

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **PEAK Virtual Academy (PEAK)**
 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 | PEAK | EXT | Replace some wood trimmed pieces that are rotted | RTA | Other | 1 | 2 | 3 | 6 | | \$ 7,826 | \$ 9,000 | \$ 10,800 | \$ 12,149.87 |
| 2 | PEAK | EXT | Repair wood stair at west elevation | RTA | Other | 1 | 4 | 2 | 8 | | \$ 7,500 | \$ 8,625 | \$ 10,350 | \$ 11,643.75 |
| 3 | PEAK | EXT | Repair handrail that is sagging at the stair | RTA | Other | 1 | 4 | 4 | 16 | | \$ - | \$ - | \$ - | \$ - |
| 4 | PEAK | EXT | Replace wood window frames that are damaged | RTA | Other | 1 | 2 | 3 | 6 | | \$ 7,200 | \$ 8,280 | \$ 9,936 | \$ 11,178.00 |
| 5 | PEAK | EXT | Replace shingles at the north side of original building has curling shingles | RTA | Roofing System | 2 | 2 | 2 | 8 | | \$ 36,936 | \$ 42,476 | \$ 50,972 | \$ 57,343.14 |
| 6 | PEAK | EXT | Replace damaged sidewalk at southwest corner | RTA | Pavement System | 2 | 7 | 7 | 98 | | \$ 12,000 | \$ 13,800 | \$ 16,560 | \$ 18,630.00 |
| 7 | PEAK | EXT SM | Replace windows are double hung and single glazed | RTA | Window System | 1 | 4 | 7 | 28 | | \$ 19,200 | \$ 22,080 | \$ 26,496 | \$ 29,808.00 |
| 8 | PEAK | EXT SM | Replace step on backside that is not up to code | RTA | Code/ADA | 1 | 3 | 4 | 12 | | \$ 850 | \$ 978 | \$ 1,173 | \$ 1,319.63 |
| 9 | PEAK | EXT SM | Replace siding is deteriorated | RTA | Other | 2 | 2 | 3 | 12 | | \$ 20,160 | \$ 23,184 | \$ 27,821 | \$ 31,298.40 |
| 10 | PEAK | EXT SM | Replace handrail that are rusted not to ADA standards | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 3,000 | \$ 3,450 | \$ 4,140 | \$ 4,657.50 |
| 11 | PEAK | EXT SM | Repair downspout at the edge of the building | RTA | Roofing System | 1 | 2 | 3 | 6 | | \$ 600 | \$ 690 | \$ 828 | \$ 931.50 |
| 12 | PEAK | EXT SM | Replace sagging exterior siding is sagging | RTA | Other | 1 | 7 | 3 | 21 | | \$ - | \$ - | \$ - | \$ - |
| 13 | PEAK | EXT | Replace south windows | RTA | Window System | 1 | 4 | 3 | 12 | | \$ 4,800 | \$ 5,520 | \$ 6,624 | \$ 7,452.00 |
| 14 | PEAK | EXT | West end of building has grading sloping towards the building | RTA | Other | 1 | 2 | 3 | 6 | | \$ 4,200 | \$ 4,830 | \$ 5,796 | \$ 6,520.50 |
| 15 | PEAK | EXT | Repair water getting behind flashings on the roof | RTA | Roofing System | 1 | 2 | 3 | 6 | | \$ 1,563 | \$ 1,797 | \$ 2,156 | \$ 2,425.78 |
| 16 | PEAK | EXT | Provide ADA access | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 15,000 | \$ 17,250 | \$ 20,700 | \$ 23,287.50 |
| 17 | PEAK | INT | Stairs between all classrooms are not ADA accessible | RTA | Code/ADA | 1 | 5 | 4 | 20 | | \$ 4,500 | \$ 5,175 | \$ 6,210 | \$ 6,986.25 |
| 18 | PEAK | INT | Replace inefficient heating and cooling | RTA | HVAC System | 1 | 4 | 6 | 24 | | \$ - | \$ - | \$ - | \$ - |
| 19 | PEAK | Carriage House | The mechanical system for this building is a gas-fired furnace in the attic with distribution ductwork. Age of the furnace is unknown but is past end of life. There is a window mounted A/C unit on the south side. The building is slated for a mechanical system upgrade this year. Furnace should be replaced and packaged 5-ton unit installed on the ground. | Bighorn | HVAC System | 2 | 6 | 3 | 36 | | \$ 45,500 | \$ 52,325 | \$ 62,790 | \$ 70,638.75 |
| 20 | PEAK | Carriage House | Building is not sprinkled. It is assumed the building did not require fire sprinklers when the building was built. | Bighorn | Other | 4 | 11 | 8 | 352 | | \$ - | \$ - | \$ - | \$ - |
| 21 | PEAK | Carriage House | Single restroom with lav and WC. ADA compliance is doubtful. Restroom should be upgraded to ADA compliant room. | Bighorn | Other | 2 | 6 | 7 | 84 | | \$ 5,500 | \$ 6,325 | \$ 7,590 | \$ 8,538.75 |
| 22 | PEAK | Main Building | The mechanical system for this building is two, gas-fired furnaces and two ERV's. No mechanical cooling. ERV's are less than two years old and the age of the furnaces is unknown. Furnaces should be replaced and split system coils/condensing units (5-ton) installed. | Bighorn | HVAC System | 4 | 11 | 7 | 308 | | \$ 45,500 | \$ 52,325 | \$ 62,790 | \$ 70,638.75 |
| 23 | PEAK | Main Building | Building is not sprinkled. It is assumed the building did not require fire sprinklers when the building was built. | Bighorn | Other | 4 | 11 | 8 | 352 | | \$ - | \$ - | \$ - | \$ - |
| 24 | PEAK | Main Building | Restrooms and fixtures are consistent with age. | Bighorn | Other | 3 | 11 | 7 | 231 | | \$ 26,880 | \$ 30,912 | \$ 37,094 | \$ 41,731.20 |
| 25 | PEAK | Modular | Modular building to the west has a gas-fired furnace in the closet and a ground mounted A/C condensing unit. Age unknown. No upgrades anticipated. | Bighorn | HVAC System | 3 | 11 | 7 | 231 | | \$ 26,418 | \$ 30,381 | \$ 36,457 | \$ 41,013.95 |
| 26 | PEAK | Modular | Electrical systems and lighting systems are as expected for a modular building. No visual problems detected. | Bighorn | Electrical Power System | 4 | 11 | 2 | 88 | | \$ 6,150 | \$ 7,073 | \$ 8,487 | \$ 9,547.88 |
| 27 | PEAK | All Buildings | Lighting in the buildings were a mixture old LED, fluorescent and incandescent. Upgrade to LED would be better from a maintenance stand point and energy consumption. Dimming would be appreciated in presentation areas. | Bighorn | Lighting System | 2 | 4 | 4 | 32 | | \$ 84,020 | \$ 96,623 | \$ 115,948 | \$ 130,441.05 |
| 28 | PEAK | West | Street Side Parking (2870 sqft) | Delmont | Pavement System | 2 | 6 | 6 | 72 | | \$ 34,440 | \$ 39,606 | \$ 47,527 | \$ 53,468.10 |
| 29 | PEAK | | Security Upgrades Scheduled for 2022 | Other | Security Alarm System | 1 | 1 | 1 | 1 | | \$ 106,320 | \$ 122,268 | \$ 146,722 | \$ 165,061.80 |

