

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: Pomona Elementary School (PES)
 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	PES	EXT	Replace sinking/uplifting side walks	RTA	Pavement System	1	1	1	1		\$ 35,680	\$ 41,032	\$ 49,238	\$ 55,393.20
2	PES	EXT	Correct/replace down spouts/gutters	RTA	Roofing System	1	1	3	3		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
3	PES	EXT	Provide snow stops at critical areas	RTA	Roofing System	1	1	1	1		\$ 13,000	\$ 14,950	\$ 17,940	\$ 20,182.50
4	PES	EXT	Update playground surface	RTA	Pavement System	1	7	4	28		\$ 100,000	\$ 115,000	\$ 138,000	\$ 155,250.00
5	PES	INT	Remove bubblers	RTA	Code/ADA	1	3	4	12		\$ 4,250	\$ 4,888	\$ 5,865	\$ 6,598.13
6	PES	INT	Provide sprinkler system for rest of the building	RTA	Code/ADA	1	3	4	12		\$ 151,260	\$ 173,949	\$ 208,739	\$ 234,831.15
7	PES	INT	Provide age appropriate sinks and casework (10 rooms)	RTA	Furniture	2	6	6	72		\$ 160,000	\$ 184,000	\$ 220,800	\$ 248,400.00
8	PES	INT	Provide ADA compliant signage	RTA	Code/ADA	1	5	4	20		\$ 7,000	\$ 8,050	\$ 9,660	\$ 10,867.50
9	PES	INT	Provide ADA compliant sinks (too deep)	RTA	Code/ADA	1	5	4	20		\$ 38,400	\$ 44,160	\$ 52,992	\$ 59,616.00
10	PES	INT	Provide vertical grab bars	RTA	Code/ADA	1	5	4	20		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
11	PES	INT	Provide FRP at floor sinks	RTA	Other	3	6	6	108		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
12	PES	INT	Provide Gypsum board ceiling in janitor room (wood joint above) 116	RTA	Code/ADA	1	3	4	12		\$ 1,600	\$ 1,840	\$ 2,208	\$ 2,484.00
13	PES	INT	Provide CRAC unit in MDF/IDF rooms	RTA	HVAC System	2	6	6	72		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
14	PES	INT	Corridor 101- walls not to deck, doors, and frames not rated	RTA	Code/ADA	1	3	4	12		\$ 9,488	\$ 10,911	\$ 13,093	\$ 14,730.12
15	PES	INT	Provide lighting controls	RTA	Lighting System	2	6	6	72		\$ 100,990	\$ 116,139	\$ 139,366	\$ 156,786.98
16	PES	INT	Provide privacy curtains in nurse's room	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
17	PES	INT	Provide ADA compliant urinals	RTA	Code/ADA	1	5	4	20		\$ 7,200	\$ 8,280	\$ 9,936	\$ 11,178.00
18	PES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
19	PES	INT	Replace carpeting	RTA	Flooring System	1	6	6	36		\$ 118,487	\$ 136,260	\$ 163,512	\$ 183,951.07
20	PES	EXT	Replace deteriorated wood siding	RTA	Other	1	2	3	6		\$ 27,600	\$ 31,740	\$ 38,088	\$ 42,849.00
21	PES	EXT	Replace wood single pane windows	RTA	Window System	1	7	3	21		\$ 15,120	\$ 17,388	\$ 20,866	\$ 23,473.80
22	PES	EXT	Replace rotting eaves	RTA	Roofing System	2	2	3	12		\$ 6,600	\$ 7,590	\$ 9,108	\$ 10,246.50
23	PES	EXT	Replace roof	RTA	Roofing System	2	2	2	8		\$ 26,400	\$ 30,360	\$ 36,432	\$ 40,986.00
24	PES	EXT	Provide ADA access to picnic and play area	RTA	Code/ADA	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
25	PES	INT	Provide ADA restrooms	RTA	Code/ADA	1	5	4	20		\$ 38,400	\$ 44,160	\$ 52,992	\$ 59,616.00
26	PES	INT	Replace toilet partitions	RTA	Other	2	4	6	48		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
27	PES	INT	Update light fixtures	RTA	Lighting System	2	4	5	40		\$ -	\$ -	\$ -	\$ -
28	PES	INT	Replace casework	RTA	Millwork System	2	4	5	40		\$ 48,000	\$ 55,200	\$ 66,240	\$ 74,520.00
29	PES	EXT	Repair settled concrete Sidewalk	RTA	Pavement System	1	1	1	1		\$ -	\$ -	\$ -	\$ -
30	PES	EXT	Replace down spouts that are deteriorating and causing an ice hazard	RTA	Roofing System	1	1	1	1		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
31	PES	EXT	Provide snow guards on roof at exterior doors	RTA	Roofing System	1	1	1	1		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
32	PES	EXT	Replace concrete is spalling due to freeze thaw and ice melt material	RTA	Pavement System	1	7	6	42		\$ 11,264	\$ 12,954	\$ 15,544	\$ 17,487.36
33	PES	EXT	Replace deteriorated and leaking gutters	RTA	Roofing System	1	2	3	6		\$ 2,112	\$ 2,429	\$ 2,915	\$ 3,278.88
34	PES	EXT	Replace roof system	RTA	Roofing System	2	2	3	12		\$ 102,750	\$ 118,163	\$ 141,795	\$ 159,519.38
35	PES	EXT	Exterior doors have AC units in cages preventing the sidewalk from being used	RTA	HVAC System	1	4	5	20		\$ 1,920	\$ 2,208	\$ 2,650	\$ 2,980.80
36	PES	EXT	Older MTL building	RTA	Other	1	4	5	20		\$ -	\$ -	\$ -	\$ -
37	PES	INT	Replace non-insulated overhead door	RTA	Door System	1	4	5	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
38	PES	INT	Roof leak in room 302	RTA	Roofing System	1	2	3	6		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
39	PES	INT	Restrooms do not have ADA stall	RTA	Code/ADA	1	5	4	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
40	PES	INT	Faucets are non-compliant	RTA	Code/ADA	1	5	4	20		\$ -	\$ -	\$ -	\$ -
41	PES	INT	Toilet partitions are outdated	RTA	Other	2	6	5	60		\$ 5,100	\$ 5,865	\$ 7,038	\$ 7,917.75
42	PES	INT	Replace light fixtures throughout building	RTA	Lighting System	2	6	5	60		\$ -	\$ -	\$ -	\$ -
43	PES	INT	Replace cabinets and casework	RTA	Millwork System	2	6	5	60		\$ 36,000	\$ 41,400	\$ 49,680	\$ 55,890.00
44	PES	INT	Replace galvanized waste line for building	RTA	Other	3	6	2	36		\$ 71,789	\$ 82,557	\$ 99,069	\$ 111,452.42
45	PES	Building A	Boiler plant is located on the south side of this building. Plant was installed by the McKinstry Performance contract in 2013. Boilers are Hydrotherm KN-6. No upgrades anticipated.	Bighorn	HVAC System	4	11	2	88		\$ 209,000	\$ 240,350	\$ 288,420	\$ 324,472.50
46	PES	Building A	The north portion of Building A has a wet fire sprinkler system with the water riser located in a room on the west side of this building. No upgrades anticipated.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -

47	PES	Building A	The north portion of Building A has a 30 gallon, electric water heater. Bradford White. Age is uncertain. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231	\$	9,200	\$	10,580	\$	12,696	\$	14,283.00
48	PES	Building A	The north portion of Building A has a domestic water entry with backflow preventer and PRV station. No upgrades anticipated.	Bighorn	Potable Water System	4	11	7	308	\$	8,740	\$	10,051	\$	12,061	\$	13,568.85
49	PES	Building A	The south portion of Building A has a domestic water entry with backflow preventer and PRV station located in the boiler room. No upgrades anticipated.	Bighorn	Potable Water System	4	11	7	308	\$	17,100	\$	19,665	\$	23,598	\$	26,547.75
50	PES	Building A	The south portion of Building A has a 55 gallon, gas water heater. Ruud. Age probably dates to 2013. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231	\$	10,800	\$	12,420	\$	14,904	\$	16,767.00
51	PES	Building A	The south portion of Building A is served by heating/cooling unit ventilators in the 2013 McKinstry project area and three heating only unit ventilators in the SW three classrooms. There are (9) total UV's. Three of the units also have DX cooling and condensing units. Units would appear to have 6-10 years remaining. No upgrades anticipated.	Bighorn	HVAC System	3	11	3	99	\$	362,400	\$	416,760	\$	500,112	\$	562,626.00
52	PES	Building A	The north portion of building A is served by six (6) packaged rooftop heating and cooling units. Lennox units. One 6 ton, three 7.5 ton, two 8.5 ton units. These units probably date to 2004. They are past end of life and should be replaced.	Bighorn	HVAC System	2	6	3	36	\$	253,000	\$	290,950	\$	349,140	\$	392,782.50
53	PES	Building A	Building automation system (BAS) control system and panels are located in the IT room. Trane SC and MP controllers. This system was updated in 2013 during the McKinstry Performance Contract. These controllers are part of the District's Ensemble BAS. These panels/software should be updated with the latest Trane SC system.	Bighorn	HVAC System	2	6	7	84	\$	5,000	\$	5,750	\$	6,900	\$	7,762.50
54	PES	Building A	The gymnasium is served by four, hydronic heating fan coil units suspended from structure with exposed spiral seam ductwork. Age of units is unknown but they may date to 2007. Units would have an expected lifetime of 20 years. No upgrades anticipated.	Bighorn	HVAC System	3	6	3	54	\$	49,600	\$	57,040	\$	68,448	\$	77,004.00
55	PES	Building A	The south portion is also served by 6 hydronic heating fan coil unit that are suspended above the ceiling and ducted to the zones. Age of the units is unknown but may date to 2007. Units would have an expected lifetime of 20 years. No upgrades anticipated.	Bighorn	HVAC System	3	6	3	54	\$	74,400	\$	85,560	\$	102,672	\$	115,506.00
56	PES	Building B	This building is served by two packaged Lennox units (one per side) that are 7.5 ton nominal cooling with gas heating. Age unknown but may date to 2007. Units are nearing end of life and would have an expected lifetime of 15 years.	Bighorn	HVAC System	2	6	3	36	\$	75,000	\$	86,250	\$	103,500	\$	116,437.50
57	PES	Media Center/Library	This building is served by two gas fired furnaces with split system DX coils and ground mounted condensers (2, 2-ton units). The condensers are located on grade on the southeast side of the building. The furnaces are located in the attic. Age of the equipment is unknown. Units should be replaced.	Bighorn	HVAC System	2	6	3	36	\$	28,000	\$	32,200	\$	38,640	\$	43,470.00
58	PES	Media Center/Library	Plumbing fixtures are consistent with age and are functional at this time. Age is unknown. No upgrades anticipated.	Bighorn	Other	3	11	7	231	\$	7,680	\$	8,832	\$	10,598	\$	11,923.20
59	PES	Media Center/Library	Electric water heater is located on shelf above the mop sink. 10 gallon, 2000 watt unit. Age unknown.	Bighorn	Potable Water System	3	11	7	231	\$	1,500	\$	1,725	\$	2,070	\$	2,328.75
60	PES	Art/Music Building	This building is served by two gas fired furnaces with split system DX coils and ground mounted condensers. The condensers are located on grade on the northwest side of the building. The furnaces are located in the attic. Age of the equipment is unknown.	Bighorn	HVAC System	2	6	7	84	\$	28,000	\$	32,200	\$	38,640	\$	43,470.00
61	PES	Art/Music Building	Electric water heater is located in the utility/storage room. 30 gallon, 4500 watt unit. Installed in 2019.	Bighorn	Potable Water System	3	11	7	231	\$	1,050	\$	1,208	\$	1,449	\$	1,630.13
62	PES	Art/Music Building	Plumbing fixtures are consistent with age and are functional at this time. Age is unknown.	Bighorn	Other	3	11	7	231	\$	14,400	\$	16,560	\$	19,872	\$	22,356.00
63	PES	All	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 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 considered. If the lighting fixtures are replaced the lighting control system needs to be replaced also.	Bighorn	Lighting System	2	4	4	32	\$	360,552	\$	414,635	\$	497,562	\$	559,756.98

64	PES	Building A	The utility transformer has been set up to do primary metering (that is the meter and housing are located at the transformer). The main service for the A building is 1000 Amps 208 volt 3 phase. This exterior service then feeds panels "PP1", "PP2", "PPA", "Media Center", Library", "LP1". The service was installed in February, 1993.	Bighorn	Electrical Power System	4	11	2	88	\$ 72,283	\$ 83,126	\$ 99,751	\$ 112,219.67
65	PES	All	Panels in the older buildings (media center and library) are original to the time of construction and are close to end of life and should be replaced.	Bighorn	Electrical Power System	3	7	2	42	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
66	OGES	Building Fire Alarm System	When originally installed the fire alarm system was adequate; since that time there has been a push for schools to have voice evacuation. This system should be upgraded to have that capability with the correct modules. The fire alarm system for the main and three outlying buildings is an addressable system that uses remote power supplies and monitor modules to report.	Bighorn	Fire Alarm System	3	6	4	72	\$ 40,396	\$ 46,455	\$ 55,746	\$ 62,714.79
67	PES	Front	Street side Parking at Front of Building (6,000 sqft)	Delmont	Pavement System	2	6	6	72	\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00
68	PES	Front	Street side Parking at Front of Building (4,500 sqft)	Delmont	Concrete System	3	6	6	108	\$ 36,000	\$ 41,400	\$ 49,680	\$ 55,890.00
69	PES	North	Gravel Parking Lot for Staff (23,000 sqft)	Delmont	Other	2	7	6	84	\$ 34,500	\$ 39,675	\$ 47,610	\$ 53,561.25
70	PES	Kitchen	Reach in cooler and freezer appear to be in good condition, but show 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
71	PES	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	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
72	PES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
73	PES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	8	288	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
74	PES	Kitchen	Recommend adding exhaust hood and cooking equipment to make the kitchen more functional.	Other	Other	4	9	8	288	\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00
75	PES		Security Upgrades Scheduled for 2022	Other	Security	1	1	1	1	\$ 185,400	\$ 213,210	\$ 255,852	\$ 287,833.50

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 742,480	\$ 853,852	\$ 1,024,622	\$ 1,152,700
26-50	\$ 1,104,592	\$ 1,270,281	\$ 1,524,337	\$ 1,714,879
51-100	\$ 1,251,669	\$ 1,439,420	\$ 1,727,303	\$ 1,943,216
> 100	\$ 247,970	\$ 285,166	\$ 342,199	\$ 384,973
Totals ->	\$ 3,346,711	\$ 3,848,718	\$ 4,618,461	\$ 5,195,769