

3.2 Condition Analysis Matrix

District: Ouray School District	Ouray School District
Facility: Ouray Gymnasium	Ouray Gymnasium
Date: 06/20/2024	6/20/2024

Failure Timing Legend 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	<table> <tr> <td>Contingency Amount</td><td>15.00%</td></tr> <tr> <td>Soft Cost</td><td>20.00%</td></tr> </table>	Contingency Amount	15.00%	Soft Cost	20.00%
Contingency Amount	15.00%				
Soft Cost	20.00%				

Condition Matrix											
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)
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
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
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
Add grounding conductors to all circuits	ME+E	Electrical - Distribution System	1	1	1	1		\$ 82,992	\$ 99,590	\$ 119,508	\$ 134,447.04
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
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
Replace 1996 gas piping	ME+E	Plumbing	2	1	2	4	0	\$ 10,443	\$ 12,532	\$ 15,038	\$ 16,917.66
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
Repaint 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
Replace all Exterior HM doors, frames and hardware	RTA	Exterior - Door	1	6	1	6		\$ 48,300	\$ 57,960	\$ 69,552	\$ 78,246.00
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
Add emergency power off means at the woodshop and kiln spaces	ME+E	Electrical - Distribution System	1	3	4	12		\$ 23,050	\$ 27,660	\$ 33,192	\$ 37,341.00
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
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
Add redundant boiler	ME+E	HVAC System	4	2	2	16	0	\$ 41,374	\$ 49,649	\$ 59,579	\$ 67,025.88
Replace existing poured epoxy flooring in the showers	RTA	Interior - Flooring	1	6	3	18		\$ 2,640	\$ 3,168	\$ 3,802	\$ 4,276.80
Cracks in exposed exterior face of concrete foundation walls - cracks to be filled	HCDA	Structure	3	2	3	18	4	\$ 18,000	\$ 21,600	\$ 25,920	\$ 29,160.00
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
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
Replace 1996 fan coils	ME+E	HVAC System	2	6	2	24	0	\$ 139,728	\$ 167,674	\$ 201,208	\$ 226,359.36
Replace Gym gas fired units	ME+E	HVAC System	2	6	2	24	0	\$ 150,000	\$ 180,000	\$ 216,000	\$ 243,000.00
Replace energy recovery units in restrooms	ME+E	HVAC System	2	6	2	24	0	\$ 16,086	\$ 19,303	\$ 23,164	\$ 26,059.32
Replace all exterior concrete sidewalks	RTA	Site	1	7	4	28		\$ 45,500	\$ 54,600	\$ 65,520	\$ 73,710.00
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
Reconfigure outdoor courtyard for accessibility to entry sidewalk	RTA	Site	1	7	4	28		\$ 12,480	\$ 14,976	\$ 17,971	\$ 20,217.60
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
Replace wood gym flooring	RTA	Interior - Flooring	1	6	5	30		\$ 117,120	\$ 140,544	\$ 168,653	\$ 189,734.40
Repaint the interior of the facility	RTA	Interior - Other	1	6	6	36		\$ 31,909	\$ 38,291	\$ 45,949	\$ 51,692.58
Replace rubber base and VCT Flooring throughout the facility with Resilient	RTA	Interior - Flooring	1	6	7	42		\$ 8,146	\$ 9,775	\$ 11,730	\$ 13,196.52
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
Replace toilet partitions in the restrooms	RTA	Interior - Other	1	6	7	42		\$ 9,600	\$ 11,520	\$ 13,824	\$ 15,552.00
Replace lockers in Locker Room	RTA	Interior - Other	1	6	7	42		\$ 30,000	\$ 36,000	\$ 43,200	\$ 48,600.00
Prepaint the concrete floor in Art/Woodshop	RTA	Interior - Flooring	1	6	7	42		\$ 2,800	\$ 3,360	\$ 4,032	\$ 4,536.00
Replace suspended ceilings throughout the facility	RTA	Interior - Other	1	6	7	42		\$ 23,744	\$ 28,493	\$ 34,191	\$ 38,465.28
Replace interior wood doors, frames and hardware	RTA	Interior - Other	1	6	7	42		\$ 94,500	\$ 113,400	\$ 136,080	\$ 153,090.00
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
Provide fire sprinkler throughout	RTA	Fire/Life Safety - Fire Alarm	4	3	4	48		\$ 258,219	\$ 309,863	\$ 371,835	\$ 418,314.78
Add energy recovery ventilator with heating coil to weight room due to non-code compliant ventilation	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66
Add energy recovery ventilator with heating coil to art room due to non-code compliant ventilation	ME+E	HVAC System	4	3	4	48		\$ 8,043	\$ 9,652	\$ 11,582	\$ 13,029.66
Plan for replace 1996 plumbing piping	ME+E	Plumbing	4	7	2	56	47	\$ 92,000	\$ 110,400	\$ 132,480	\$ 149,040.00
Plan for replacement of 2021 Water heater	ME+E	Plumbing	3	11	2	66	9	\$ 18,898	\$ 22,678	\$ 27,213	\$ 30,614.76
Add ADA shower	ME+E	Plumbing	4	5	4	80		\$ 21,468	\$ 25,762	\$ 30,914	\$ 34,778.16
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
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
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
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
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
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
Add ceiling exhaust to food pantry	ME+E	HVAC System	4	11	8	352		\$ 1,497	\$ 1,796	\$ 2,156	\$ 2,425.14
Replace broken ceiling exhaust at janitor's closet under stairwell	ME+E	HVAC System	4	11	8	352		\$ 1,497	\$ 1,796	\$ 2,156	\$ 2,425.14

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
Level 2	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
Level 3	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:
X	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
X	6 Final Ranking calculated value

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 721,420	\$ 865,704	\$ 1,038,845	\$ 1,168,700
26-50	\$ 683,102	\$ 819,722	\$ 983,667	\$ 1,106,625
51-100	\$ 264,232	\$ 317,078	\$ 380,494	\$ 428,056
> 100	\$ 218,713	\$ 262,456	\$ 314,947	\$ 354,315
Totals ->	\$ 1,887,467	\$ 2,264,960	\$ 2,717,952	\$ 3,057,697