

3.2 Condition Analysis Matrix

District: Ignacio School District
 Facility: AI
 Date: 8/21/2024
 Date of last addition: NA
 Year round start date:

Failure Timing Legend

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

(see scoring tab for details)

Condition Matrix												Contingency Amount		10.00%		
												20.00%				
ITEM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAL	TRNG	CAT	CONSG	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Costs) (no soft costs)	COST (w/ Fees & GC's) (no soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)	
19	Elem	Interior	Add 3-way valve position on BAS Graphics	Farnsworth	HVAC System	1	4	6	24	0	\$	4,000	\$	4,800	\$	5,760
20	Elem	Interior	Add building pressure and roof exhaust data on separate graphic page	Farnsworth	HVAC System	1	4	6	24	0	\$	2,000	\$	2,400	\$	2,880
21	Elem	Interior	Reconfigure P-3 and P-4 for lead/standby configuration (P3 in alarm)	Farnsworth	HVAC System	1	6	6	36	0	\$	4,500	\$	5,400	\$	6,480
22	Elem	Interior	Provide insulation on HP-5 inlets and outlets	Farnsworth	HVAC System	1	6	6	36	0	\$	500	\$	600	\$	720
25	Elem	Interior	Provide larger kitchen - (will study with capital options)	RTA	Interior - Wall	2	4	6	48	0	\$	-	\$	-	\$	-
27	Elem	Interior	Repair carpet at ramp to addition.	RTA	Interior - Flooring System	2	4	7	56	0	\$	1,500	\$	1,800	\$	2,160
28	Elem	Interior	Investigate odor in the 5th grade wing area	RTA	Exterior - Roof	2	4	8	64	0	\$	5,000	\$	6,000	\$	7,200
31	Middle	Interior	Repair broken window blind in the library	RTA	Exterior - Window System	2	4	7	56	0	\$	5,000	\$	6,000	\$	7,200
34	Middle	Interior	Review and correct lighting occupancy sensors in each room	RTA	Electrical - Lighting System	2	4	7	56	0	\$	7,500	\$	9,000	\$	10,800
35	Middle	Exterior	Replace 2 copper siding panels that have fallen off.	RTA	Exterior - Wall	2	7	7	98	0	\$	3,500	\$	4,200	\$	5,040
52	High	Interior	Replace damaged UV covers in classrooms	RTA	Interior - Wall	2	6	7	84	0	\$	7,500	\$	9,000	\$	10,800
59	High	Student center	Replace damage sidewalks and ramps	RTA	Site - Paving System	2	7	5	70	0	\$	7,500	\$	9,000	\$	10,800
67	High	Interior	Replace coil piping at HP-43 showing signs of corrosion	Farnsworth	HVAC System	2	6	6	72	5	\$	3,000	\$	3,600	\$	4,320
71	High	Interior	Replace coil piping at HP-10 showing signs of corrosion	Farnsworth	HVAC System	2	6	6	72	0	\$	3,000	\$	3,600	\$	4,320
23	Elem	Interior	Move access panel at WH-1 to improve clearance	Farnsworth	HVAC System	2	4	5	40	0	\$	3,500	\$	4,200	\$	5,040
24	Elem	Interior	Provide larger dry storage area for kitchen	RTA	Interior - Wall	2	4	6	48	0	\$	20,000	\$	24,000	\$	28,800
26	Elem	Interior	Replace VCT in 5th grade science classroom and art room	RTA	Interior - Flooring System	2	4	7	56	0	\$	2,500	\$	3,000	\$	3,600
29	Elem	Interior	Provide VFDs on all ERV units to reduce wear and tear on units	RTA	HVAC System	2	6	6	72	0	\$	30,000	\$	36,000	\$	43,200
30	Elem	Exterior	Replace caulking at perimeter of the building	RTA	Exterior - Wall	2	7	6	84	5	\$	1,500	\$	1,800	\$	2,160
39	Middle	Exterior	Fix bend flashing at commons roof, southwest corner	RTA	Exterior - Roof	2	6	3	36	0	\$	1,000	\$	1,200	\$	1,440
46	Middle	Exterior	Enact unoccupied setback on ERV's in the BAS system	Farnsworth	HVAC System	1	7	6	42	0	\$	2,500	\$	3,000	\$	3,600
53	High	Interior	Correct floor sub straight at science room, replace VCT as needed	RTA	Interior - Flooring System	2	4	5	40	0	\$	8,500	\$	10,200	\$	12,240
54	High	Interior	Replace damaged casework in science room	RTA	Interior - Wall	2	4	5	40	0	\$	3,500	\$	4,200	\$	5,040
57	High	Interior	Replace floor and repair subgrade at floor to aux gym	RTA	Interior - Flooring System	2	4	5	40	0	\$	3,500	\$	4,200	\$	5,040
61	High	Student center	Provide ADA access	RTA	ADA	2	5	4	40	0	\$	6,500	\$	7,800	\$	9,360
62	High	Green house	Update green house equipment	RTA	HVAC System	2	4	5	40	0	\$	5,000	\$	6,000	\$	7,200
65	High	Interior	Replace occupancy sensor in CR 129 (not working)	Farnsworth	Electrical - Lighting System	1	6	7	42	0	\$	400	\$	480	\$	576
66	High	Exterior	Replace MAU at kitchen with original specified Resnor unit	Farnsworth	HVAC System	2	6	3	36	5	\$	35,000	\$	42,000	\$	50,400
81	Adm.	Exterior	Extend entry canopy to protect from snow and rain	RTA	Exterior - Roof	2	4	6	48	0	\$	25,000	\$	30,000	\$	36,000
82	Adm.	Interior	Replace furnace and AC units	Farnsworth	HVAC System	2	4	6	48	5	\$	25,000	\$	30,000	\$	36,000
83	ELP	Interior	Replace lighting with LED fixtures	RTA	Electrical - Lighting System	2	4	6	48	0	\$	85,000	\$	102,000	\$	122,400
1	Elem	Exterior	Grind or fill exterior concrete walk that have raised or sunken	RTA	Site - Paving System	1	1	1	1	0	\$	10,000	\$	12,000	\$	14,400
2	Elem	Interior	Provide exit sign over exterior door 12 at classroom B124	Farnsworth	Electrical - Lighting System	1	1	1	1	0	\$	3,500	\$	4,200	\$	5,040
3	Elem	Interior	Provide exit light over exterior door 17 at classroom 107	Farnsworth	Electrical - Lighting System	1	1	1	1	0	\$	3,500	\$	4,200	\$	5,040
4	Elem	Interior	Replace exit sign over exterior door 18 at classroom 111	Farnsworth	Electrical - Lighting System	1	1	1	1	0	\$	500	\$	600	\$	720
5	Elem	Interior	Replace exit sign in gym at east wall	Farnsworth	Electrical - Lighting System	1	1	1	1	0	\$	500	\$	600	\$	720
6	Elem	Interior	Provide exit sign over exterior door 02 at room 302	Farnsworth	Electrical - Lighting System	1	1	1	1	0	\$	3,500	\$	4,200	\$	5,040
7	Elem	Interior	Replace pressure gauge at P-1 (not functioning)	Farnsworth	HVAC System	1	2	3	6	0	\$	1,000	\$	1,200	\$	1,440
8	Elem	Interior	Increase outflow valve sizes at all HP's to reduce wear on HP units	Farnsworth	HVAC System	2	2	2	8	0	\$	25,000	\$	30,000	\$	36,000
9	Elem	Interior	Replace distribution pumps for Heat pump system (2)	Farnsworth	HVAC System	2	2	2	8	0	\$	50,000	\$	60,000	\$	72,000
10	Elem	Interior	Repair cause of electrolysis and piping at HP-11 showing corrosion	Farnsworth	HVAC System	1	6	3	18	0	\$	3,500	\$	4,200	\$	5,040
11	Elem	Interior	Replace ERV filters more often to reduce need of HP filter replacement	Farnsworth	HVAC System	1	6	3	18	0	\$	2,500	\$	3,000	\$	3,600
12	Elem	Exterior	Insulate ground loop manifold pipe fittings	Farnsworth	HVAC System	1	6	3	18	0	\$	4,500	\$	5,400	\$	6,480
13	Elem	Exterior	Connect and make operational existing MAU at Kitchen	Farnsworth	HVAC System	1	6	3	18	0	\$	8,000	\$	9,600	\$	11,520
14	Elem	Interior	Investigate sewer smell coming from 5th grade wing	Farnsworth	Plumbing	1	4	5	20	0	\$	1,500	\$	1,800	\$	2,160
15	Elem	Interior	Provide TAB testing at ERV-2 and provide VFD's if excessive to control noise	Farnsworth	HVAC System	1	4	5	20	0	\$	9,500	\$	11,400	\$	13,680
16	Elem	Interior	Investigate heat pumps, continual shut-downs	RTA	HVAC System	2	4	3	24	0	\$	-	\$	-	\$	-
17	Elem	Interior	Add building pressure setpoint on BAS graphics	Farnsworth	HVAC System	1	4	6	24	0	\$	4,000	\$	4,800	\$	5,760
18	Elem	Interior	Add on/off status for fans on BAS Graphics	Farnsworth	HVAC System	1	4	6	24	0	\$	4,000	\$	4,800	\$	5,760
32	Middle	Interior	Investigate heat pumps, continual shut-downs	RTA	HVAC System	2	4	3	24	0	\$	10,000	\$	12,000	\$	14,400
33	Middle	Interior	Protect and repair corroded piping at the boiler.	RTA	Plumbing	2	2	3	12	0	\$	2,000	\$	2,400	\$	2,880
36	Middle	Exterior	Replace wall cap above the tech classroom and trash enclosure	RTA	Exterior - Wall	2	2	3	12	0	\$	1,500	\$	1,800	\$	2,160
37	Middle	Exterior	Replace missing snow guards	RTA	Exterior - Roof	1	1	1	1	0	\$	2,500	\$	3,000	\$	3,600
38	Middle	Exterior	Fix leak in roof above music room	RTA	Exterior - Roof	1	2	3	12	0	\$	4,000	\$	4,800	\$	5,760
40	Middle	Interior	Replace circuitry to fluid cooler (MFC)	Farnsworth	HVAC System	1	2	3	6	0	\$	4,000	\$	4,800	\$	5,760
41	Middle	Interior	Provide manual air vents in mechanical space for HHW system	Farnsworth	HVAC System	2	2	5	20	0	\$	4,000	\$	4,800	\$	5,760
42	Middle	Interior	Provide manual air vents for cooler plant	Farnsworth	HVAC System	2	2	5	20	0	\$	4,000	\$	4,800	\$	5,760
43	Middle	Exterior	Provide original specified Resnor MAU	Farnsworth	HVAC System	2	2	5	20	0	\$	35,000	\$	42,000	\$	50,400
44	Middle	Interior	Sequence exhaust hood unit with supply air to keep kitchen negative	Farnsworth	HVAC System	1	2	3	6	0	\$	5,000	\$	6,000	\$	7,200
45	Middle	Exterior	Investigate potential leak in snow melt system	Farnsworth	Site - Grounds	1	2	6	12	0	\$	4,000	\$	4,800	\$	5,760
47	Middle	Interior	Repair or replace non-responsive HP-29 unit	Farnsworth	HVAC System	1	2	3	6	0	\$	9,500	\$	11,400	\$	13,680
48	Middle	Exterior	ERV - 1, 5, 6, and 7 are in alarm mode, Repair	Farnsworth	HVAC System	1	2	3	6	0	\$	20,000	\$	24,000	\$	28,800
49	Middle	Interior	Swap HP-34 and HP-31 auto flow valves which are on wrong units	Farnsworth	HVAC System	1	2	3	6	0	\$	3,500	\$	4,200	\$	5,040
50	Middle	Exterior	Filters in ERV's are difficult to access	Farnsworth	HVAC System	1	2	3	6	0	\$	-	\$	-	\$	-
51	High	Exterior	Investigate and repair leak in room at room 128 and surrounding areas	RTA	Exterior - Roof	1	2	3	6	0	\$	5,000	\$	6,000	\$	7,200
55	High	Interior	Repair leaking HVAC equipment at the mezzanine at main gym	RTA	HVAC System	1	6	3	18	0	\$	4,000	\$	4,800	\$	5,760
56	High	Interior	Repair hot water circulating pump at the main gym locker rooms	RTA	Plumbing	2	3	4	24	0	\$	4,000	\$	4,800	\$	5,760
58	High	Exterior	Provide a threshold for the north door from aux gym	RTA	Exterior - Door	2	2	3	12	0	\$	1,500	\$	1,800	\$	2,160
60	High	Student center	Replace damaged or missing gutter and down spouts	RTA	Exterior - Roof	1	2	3	6	0	\$	2,000	\$	2,400	\$	2,880
63	High	Mech Mez	Provide safety ladder extension and hatch	Farnsworth	HVAC System	1	1	5	5	0	\$	1,500	\$	1,800	\$	2,160
64	High	Interior	Investigate water temperature issues at main gym showers	Farnsworth	Plumbing	1	4	5	20	0	\$	1,000	\$	1,200	\$	1,440
68	High	Exterior	Replace broken fan belt at DBX	Farnsworth	HVAC System	3	4	3	12	0	\$	400	\$	480	\$	576
69	High	Exterior	Add VFD to ERV's to reduce wear and tear on fan belts etc.	Farnsworth	HVAC System	3	2	3	18	0	\$	50,000	\$	60,000	\$	72,000
70	High	Interior	Replace failed compressor at HP-20	Farnsworth	HVAC System	1	6	3	18	0	\$	3,500	\$	4,200	\$	5,040
72	High	Interior	R-3 malfunctioning with unit in fault	Farnsworth	HVAC System	1	6	3	18	0	\$	2,500	\$	3,000	\$	3,600
73	High	Interior	Repair HP-41 showing a fault and was discharging heat when in cooling	Farnsworth	HVAC System	1	6	3	18	0	\$	2,500	\$	3,000	\$	3,600
74	High	Interior	Repair HP-24 showing a fault and was discharging heat when in cooling	Farnsworth	HVAC System	1	6	3	18	0	\$	2,500	\$	3,000	\$	3,600
75	High	Interior	Repair HP-17 showing a fault and was discharging heat when in cooling	Farnsworth	HVAC System	1	6	3	18	0	\$	9,500	\$	11,400	\$	13,680
76	High	Interior	Repair failed unit HP-33 that is non-responsive	Farnsworth	HVAC System	1	6	3	18	0	\$	4,500	\$	5,400	\$	6,480
77	High	Interior	Repipe supply side hydronic piping at P-4	Farnsworth	HVAC System	1	6	3	18	0	\$	1,500	\$	1,800	\$	2,160
78	High	Interior	Add pressure/temp ports at secondary pump inlets and outlets per A1/M501	Farnsworth	HVAC System	1	6	3	18	0	\$	1,500	\$	1,800	\$	2,160
79	High	Interior	Install manual air vents within Mech space per A1/M501	Farnsworth	HVAC System	1	6	3	18	0	\$	3,500	\$	4,200	\$	5,040
80	Adm.	Exterior	Repair roof leak at the staff lounge	RTA	Exterior - Roof	1	2	3	6	0	\$	1,500	\$	1,800	\$	2,160
84	ELP	Exterior	Provide shade structure at play area	RTA	Site - Grounds	2	3	1	6	0	\$	25,000	\$	30,000	\$	36,000
85	ELP	Exterior	Replace damage siding	RTA	Exterior - Wall	2	2	3	12	0	\$	12,000	\$	14,400	\$	17,280

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 386,400	\$ 463,680	\$ 556,416	\$ 624,988
26-50	\$ 229,400	\$ 275,280	\$ 330,336	\$ 371,628
51-100	\$ 77,500	\$ 93,000	\$ 111,600	\$ 125,550
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 693,300	\$ 831,960	\$ 998,352	\$ 1,123,146