

Early Childhood Care Olathe Elementary



**211 Roberts Ave.
Olathe, CO 81425**

Site Area: 1,481,040 sf / 34 acres

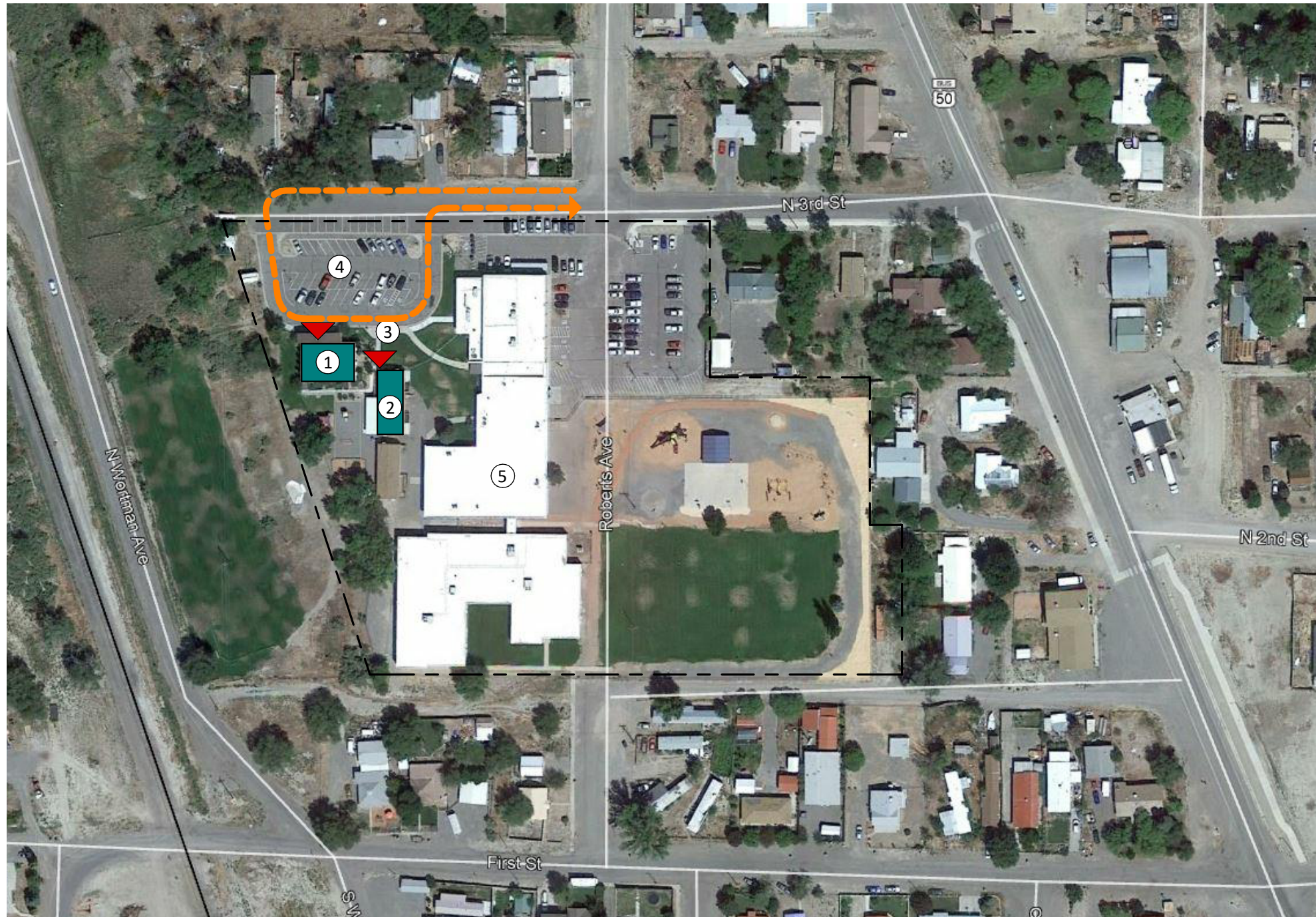
Number of Permanent Buildings: 0

Number of Modular Buildings: 2

Total Building Area: 3,940 sf
Permanent Buildings: 0 sf
Modular Buildings: 3,940 sf

Current Enrollment: 75

Grades Served: Pre-K



EARLY CHILDHOOD CENTER - OLATHE ELEMENTARY

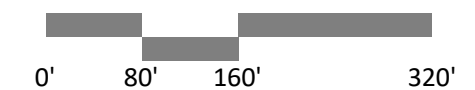
scale: 1" = 160'-0"

KEY PLAN LEGEND

- 1. MODULAR 50 - ECC
- 2. MODULAR 45 - ECC
- 3. PARKING / DROP-OFF & PICK-UP
- 4. STAFF AND PARENT PARKING
- 5. OLATHE ELEMENTARY SCHOOL BUILDING

SITE PLAN LEGEND

- SITE BOUNDARY
- █ MODULAR BUILDING FOOTPRINT
- ← PARENT PICK-UP / DROP-OFF LOOP
- ▾ MAIN ENTRY



3.2 Condition Analysis Matrix

Project: Montrose County School District
 Facility: **Early Childhood Center B (ECC-B)**
 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 (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

(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	ECC - B	INT	Investigate roof leaks - Interior carpet and ceilings showing water damage	RTA	Roofing System	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
2	ECC - B	INT	Replace doors that have holes and are deteriorating	RTA	Door System	4	4	7	112		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
3	ECC - B	INT	Replace non ADA compliant kitchenette	RTA	Code/ADA	1	3	4	12		\$ 6,500	\$ 7,475	\$ 8,970	\$ 10,091.25
4	ECC - B	INT	Update staff toilet/custodial rooms that are non-ADA compliant	RTA	Code/ADA	1	3	4	12		\$ -	\$ -	\$ -	\$ -
5	ECC - B	INT	Replace VCT in lunch area with rolled flooring	RTA	Flooring System	4	4	5	80		\$ 15,400	\$ 17,710	\$ 21,252	\$ 23,908.50
6	ECC - B	EXT	Replace handicap ramp that has deteriorated	RTA	Code/ADA	1	3	4	12		\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
7	ECC - B	EXT	Replace main stairs that have deteriorated	RTA	Concrete System	2	4	1	8		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
8	ECC - B	INT	Replace ceiling that is deteriorated	RTA	Other	2	4	6	48		\$ 35,752	\$ 41,115	\$ 49,338	\$ 55,504.98
9	ECC - B	INT	Carpet is older but functional	RTA	Flooring System	2	4	6	48		\$ 23,338	\$ 26,839	\$ 32,207	\$ 36,232.42
10	ECC - B	EXT	Provide splash blocks for downspouts	RTA	Roofing System	4	2	3	24		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
11	ECC - B	EXT	Replace stairway that has broken concrete	RTA	Concrete System	2	4	1	8		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
12	ECC - B	EXT	Replace rusted handrail	RTA	Other	2	4	5	40		\$ 4,400	\$ 5,060	\$ 6,072	\$ 6,831.00
13	ECC - B	EXT	Re-caulk around windows	RTA	Window System	2	2	3	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
14	ECC - B	EXT	Re-work grading due to water ponding around the foundation	RTA	Other	2	2	3	12		\$ 7,000	\$ 8,050	\$ 9,660	\$ 10,867.50
15	ECC - B	Near District Office	There are nine modular units on this EEC campus. Some units have furnaces and roof mounted evaporative coolers. Some units have wall mounted Bard units for heating and cooling. Some units have electric baseboard radiation and window mounted evap coolers. Some units have furnaces with split system condensing units. All equipment is operational. Age of equipment is uncertain. Systems are typical of modular unit type equipment and quality.	Bighorn	HVAC System	2	11	7	154		\$ 32,500	\$ 37,375	\$ 44,850	\$ 50,456.25
16	ECC - B	Near District Office	Plumbing systems include small restrooms with water closet and lavatory and under sink electric water heaters.	Bighorn	Potable Water System	2	11	7	154		\$ 59,900	\$ 68,885	\$ 82,662	\$ 92,994.75
17	ECC - B	Near District Office	Electrical systems and lighting systems are as expected for a modular building. No visual problems detected.	Bighorn	Electrical Power System	4	11	2	88		\$ 22,430	\$ 25,795	\$ 30,953	\$ 34,822.58

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 58,500	\$ 67,275	\$ 80,730	\$ 90,821
26-50	\$ 63,490	\$ 73,014	\$ 87,616	\$ 98,568
51-100	\$ 37,830	\$ 43,505	\$ 52,205	\$ 58,731
> 100	\$ 122,400	\$ 140,760	\$ 168,912	\$ 190,026
Totals ->	\$ 282,220	\$ 324,553	\$ 389,464	\$ 438,147