

3.2 Condition Analysis Matrix

District: Ouray School District
 Facility: Ouray Gymnasium
 Date: 6/20/2024

Failure Timing Legend:

- Needs Immediate Action (Red)
- Replace within 5 Years (Orange)
- Replace within 6-10 Years (Yellow)
- Improvement Item (Green) - Also indicate remaining years of system life

(see scoring tab for details)

Contingency: 15.0%
 Sub Total: 20.0%

Condition Matrix															
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL. PRIORITY	CAT.	CONGO.	FINAL PRIORITY	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)	COST NOTES
	Gymnasium		Add carbon monoxide sensors to gym and boiler room (UL 2034, cheap plug-in type w/ battery backup)	ME+E	HVAC System	1	1	1	1	0	\$ 120	\$ 144	\$ 173	\$ 194.40	
	Gymnasium		Add GFCI protection at coffee counter receptacles in the cafeteria	ME+E	Electrical - Distribution System	1	1	1	1		\$ 1,436	\$ 1,723	\$ 2,068	\$ 2,326.32	
	Gymnasium		Add GFCI protection at cookline and food prep receptacles in the kitchen	ME+E	Electrical - Distribution System	1	1	1	1		\$ 2,872	\$ 3,446	\$ 4,136	\$ 4,652.64	
	Gymnasium		Add grounding conductors to all circuits	ME+E	Electrical - Distribution System	1	1	1	1		\$ 82,992	\$ 99,590	\$ 119,508	\$ 134,447.04	
	Gymnasium		Add fire alarm notification devices at woodshop	ME+E	Fire/Life Safety - Fire Alarm	1	1	1	1		\$ 3,480	\$ 4,176	\$ 5,011	\$ 5,637.60	
	Gymnasium		Strut column baseplates below floor beams added in 1996 renovation are not	HCDA	Structure	1	2	1	2	0	\$ 4,000	\$ 4,800	\$ 5,760	\$ 6,480.00	
	Gymnasium		Replace 1996 gas piping	ME+E	Plumbing	2	1	2	4	0	\$ 10,443	\$ 12,532	\$ 15,038	\$ 16,917.66	
	Gymnasium		Repair existing metal siding where damaged on North and East side	RTA	Exterior - Wall	1	2	3	6		\$ 24,000	\$ 28,800	\$ 34,560	\$ 38,880.00	2000sf wall area*\$12=24000
	Gymnasium		Repair the exterior of the building and exposed foundation wall	RTA	Exterior - Wall	1	2	3	6		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00	10000sf wall area*\$1=10000
	Gymnasium		Replace all Exterior RM doors, frames and hardware	RTA	Exterior - Door	1	6	1	6		\$ 48,300	\$ 57,960	\$ 69,552	\$ 78,246.00	* 7 6900 = 48300
	Gymnasium		Install soffit material at the building entry to protect structure	RTA	Exterior - Other	2	2	3	12		\$ 2,000	\$ 2,400	\$ 2,880	\$ 3,240.00	
	Gymnasium		Add emergency power off means at the woodshop and kiln spaces	ME+E	Electrical - Distribution System	1	3	4	12		\$ 23,050	\$ 27,650	\$ 33,190	\$ 37,341.00	
	Gymnasium		Provide egress lighting at south gym and art room south exit doors	ME+E	Electrical - Lighting System	4	3	1	12		\$ 1,039	\$ 1,247	\$ 1,496	\$ 1,683.18	
	Gymnasium		Tuck point and repair damaged masonry on the south face of the south	HCDA	Structure	2	2	3	12	0	\$ 9,000	\$ 10,800	\$ 12,960	\$ 14,580.00	
	Gymnasium		Add redundant boiler	ME+E	HVAC System	4	2	2	13	0	\$ 41,374	\$ 49,649	\$ 59,579	\$ 67,025.88	
	Gymnasium		Replace existing poured epoxy flooring in the showers	RTA	Interior - Flooring	1	6	3	18		\$ 2,640	\$ 3,168	\$ 3,802	\$ 4,276.80	240'11" = 2640
	Gymnasium		Cracks in exposed exterior face of concrete foundation walls - cracks to be	HCDA	Structure	3	2	3	13	4	\$ 18,000	\$ 21,600	\$ 25,920	\$ 29,160.00	
	Gymnasium		Install new Elevator in existing shaft to provide accessible connection between	RTA	ADA	1	5	4	20		\$ 90,000	\$ 108,000	\$ 129,600	\$ 145,800.00	90000
	Gymnasium		Provide a wall partition and serving line between the kitchen and the Cafeteria	RTA	Interior - Other	1	4	5	20		\$ 40,860	\$ 49,032	\$ 58,838	\$ 66,193.20	15sf serving counter: 15'x1750 per Brian Johnson
	Gymnasium		Replace 1996 fan coils	ME+E	HVAC System	2	6	2	24	0	\$ 139,728	\$ 167,674	\$ 201,208	\$ 226,359.36	
	Gymnasium		Replace Gym gas fired units	ME+E	HVAC System	2	6	2	24	0	\$ 150,000	\$ 180,000	\$ 216,000	\$ 243,000.00	
	Gymnasium		Replace energy recovery units in restrooms	ME+E	HVAC System	2	6	2	24	0	\$ 16,066	\$ 19,303	\$ 23,164	\$ 26,059.32	
	Gymnasium		Replace all exterior concrete sidewalks	RTA	Site	1	7	4	28		\$ 45,500	\$ 54,600	\$ 65,520	\$ 73,710.00	3500 sf \$5 demo, \$8 new=45500
	Gymnasium		Reconfigure HC Parking areas and Building Access to be fully accessible	RTA	Site	1	7	4	28		\$ 17,000	\$ 20,400	\$ 24,480	\$ 27,540.00	1000 sf \$17 =17000
	Gymnasium		Reconfigure outdoor courtyard for accessibility to entry sidewalk	RTA	Site	1	7	4	28		\$ 12,480	\$ 14,976	\$ 17,971	\$ 20,217.60	950 sf \$5 demo, \$8 new=12480
	Gymnasium		Replace exterior door concrete stoop on the south side of the building and	RTA	Site	1	7	4	28		\$ 2,400	\$ 2,880	\$ 3,456	\$ 3,888.00	300 sf \$8 =2400
	Gymnasium		Replace wood gym flooring	RTA	Interior - Flooring	1	6	5	30		\$ 117,120	\$ 140,544	\$ 168,653	\$ 189,734.40	7320'16"=117120
	Gymnasium		Replace the interior of the facility	RTA	Interior - Other	1	6	6	36		\$ 31,909	\$ 38,291	\$ 45,949	\$ 51,662.58	31909 SF*\$1=31909 (9785'x=29355) 6% DE=TA
	Gymnasium		Replace rubber base and VCT flooring throughout the facility with Resilient	RTA	Interior - Flooring	1	6	7	42		\$ 8,146	\$ 9,775	\$ 11,730	\$ 13,186.52	3074' * 2.65 = 8146
	Gymnasium		Replace rubber base and carpet flooring throughout the facility	RTA	Interior - Flooring	1	6	7	42		\$ 8,848	\$ 10,618	\$ 12,741	\$ 14,333.76	1264' * 7 = 8848
	Gymnasium		Replace toilet partitions in the restrooms	RTA	Interior - Other	1	6	7	42		\$ 9,600	\$ 11,520	\$ 13,824	\$ 15,552.00	
	Gymnasium		Replace lockers in Locker Room	RTA	Interior - Other	1	6	7	42		\$ 30,000	\$ 36,000	\$ 43,200	\$ 48,600.00	8"1200=9600
	Gymnasium		Prepaint the concrete floor in Art/Woodshop	RTA	Interior - Flooring	1	6	7	42		\$ 2,800	\$ 3,360	\$ 4,032	\$ 4,536.00	120' * 250=30000
	Gymnasium		Replace suspended ceilings throughout the facility	RTA	Interior - Other	1	6	7	42		\$ 23,744	\$ 28,493	\$ 34,191	\$ 38,465.28	1400' * 2=2800
	Gymnasium		Replace interior wood doors, frames and hardware	RTA	Interior - Other	1	6	7	42		\$ 94,500	\$ 113,400	\$ 136,080	\$ 153,096.00	3392' * \$7=23744
	Gymnasium		Plan for replacement of Art/Woodshop unit heaters	ME+E	HVAC System	2	11	2	44	3	\$ 4,750	\$ 5,700	\$ 6,840	\$ 7,695.00	2773500= 945000
	Gymnasium		Provide fire sprinkler throughout	RTA	Fire/Life Safety - Fire Alarm	4	3	4	48		\$ 258,219	\$ 309,863	\$ 371,835	\$ 418,314.78	
	Gymnasium		Add energy recovery ventilator with heating coil to weight room due to non-	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66	\$10sf snorkel=\$34f alarm: 19863'x3=258219
	Gymnasium		code compliant ventilation	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66	
	Gymnasium		Add energy recovery ventilator with heating coil to art room due to non-	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66	
	Gymnasium		code compliant ventilation	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66	
	Gymnasium		Plan for replace 1996 plumbing piping	ME+E	Plumbing	4	7	2	56	47	\$ 92,000	\$ 110,400	\$ 132,480	\$ 149,040.00	
	Gymnasium		Plan for replacement of 2021 Water heater	ME+E	Plumbing	3	11	2	66	9	\$ 18,898	\$ 22,678	\$ 27,213	\$ 30,614.76	
	Gymnasium		Add ADA shower	ME+E	Plumbing	4	5	4	80		\$ 21,468	\$ 25,762	\$ 30,914	\$ 34,778.16	
	Gymnasium		Replace lights switches as they exceed ADA range of reach	ME+E	Electrical - Lighting System	4	5	4	80		\$ 95,052	\$ 114,062	\$ 136,875	\$ 153,984.24	
	Gymnasium		Plan for replacement of 2016 Boiler and pump	ME+E	HVAC System	4	11	2	88	22	\$ 36,814	\$ 44,177	\$ 53,012	\$ 59,638.68	
	Gymnasium		Plan for replacement 1996 plumbing fixtures w/ low flow	ME+E	Plumbing	3	6	6	108	7	\$ 109,000	\$ 130,800	\$ 156,960	\$ 176,580.00	
	Gymnasium		Replace the cabinet heater in the entry	ME+E	HVAC System	2	11	8	176	0	\$ 2,222	\$ 2,666	\$ 3,200	\$ 3,599.64	
	Gymnasium		Plan for the replacement of the 1996 electrical system	ME+E	Electrical - Distribution System	4	7	8	224	23	\$ 67,619	\$ 81,143	\$ 97,371	\$ 109,542.78	
	Gymnasium		Plan for replacement of 1997 water heaters (if students ever shower again)	ME+E	Plumbing	4	11	8	352	0	\$ 36,878	\$ 44,254	\$ 53,104	\$ 59,742.36	
	Gymnasium		Add ceiling exhaustor to food pantry	ME+E	HVAC System	4	11	8	352		\$ 1,497	\$ 1,798	\$ 2,156	\$ 2,425.14	
	Gymnasium		Replace broken ceiling exhaustor at janitor's closet under stairwell	ME+E	HVAC System	4	11	8	352		\$ 1,497	\$ 1,798	\$ 2,156	\$ 2,425.14	
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Level 1	Assessment Rating
1	Needs Immediate Action (Red)
2	Replace within 5 Years (Orange)
3	Replace within 6-10 Years (Yellow)
4	Improvement Item (Green) - Also indicate remaining years of system life

Level2	Category - What is the problem or concern?
1	Life Safety - This is unsafe
2	Potential for damage to the building
3	Code Issues
4	Space characteristics / adequacies
5	ADA Issues
6	A component of a system or an entire system needs to be added or replaced
7	A component of a site element or an entire site system needs to be replaced
8	The Association would prefer a different product, system or equipment
9	Input from facility users and administrators
10	Politically expedient
11	System has been checked and does not have a problem

Level3	Consequences - What happens when failure occurs?
1	Failure may compromise building occupant safety & health
2	When failure occurs, complete or partial closure of the facility is necessary
3	Failure will cause damage to other components or elements but closure is not necessary
4	Component does not meet current building code or ADA as required
5	Programmatic - Existing space does not meet the goals of the association or site
6	Positive cost or benefit. Correction in conjunction with another project could save money
7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature
8	No failure/consequences expected

Final Rank	The final rank gives you a score from the highest priority of 1 up to a maximum value of 352 which would indicate the lowest priority item in the list. Typically, you would start to address any deficiencies in the order from 1 to 352.
Example	Item - If the roof is leaking the ranking would be: 1 Ranking - (1) Needs Immediate Action (Red) X 2 Failure has potential to damage to the building X 3 Failure will cause damage to other components or elements but closure is not necessary = 6 Final Ranking calculated value

Condition	Total	Total	Total	Grand Total
Red	\$ 721,420	\$ 865,704	\$ 1,038,845	\$ 1,168,700
Orange	\$ 683,102	\$ 819,722	\$ 983,667	\$ 1,106,625
Yellow	\$ 264,232	\$ 317,078	\$ 380,494	\$ 428,096
Green	\$ 218,713	\$ 262,456	\$ 314,947	\$ 354,315
Totals ->	\$ 1,887,467	\$ 2,254,960	\$ 2,717,952	\$ 3,057,697