

3.2 Condition Analysis Matrix

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

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 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) (w/ soft costs)	COST (w/ Fees & GC's) (w/ soft costs)	TOTAL COST (w/ soft costs)	TOTAL COST (w/ contingency)	FCI COST NOTES
1	Elem	Exterior	Grind or fill exterior concrete walk that have raised or sunken	RTA	Site - Paving System	1	1	1	1		\$ 10,000	\$ 12,000	\$ 14,400	\$ 16,200.00	
2	Elem	Interior	Provide exit sign over exterior door 12 at classroom 8124	Farnsworth	Electrical - Lighting System	1	1	1	1		\$ 3,500	\$ 4,200	\$ 5,040	\$ 5,670.00	
3	Elem	Interior	Provide exit light over exterior door 17 at classroom 107	Farnsworth	Electrical - Lighting System	1	1	1	1		\$ 3,500	\$ 4,200	\$ 5,040	\$ 5,670.00	
4	Elem	Interior	Replace exit sign over exterior door 18 at classroom 111	Farnsworth	Electrical - Lighting System	1	1	1	1		\$ 500	\$ 600	\$ 720	\$ 810.00	
5	Elem	Interior	Replace exit sign in gym at east wall	Farnsworth	Electrical - Lighting System	1	1	1	1		\$ 500	\$ 600	\$ 720	\$ 810.00	
6	Elem	Interior	Provide exit sign over exterior door 02 at room 302	Farnsworth	Electrical - Lighting System	1	1	1	1		\$ 3,500	\$ 4,200	\$ 5,040	\$ 5,670.00	
7	Elem	Interior	Replace pressure gauge at P-1 (not functioning)	Farnsworth	HVAC System	1	2	3	6		\$ 1,000	\$ 1,200	\$ 1,440	\$ 1,620.00	
8	Elem	Interior	Increase outflow valve sizes at all HP's to reduce wear on HP units	Farnsworth	HVAC System	2	2	2	8		\$ 25,000	\$ 30,000	\$ 36,000	\$ 40,500.00	
9	Elem	Interior	Replace distribution pumps for Heat pump system (2)	Farnsworth	HVAC System	2	2	2	8		\$ 50,000	\$ 60,000	\$ 72,000	\$ 81,000.00	
10	Elem	Interior	Repair cause of electrolysis and piping at HP-11 showing corrosion	Farnsworth	HVAC System	1	6	3	18		\$ 3,500	\$ 4,200	\$ 5,040	\$ 5,670.00	
11	Elem	Interior	Replace ERV filters more often to reduce need of HP filter replacement	Farnsworth	HVAC System	1	6	3	18		\$ 2,500	\$ 3,000	\$ 3,600	\$ 4,050.00	
12	Elem	Exterior	Insulate ground loop manifold pipe fittings	Farnsworth	HVAC System	1	6	3	18		\$ 4,500	\$ 5,400	\$ 6,480	\$ 7,290.00	
13	Elem	Exterior	Connect and make operational existing MAU at Kitchen	Farnsworth	HVAC System	1	6	3	18		\$ 8,000	\$ 9,600	\$ 11,520	\$ 12,960.00	
14	Elem	Interior	Investigate sewer smell coming from 5th grade wing	Farnsworth	Plumbing	1	4	5	20		\$ 1,500	\$ 1,800	\$ 2,160	\$ 2,430.00	
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		\$ 9,500	\$ 11,400	\$ 13,680	\$ 15,390.00	
16	Elem	Interior	Investigate heat pumps, continual shut-downs	RTA	HVAC System	2	4	3	24						
17	Elem	Interior	Add building pressure setpoint on BAS graphics	Farnsworth	HVAC System	1	4	6	24		\$ 4,000	\$ 4,800	\$ 5,760	\$ 6,480.00	
18	Elem	Interior	Add on/off status for fans on BAS Graphics	Farnsworth	HVAC System	1	4	6	24		\$ 4,000	\$ 4,800	\$ 5,760	\$ 6,480.00	
19	Elem	Interior	Add 3-way valve position on BAS Graphics	Farnsworth	HVAC System	1	4	6	24		\$ 4,000	\$ 4,800	\$ 5,760	\$ 6,480.00	
20	Elem	Interior	Add building pressure and roof exhaust data on separate graphic page	Farnsworth	HVAC System	1	4	6	24		\$ 2,000	\$ 2,400	\$ 2,880	\$ 3,240.00	
21	Elem	Interior	Reconfigure P-3 and P-4 for lead/standby configuration (P3 in alarm)	Farnsworth	HVAC System	1	6	6	36		\$ 4,500	\$ 5,400	\$ 6,480	\$ 7,290.00	
22	Elem	Interior	Provide insulation on HP-5 inlets and outlets	Farnsworth	HVAC System	1	6	6	36		\$ 500	\$ 600	\$ 720	\$ 810.00	
23	Elem	Interior	Move access panel at WH-1 to improve clearance	Farnsworth	HVAC System	2	4	5	40		\$ 3,500	\$ 4,200	\$ 5,040	\$ 5,670.00	
24	Elem	Interior	Provide larger dry storage area for kitchen	RTA	Interior - Wall	2	4	6	48		\$ 20,000	\$ 24,000	\$ 28,800	\$ 32,400.00	
25	Elem	Interior	Provide larger kitchen - (will study with capital options)	RTA	Interior - Wall	2	4	6	48		\$ -	\$ -	\$ -	\$ -	
26	Elem	Interior	Replace VCT in 5th grade science classroom and art room	RTA	Interior - Flooring System	2	4	7	56		\$ 2,500	\$ 3,000	\$ 3,600	\$ 4,050.00	
27	Elem	Interior	Replace sheet vinyl floor at 5th grade rooms and prep subfloor.	RTA	Interior - Flooring System	2	4	7	56		\$ 7,500	\$ 9,000	\$ 10,800	\$ 12,150.00	
28	Elem	Interior	Repair carpet at ramp to addition.	RTA	Interior - Flooring System	2	4	7	56		\$ 1,500	\$ 1,800	\$ 2,160	\$ 2,430.00	
29	Elem	Interior	Investigate odor in the 5th grade wing area	RTA	Exterior - Roof	2	4	8	64		\$ 5,000	\$ 6,000	\$ 7,200	\$ 8,100.00	
30	Elem	Interior	Provide VFDs on all ERV units to reduce wear and tear on units	Farnsworth	HVAC System	2	6	6	72		\$ 30,000	\$ 36,000	\$ 43,200	\$ 48,600.00	
31	Elem	Exterior	Replace caulking at perimeter of the building	RTA	Exterior - Wall	2	7	6	84		\$ 1,500	\$ 1,800	\$ 2,160	\$ 2,430.00	

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 141,000	\$ 169,200	\$ 203,040	\$ 228,420
26-50	\$ 28,500	\$ 34,200	\$ 41,040	\$ 46,170
51-100	\$ 48,000	\$ 57,600	\$ 69,120	\$ 77,760
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 217,500	\$ 261,000	\$ 313,200	\$ 352,350