

3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Olathe Middle High School (OMHS)**
 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	OMHS	INT	Provide ADA compliant work stations in art and science rooms, teacher lounge, office	RTA	Code/ADA	1	5	4	20		\$ 24,500	\$ 28,175	\$ 33,810	\$ 38,036.25
2	OMHS	INT	Provide lighting controls	RTA	Lighting System	3	6	6	108		\$ 167,994	\$ 193,193	\$ 231,832	\$ 260,810.69
3	OMHS	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		\$ 5,400	\$ 6,210	\$ 7,452	\$ 8,383.50
4	OMHS	INT	Provide ADA lockers in locker room	RTA	Code/ADA	1	5	4	20		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
5	OMHS	INT	Replace single pane windows in south building	RTA	Code/ADA	1	3	4	12		\$ 285,324	\$ 328,123	\$ 393,747	\$ 442,965.51
6	OMHS	INT	Provide ambulatory stall in girls' group restroom in north building	RTA	Code/ADA	1	3	4	12		\$ 2,400	\$ 2,760	\$ 3,312	\$ 3,726.00
7	OMHS	INT	Replace wood doors in south building	RTA	Door System	4	6	6	144		\$ -	\$ -	\$ -	\$ -
8	OMHS	INT	Replace flooring in nurse's office to non-absorptive	RTA	Code/ADA	1	3	4	12		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
9	OMHS	INT	Replace ramp at band room; non-compliant	RTA	Code/ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
10	OMHS	INT	Provide cubicle curtain in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
11	OMHS	INT	Replace carpeting in admin, classrooms, and library	RTA	Flooring System	1	6	6	36		\$ 292,925	\$ 336,864	\$ 404,236	\$ 454,765.89
12	OMHS	INT	Replace tile in girls' shower in north building	RTA	Flooring System	2	6	6	72		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
13	OMHS	INT	Provide exhaust and emergency shut off for the kiln	RTA	Electrical Power System	2	6	6	72		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
14	OMHS	INT	Provide sprinkler system for '95 remodel section	RTA	Other	1	6	3	18		\$ 300,000	\$ 345,000	\$ 414,000	\$ 465,750.00
15	OMHS	Middle School	Boiler plant with two Hydrotherm, KN-10 boilers with 1000 mbh input. The boiler plant dates to 2013 and the McKinstry contract. Boilers have 15-20 years of remaining life. No upgrades anticipated.	Bighorn	HVAC System	4	11	3	132		\$ 285,000	\$ 327,750	\$ 393,300	\$ 442,462.50
16	OMHS	Middle School	Rooftop Systems: Three, packaged units on the east (1974) building that were installed in 2018-2019. No upgrades anticipated on these units. Two, packaged units on the aux gym and girls locker room that were installed in 2019. No upgrades anticipated on these units.	Bighorn	HVAC System	4	11	3	132		\$ -	\$ -	\$ -	\$ -
17	OMHS	Middle School	Two, packaged units on the old gym that date to 2003. 2, 20-ton units. Units should be replaced. Two, packaged units on the 2004 south classroom addition. 1, 15-ton and 1, 12.5-ton unit. Units should be replaced. Two, packaged units on the cafeteria. 2, 15-ton units. Units should be replaced. Two, packaged units on the admin area. 1, 5-ton; 1, 6-ton unit. Units should be replaced. One makeup air unit on the kitchen. No upgrades anticipated. There is a fan coil unit in the attic of the weight room. No upgrades anticipated.	Bighorn	HVAC System	2	6	3	36		\$ 1,128,600	\$ 1,297,890	\$ 1,557,468	\$ 1,752,151.50
18	OMHS	Middle School	There is a wet fire sprinkler system in the 2004 south classroom addition, administration, cafeteria, and the old downstairs locker room. The riser is in the weight room. No upgrades anticipated.	Bighorn	Other	4	11	8	352		\$ -	\$ -	\$ -	\$ -
19	OMHS	Middle School	There is a Trane SC BAS controller in the east classroom wing that is connected to the SD LAN and then the Trane Ensemble system. No upgrades anticipated.			2	6	7	84		\$ 52,000	\$ 59,800	\$ 71,760	\$ 80,730.00
20	OMHS	Middle School	Plumbing fixtures and piping are a mix of old and newer systems. All are consistent with age and use in the school. No upgrades anticipated.	Bighorn	Other	3	11	7	231		\$ 76,800	\$ 88,320	\$ 105,984	\$ 119,232.00

