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

The item will fail or has already failed

Replace within 5 Years Replace within 6-10 Years

4 Improvement Item

(see scoring tab for details)

Contengency Amount 15.00%

					Condition I	Matrix							Soft Cost:	20.00%
						FAIL			FINAL	REMAINING	COST (Direct Cost)	COST (w/ Fees & GC's)	TOTAL COST	TOTAL COST
EM #	FACILITY	LOCATION	ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	TIMING	CAT	CONSQ	RANK	LIFE (YEARS)	(no soft costs)	(no soft costs)	(w/ soft costs)	(w/ contengency)
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		
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			\$ 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		\$ -	\$ -	т	\$ -
8	OMHS	INT	Replace flooring in nurse's office to non-absorptive	RTA	Code/ADA	1	3	4	12		\$ 4,500			
9	OMHS	INT	Replace ramp at band room; non-compliant	RTA	Code/ADA	1	5	4	20		\$ 15,000			
10	OMHS	INT	Provide cubicle curtain in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500			
11	OMHS	INT	Replace carpeting in admin, classrooms, and library	RTA	Flooring System	1	6	6	36		\$ 292,925			
12	OMHS	INT	Replace tile in girls' shower in north building	RTA	Flooring System	2	6	6	72		\$ 4,500			
13	OMHS	INT	Provide exhaust and emergency shut off for the kiln	RTA	Electrical Power System	2	6	6	72		\$ 7,500			
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	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	омнѕ	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

21	OMHS	Middle School	There are several water heaters throughout the building. No upgrades anticipated for these. There is a Weil-Mclain boiler and tank system off the south side of the stage in the old gym for domestic water heating for the locker rooms. These are slated for replacement by the school	Bighorn	Other	3	11	7	231	\$	14,500	\$ 16,675	\$ 20,010	\$	22,511.
		Middle	district. The wood shop has new unit heaters and a relocated dust collector from												
22	OMHS	School	the old Columbine MS. No upgrades anticipated.	Bighorn	HVAC System	4	11	7	308	\$	41,040	\$ 47,196	\$ 56,635	\$	63,714
23	OMHS	Middle School	The kitchen has a Type I hood, grease exhaust, and makeup air unit. No upgrades anticipated.	Bighorn	HVAC System	3	11	3	99	\$	104,000	\$ 119,600	\$ 143,520	\$	161,460
24	OMHS	Middle School	There is a grease interceptor located outside on the north side of the kitchen. Date of last pumping and condition of unit is unknown. No upgrades anticipated.	Bighorn	Other	3	11	3	99	\$	36,800	\$ 42,320	\$ 50,784	\$	57,132
25															
26	OMHS	High School	Rooftop Systems: Two, packaged units on the main gym that were installed in the original construction. 2, 35-ton units. One makeup air unit on the wrestling gym. Units date to 2005 and 2006. No replacement needed at this time.	Bighorn	HVAC System	2	6	3	36	\$	425,000	\$ 488,750	\$ 586,500	\$	659,81
27	OMHS	High School	Rooftop Systems: 15, packaged, single zone units (Ruud) on the classroom building that were installed with the original construction. 7, 5-ton; 7, 4-ton; 1, 3-ton units. These Units are slated to be replaced in 2023 pending BEST Grant funding.	Bighorn	HVAC System	1	6	3	18	\$	330,000	\$ 379,500	\$ 455,400	\$	512,32
28	OMHS	High 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	\$	38,400	\$ 44,160	\$ 52,992	\$	59,61
29	OMHS	High Schoo	There is a gas-fired water heater in the same room as the electrical service. No upgrades anticipated.	Bighorn	Potable Water System	3	11	7	231	\$	17,600	\$ 20,240	\$ 24,288	\$	27,32
30	OMHS	High School	The gym building is sprinkled. There is a fire sprinkler water entry in the least end of the gym building. No upgrades anticipated.	Bighorn	Other	4	11	8	352	\$	-	\$ -	\$ -	\$	
31	OMHS	Middle School	The Main electrical service in the middle school was replaced in 2018. this was due to the HVAC upgrade. The service was changed from 120/240 volt delta high leg to a 120/208 volt wye.	Bighorn	Electrical Power System	4	11	2	88	\$	80,000	\$ 92,000	\$ 110,400	\$	124,2
32		Middle School	The panels throughout have been updated except in the old gymnasium area. These appear to be original as there is not any date. ITE was purchased in 1976 by Gould.	Bighorn	Electrical Power System	4	6	4	96	\$	9,000	\$ 10,350	\$ 12,420	\$	13,9
33	омнѕ	Middle School	The corridors and classrooms have fluorescent lighting and dual level switching. It was noticed that several classrooms have covering over the lenses. I asked about the reasoning and was informed that several students were affected by the strobing effect of fluorescent lights and the coverings helped. If LED lighting was installed throughout the idea of strobing would be eleminated and in addition 90% of the LED lights come with the ability to be dimmable. Installing LED lighting would in addition to helping with the ill effects of fluorescent lights would also help with the energy usage as well. If the lighting fixtures are replaced the lighting control system needs to be considered.	Bighorn	Lighting System	2	4	4	32	\$	221,480	\$ 254,702	\$ 305,642	\$	343,84
34	OMHS	West	North section of Westside Parking lot (44,600 sqft)	Delmont	Pavement System	2	6	6	72	\$	367,058				569,8
34	OMHS	South	Road Section on West and South of Building (11,200 sqft)	Delmont	Pavement System	2	6	6	72	\$	112,000				173,8
36 37	OMHS OMHS	East	East Loop (8,600 sqft) North East Parking Lot (27,600 sqft)	Delmont Delmont	Pavement System Pavement System	2	6	6	72 72	\$	86,000 242,880				133, 377,
38	OMHS	West	North section of Westside Parking lot (44,600 sqft)(Drainage)	Delmont	Pavement System	2	6	6	72	\$	44,600				69,
39	OMHS		Gravel Parking Lot Southeast of building (25,000 sqft)	Delmont	Pavement System	2	6	6	72	\$	36,250				56,2
40	OMHS	Kitchen	Walk in cooler and freezer appear to be in good condition. No obvious issues observed or relayed.	Other	Other	4	9	8	288	\$	40,000	\$ 46,000	\$ 55,200	\$	62,
41	OMHS	Kitchen	The dish washing area includes a dish machine, disposal and spray rinse are included in the equipment. No obvious issues observed or relayed.	Other	Other	4	9	8	288	\$	20,000	\$ 23,000	\$ 27,600	\$	31,
42	OMHS	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	9	8	288	\$	50,000			\$	77,6
43	OMHS	Kitchen	Cooking equipment. No obvious issues observed or relayed.	Other	Other	4	9	8	288	\$	30,000				46,
44	OMHS OMHS	Kitchen Kitchen	Serving line, no obvious issues observed or relayed Recommend replacing wood tables, with stainless steel tables.	Other Other	Other Other	4	9	8	288	\$	20,000				31,0
45		ranchen	precommend replacing wood lables, with stainless steel tables.	Other	I O LI I CI					Ψ	2,000	\$ 2,300	\$ 2,760	Ψ	3,1

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0-25 \$ 986,624 \$ 1,134,618 \$ 1,361,541 \$ 1,531,73 26-50 \$ 2,068,005 \$ 2,378,206 \$ 2,853,847 \$ 3,210,5				1	_		-
26-50 \$ 2,068,005 \$ 2,378,206 \$ 2,853,847 \$ 3,210,5	Condition	T	otals	Totals	Totals	G	rand Totals
	0-25	\$	986,624	\$ 1,134,618	\$ 1,361,541	\$	1,531,734
51-100 \$ 1,182,588 \$ 1,359,976 \$ 1,631,971 \$ 1,835,9	26-50	\$	2,068,005	\$ 2,378,206	\$ 2,853,847	\$	3,210,578
	51-100	\$	1,182,588	\$ 1,359,976	\$ 1,631,971	\$	1,835,968
> 100 \$ 801,334 \$ 921,534 \$ 1,105,841 \$ 1,244,0	> 100	\$	801,334	\$ 921,534	\$ 1,105,841	\$	1,244,071
Totals -> \$ 5,038,551 \$ 5,794,334 \$ 6,953,200 \$ 7,822,3	Totals ->	\$	5,038,551	\$ 5,794,334	\$ 6,953,200	\$	7,822,350