022	\$ 28,827	\$ 32,430.00
12	OES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
13	OES	INT	Provide privacy curtains in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
14	OES	INT	Provide stainless steel wall covering in kitchen	RTA	Code/ADA	1	3	4	12		\$ 9,720	\$ 11,178	\$ 13,414	\$ 15,090.30
15	OES	INT	Provide 3/4 grate for floor sinks in kitchen	RTA	Code/ADA	1	3	4	12		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
16	OES	INT	Investigate water intrusion in kitchen and restroom	RTA	Roofing System	1	6	3	18		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
17	OES	INT	Provide ADA compliant door HWD in kitchen and restroom	RTA	Code/ADA	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
18	OES	INT	Provide fire suppression system to remainder of building	RTA	Code/ADA	1	3	4	12		\$ 245,810	\$ 282,682	\$ 339,218	\$ 381,620.03
19	OES	INT	Repair ceiling in riser room. Investigate water intrusion	RTA	Other	2	6	3	36		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
20	OES	INT	Provide new transition strips between carpet and VCT	RTA	Flooring System	4	6	3	72		\$ 8,600	\$ 9,890	\$ 11,868	\$ 13,351.50
21	OES	EXT	Replace deteriorated concrete and asphalt	RTA	Pavement System	1	7	6	42		\$ -	\$ -	\$ -	\$ -
22	OES	EXT	Seal brick that has efflorescence water issues	RTA	Other	3	6	6	108		\$ 65,286	\$ 75,079	\$ 90,095	\$ 101,356.52
23	OES	EXT	Replace brick and mortar that are loose and some missing.	RTA	Other	2	6	6	72		\$ 47,960	\$ 55,154	\$ 66,185	\$ 74,457.90
24	OES	EXT	Replace glass block with thermal efficient glazing	RTA	Window System	1	6	6	36		\$ 40,500	\$ 46,575	\$ 55,890	\$ 62,876.25
25	OES	EXT	Replace rusted door bollards outside of the kitchen	RTA	Other	2	7	6	84		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
26	OES	EXT	Reroute the downspout past sidewalk, this is causing an ice hazzard	RTA	Roofing System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
27	OES	EXT	Replace damage sidewalk	RTA	Pavement System	1	7	1	7		\$ 53,568	\$ 61,603	\$ 73,924	\$ 83,164.32
28	OES	EXT	Replace rusted metal door and frames	RTA	Door System	1	6	6	36		\$ 33,000	\$ 37,950	\$ 45,540	\$ 51,232.50
29	OES	EXT	Replace wood with prefinished metal at updated windows	RTA	Window System	2	6	3	36		\$ 175,000	\$ 201,250	\$ 241,500	\$ 271,687.50
30	OES	EXT	Protect wooden eaves	RTA	Roofing System	3	2	3	18		\$ 10,044	\$ 11,551	\$ 13,861	\$ 15,593.31
31	OES	EXT	Protect wood that is adjacent to masonry	RTA	Other	2	7	3	42		\$ 10,044	\$ 11,551	\$ 13,861	\$ 15,593.31
32	OES	EXT	Replace all deteriorated caulk joints	RTA	Other	2	2	3	12		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
33	OES	EXT	Reattach downspout	RTA	Roofing System	1	2	3	6		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
34	OES	EXT	Adjust sprinklers to not splash against masonry	RTA	Other	1	7	7	49		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
35	OES	EXT	Provide downspout splash block	RTA	Roofing System	1	2	6	12		\$ 3,750	\$ 4,313	\$ 5,175	\$ 5,821.88
36	OES	EXT	Cover exposed form and edge of broken concrete	RTA	Concrete System	1	7	6	42		\$ -	\$ -	\$ -	\$ -
37	OES	EXT	Relocate gas connection between every other classroom creates a walking hazard	RTA	Other	1	4	5	20		\$ 41,250	\$ 47,438	\$ 56,925	\$ 64,040.63
38	OES	Building wide	Mechanical systems: South classroom building has four, packaged rooftop units with zone dampers that dates to 2004 (4 at 15 tons and one at 12.5 tons).	Bighorn	HVAC System	2	6	3	36		\$ 326,000	\$ 374,900	\$ 449,880	\$ 506,115.00

39	OES	Building wide	Mechanical systems: The center classroom addition has 12 furnaces with split system condensing (3 ton units). The condensing units are on the roof. 5 of the furnaces and one condenser have recently been replaced. The other 7 furnaces, 10 condensers and the package rooftop unit over the copy room should be replaced. ASHRAE would indicate 18 year expected life for a furnace. Units are 30 years old. These Units are slated to be replaced in 2023 pending BEST Grant funding.	Bighorn	HVAC System	1	6	3	18	\$ 150,000	\$ 172,500	\$ 207,000	\$ 232,875.00
40	OES	Building wide	Mechanical Systems: The gym has two packaged rooftop units (10 tons) that date to 2004. The south classroom and gym RTU's are at end of life. The furnaces/condensing units are past end of life. Systems should be considered for replacement in the next 5 years. Additional work would include possible adapter curbs for the existing curbs.	Bighorn	HVAC System	2	6	3	36	\$ 100,000	\$ 115,000	\$ 138,000	\$ 155,250.00
41	OES	Building wide	There is a Trane SC BAS in the building that dates to 2013 and the McKinstry contract. Latest version of S/W should be installed.	Bighorn	HVAC System	2	6	7	84	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
42	OES	South classroom	This classroom addition is served by a wet sprinkler system with riser in the NW corner of the addition.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -
43	OES	Building wide	The plumbing fixtures are consistent with age and use in the building. No upgrades anticipated.	Bighorn	Other	3	11	7	231	\$ 311,520	\$ 358,248	\$ 429,898	\$ 483,634.80
44	OES	Kitchen	There is a grease interceptor on the north side of the kitchen. Date of last pumping and condition of unit are unknown.	Bighorn	Other	3	11	7	231	\$ 26,000	\$ 29,900	\$ 35,880	\$ 40,365.00
45	OES	Kitchen	There are two cooking hoods with roof mounted grease fans and untempered makeup air units. There is also another makeup air unit on the kitchen roof serving this space. Age of this equipment is unknown. This equipment (grease fans, makeup air units) should be replaced.	Bighorn	HVAC System	2	11	7	154	\$ 176,100	\$ 202,515	\$ 243,018	\$ 273,395.25
46	OES	Electrical Service	The building has two services one is a 120/208 volt 3phase service and the other is a 240/120 volt 3 phase high leg delta system. Ideally it would be best to replace this high leg system for a true 120/208 volt system.	Bighorn	Electrical Power System	3	11	2	66	\$ 80,000	\$ 92,000	\$ 110,400	\$ 124,200.00
47	OES	Electrical distribution	Several of the panel boards were updated in 1991 and also 2004. They appear in good condition and have been maintained. There are two older panels that need to be monitored for future replacement.	Bighorn	Electrical Power System	4	11	2	88	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
48	OES	Main Building corridors and classrooms	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. Several lights were surfaced mounted and appear very dated. If the lighting fixtures are replaced the lighting control system needs to be upgraded.	Bighorn	Lighting System	2	4	4	32	\$ 244,256	\$ 280,894	\$ 337,073	\$ 379,207.44
49	OES	Main School IT	The IT system throughout the school needs cable management along with labelling the data jacks and the cables as to what cable at the switch serves what area. Because the cabling has not been identified and labelled; it results in a lot of time being used to "ring out" which cable serving an area is located.	Bighorn		4	9	3	108	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
50	OES	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	\$ 47,155	\$ 54,228	\$ 65,074	\$ 73,208.14
51	OES	East	North East Parking Lot (35,000 Sqft)	Delmont	Pavement System	2	6	6	72	\$ 301,000	\$ 346,150	\$ 415,380	\$ 467,302.50
52	OES	West	North West Parking Lot (17,042 Sqft)	Delmont	Pavement System	2	6	6	72	\$ 170,420	\$ 195,983	\$ 235,180	\$ 264,577.05
53	OES	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
54	OES	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
55	OES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
56	OES	Kitchen	Recommend removing disposal from 3 compartment sink.	Other	Other	2	3	4	24	\$ 500	\$ 575	\$ 690	\$ 776.25
57	OES	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

58	OES	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
59	OES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
60	OES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
61	OES	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

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 683,292	\$ 785,786	\$ 942,943	\$ 1,060,811
26-50	\$ 1,641,657	\$ 1,887,905	\$ 2,265,487	\$ 2,548,672
51-100	\$ 684,935	\$ 787,675	\$ 945,210	\$ 1,063,362
> 100	\$ 930,794	\$ 1,070,413	\$ 1,284,495	\$ 1,445,057
Totals ->	\$ 3,940,677	\$ 4,531,779	\$ 5,438,135	\$ 6,117,902