

## Olathe Elementary School

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**326 North 3rd Street  
Olathe, CO 81425**

**Year Built:** 1950 with additions in 1992, 2004

**Site Area:** 304,920 sf / 7 acres

**Number of Permanent Buildings:** 1

**Number of Modular Buildings:** 3

**Total Building Area:** 49,893 sf

- Permanent Buildings: 48,453 sf
- Modular Buildings: 1,440 sf

**Building Capacity:** 466 students

**Current Enrollment:** 407 students

**Projected Enrollment 2026:** 384 students

**Grades Served:** K-5

**CDE FCI Score:** 0.42

**Campus Summary:** Olathe Elementary School was originally built over 70 years ago but added on to in 1992 and 2004. It serves the northern part of the Montrose County School District. A three-track school like most in elementary schools in District, it serves Kindergarten through 5<sup>th</sup> Grade. There are three modular buildings on the site. Two of the three modular buildings on the site serve the Olathe Early

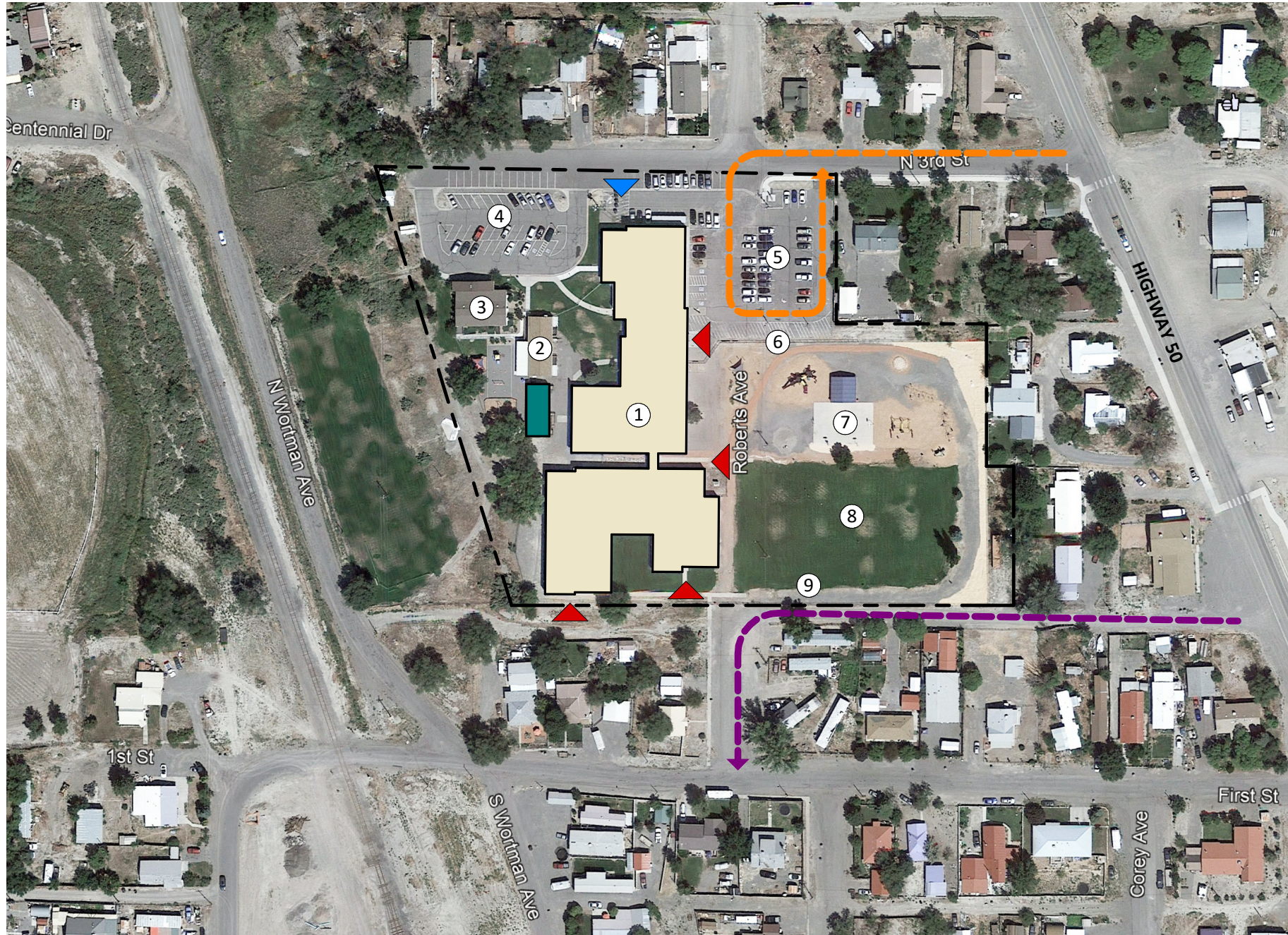
Childhood Center, and one is currently unoccupied. Enrollment is expected to decrease by approximately 23 students in the next few years.

The building lies just south of North 3<sup>rd</sup> Street but the main entrance, part of the original building, faces east toward the parent drop-off loop and parking and a large playground. A turf playfield occupies the southeast portion of the site; the bus drop off runs along the south side of this field, providing student access to the playground and newer southeast portion of the building. There is no continuous sidewalk along the bus lane and into the building. Staff parking lies to the northwest with the modular buildings and the ECC playground. There is also head-in parking along 3<sup>rd</sup> Street. District service access is off 3<sup>rd</sup> street on the north side of the building.

The site is very flat, and poor building and site drainage creates ice hazards, especially in areas of shade. Deteriorated concrete and asphalt compound this problem and need to be replaced. The lack of continuous sidewalks and poor condition of pavement generates significant ADA compliance issues. Water intrusion in kitchen and restrooms needs to be addressed.

The south classroom and gym roof top mechanical units are at end of life. The furnaces/condensing units are past end of life. All the mechanical systems should be considered for replacement in the next five years. The partial fire sprinkler system should be expanded to entire building, and the fire alarm system needs to be upgraded to include voice evacuation.

The complicated dual electrical service should be replaced with true 120/208 system, and the fluorescent lighting replaced with LED. The cooler and freezer and dish area equipment in good condition but showing wear and age. A vegetable prep sink is needed to meet Health Department requirements, and the steamer and kettle should be replaced with boilerless units and the wood tables with stainless steel tops.



## OLATHE ELEMENTARY

scale: 1" = 160'-0"

### KEY PLAN LEGEND

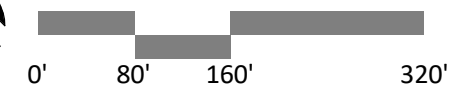
1. OLATHE ELEMENTARY SCHOOL BUILDING
2. MODULAR 45 - ECC
3. MODULAR 50 - ECC
4. PARKING / ECC DROP-OFF & PICK-UP
5. STAFF & PARENT PARKING
6. PARENT PICK-UP / DROP-OFF
7. PLAYGROUND
8. PLAY FIELD
9. BUS LOOP

### SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- MODULAR BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- STUDENT ENTRY POINTS
- DISTRICT SERVICE DRIVE / ENTRY



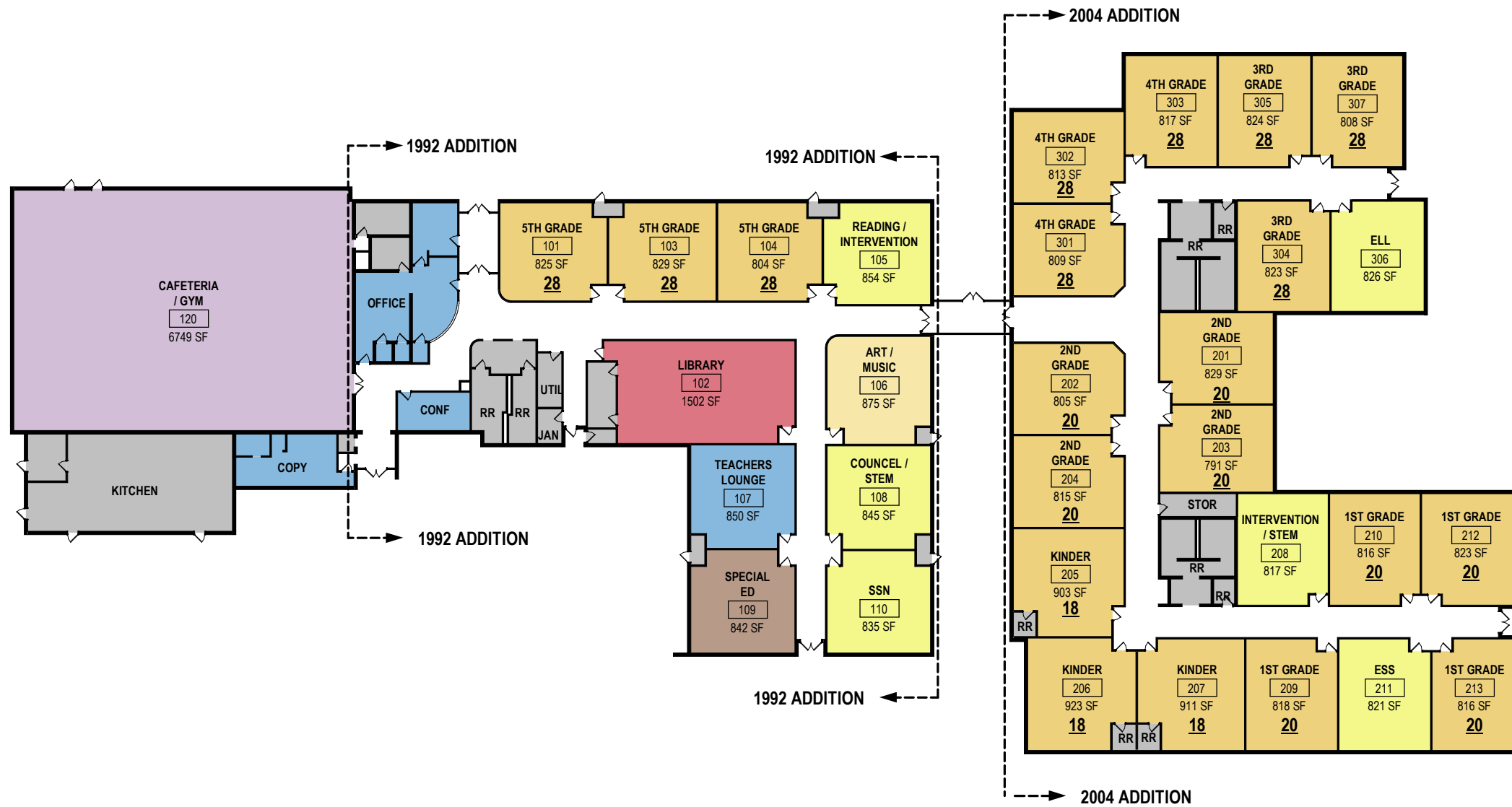
NORTH



## OLATHE ELEMENTARY SCHOOL

Site Plan - Existing Conditions





EDUCATIONAL DEPARTMENT

- Administration
- Art/Music
- Breakout Instruction
- Dining/Common
- Instructional Areas
- Library Information Center
- Special Education
- Support

CLASSROOM CAPACITY					
CLASSROOM	NUMBER	AREA	DISTRICT CAPACITY	CDE SF/PUPIL	CDE CAPACITY
1ST GRADE	209	818 SF	20	32	26
1ST GRADE	210	816 SF	20	32	25
1ST GRADE	212	823 SF	20	32	26
1ST GRADE	213	816 SF	20	32	25
1ST GRADE: 4		3272 SF	80		102
2ND GRADE	201	829 SF	20	32	26
2ND GRADE	202	805 SF	20	32	25
2ND GRADE	203	791 SF	20	32	25
2ND GRADE	204	815 SF	20	32	25
2ND GRADE: 4		3240 SF	80		101
3RD GRADE	304	823 SF	28	32	26
3RD GRADE	305	824 SF	28	32	26
3RD GRADE	307	808 SF	28	32	25
3RD GRADE: 3		2456 SF	84		77
4TH GRADE	301	809 SF	28	30	27
4TH GRADE	302	813 SF	28	30	27
4TH GRADE	303	817 SF	28	30	27
4TH GRADE: 3		2439 SF	84		81
5TH GRADE	101	825 SF	28	30	27
5TH GRADE	103	829 SF	28	30	28
5TH GRADE	104	804 SF	28	30	27
5TH GRADE: 3		2458 SF	84		82
KINDER	205	903 SF	18	38	24
KINDER	206	923 SF	18	38	24
KINDER	207	911 SF	18	38	24
KINDER: 3		2737 SF	54		72
GRAND TOTAL: 20		16602 SF	466		516

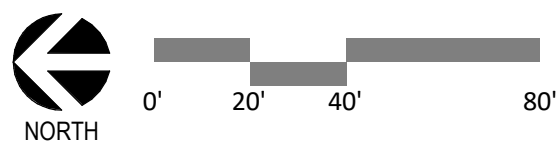
Anticipated Enrollment

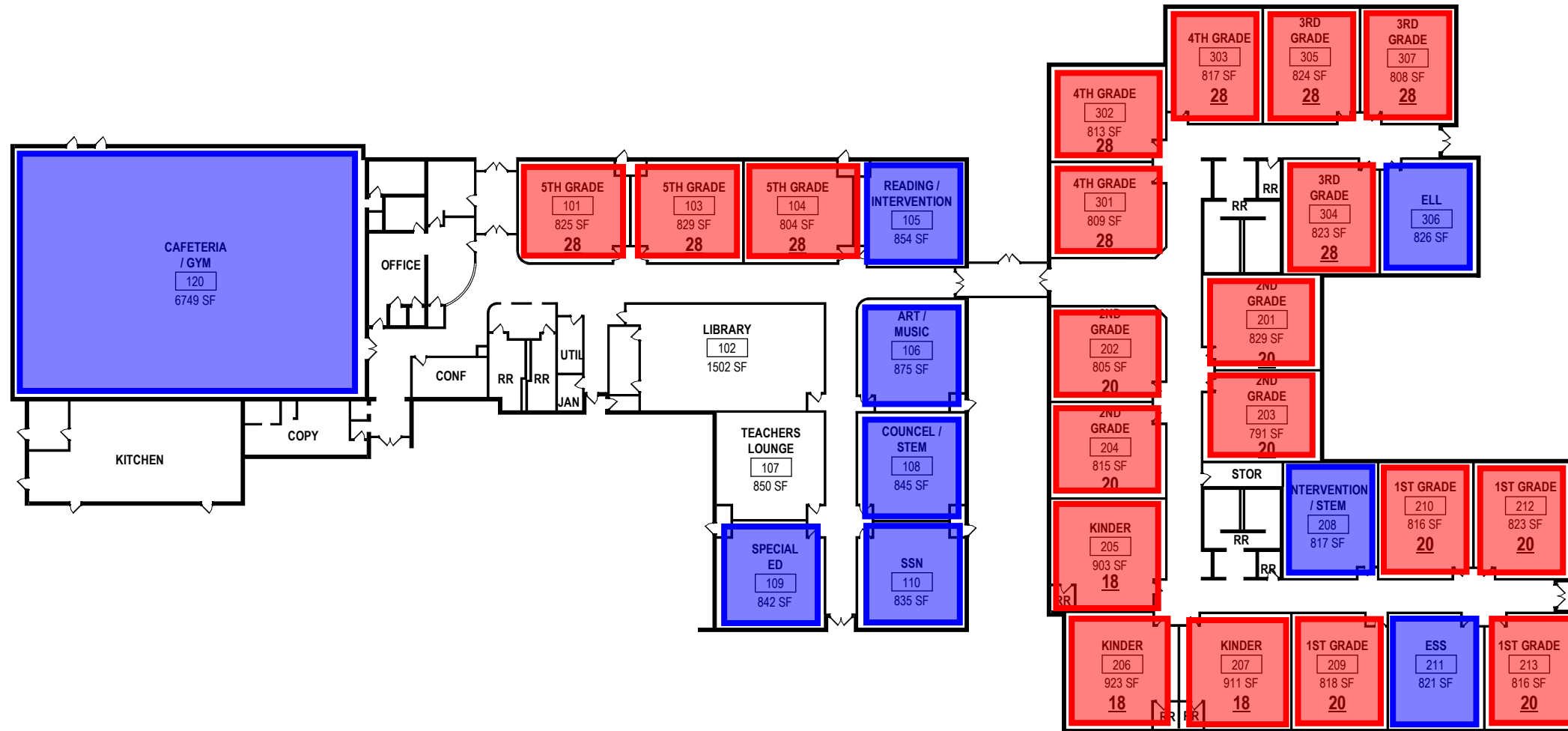
2022 407 Students

2026 384 Students

FLOOR PLAN - CAPACITY

1" = 40'-0"

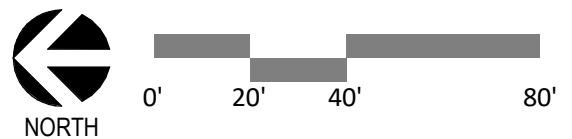




20	3 Track Plus 2 Flex Classroom Spaces
9	Educational Support Spaces
0	Educational Support Spaces in Modular Classroom Buildings
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29	Total Educational Spaces

## MODULAR CLASSROOM USE ANALYSIS

1" = 40'-0"



EDUCATIONAL PROGRAMS IN MODULAR BUILDINGS:  
NONE

### 3.2 Condition Analysis Matrix

Project: Montrose County School District  
 Facility: **Olathe Elementary School (OES)**  
 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	OES	INT	Provide urinal screens	RTA	Code/ADA	1	3	4	12		\$ 4,050	\$ 4,658	\$ 5,589	\$ 6,287.63
2	OES	INT	Provide ADA compliant group restrooms by front of building	RTA	Code/ADA	1	5	4	20		\$ 9,600	\$ 11,040	\$ 13,248	\$ 14,904.00
3	OES	INT	Repair damaged tile in boys' group restroom	RTA	Other	2	6	3	36		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
4	OES	INT	Provide CRAC unit in MDF/IDF	RTA	HVAC System	4	6	6	144		\$ 14,000	\$ 16,100	\$ 19,320	\$ 21,735.00
5	OES	INT	Remove bubblers	RTA	Potable Water System	1	3	4	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
6	OES	INT	Provide ADA compliant door signage	RTA	Code/ADA	1	5	4	20		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
7	OES	INT	Provide Lighting controls	RTA	Electrical Power System	4	6	6	144		\$ 117,888	\$ 135,571	\$ 162,685	\$ 183,020.34
8	OES	INT	Provide energy vestibules	RTA	Code/ADA	1	3	4	12		\$ 56,000	\$ 64,400	\$ 77,280	\$ 86,940.00
9	OES	INT	Replace roofing	RTA	Roofing System	2	6	3	36		\$ 688,268	\$ 791,508	\$ 949,810	\$ 1,068,536.07
10	OES	INT	Repair wall separation in rooms 101, 104, and 105	RTA	Other	1	2	2	4		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
11	OES	INT	Replace carpeting in media center and admin	RTA	Flooring System	1	6	6	36		\$ 20,889	\$ 24,022	\$ 28,827	\$ 32,430.00
12	OES	INT	Provide ADA access to stage	RTA	Code/ADA	1	5	4	20		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75
13	OES	INT	Provide privacy curtains in nurse's office	RTA	Code/ADA	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
14	OES	INT	Provide stainless steel wall covering in kitchen	RTA	Code/ADA	1	3	4	12		\$ 9,720	\$ 11,178	\$ 13,414	\$ 15,090.30
15	OES	INT	Provide 3/4 grate for floor sinks in kitchen	RTA	Code/ADA	1	3	4	12		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
16	OES	INT	Investigate water intrusion in kitchen and restroom	RTA	Roofing System	1	6	3	18		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
17	OES	INT	Provide ADA compliant door HWD in kitchen and restroom	RTA	Code/ADA	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
18	OES	INT	Provide fire suppression system to remainder of building	RTA	Code/ADA	1	3	4	12		\$ 245,810	\$ 282,682	\$ 339,218	\$ 381,620.03
19	OES	INT	Repair ceiling in riser room. Investigate water intrusion	RTA	Other	2	6	3	36		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
20	OES	INT	Provide new transition strips between carpet and VCT	RTA	Flooring System	4	6	3	72		\$ 8,600	\$ 9,890	\$ 11,868	\$ 13,351.50
21	OES	EXT	Replace deteriorated concrete and asphalt	RTA	Pavement System	1	7	6	42		\$ -	\$ -	\$ -	\$ -
22	OES	EXT	Seal brick that has efflorescence water issues	RTA	Other	3	6	6	108		\$ 65,286	\$ 75,079	\$ 90,095	\$ 101,356.52
23	OES	EXT	Replace brick and mortar that are loose and some missing.	RTA	Other	2	6	6	72		\$ 47,960	\$ 55,154	\$ 66,185	\$ 74,457.90
24	OES	EXT	Replace glass block with thermal efficient glazing	RTA	Window System	1	6	6	36		\$ 40,500	\$ 46,575	\$ 55,890	\$ 62,876.25
25	OES	EXT	Replace rusted door bollards outside of the kitchen	RTA	Other	2	7	6	84		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
26	OES	EXT	Reroute the downspout past sidewalk, this is causing an ice hazzard	RTA	Roofing System	1	1	1	1		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
27	OES	EXT	Replace damage sidewalk	RTA	Pavement System	1	7	1	7		\$ 53,568	\$ 61,603	\$ 73,924	\$ 83,164.32
28	OES	EXT	Replace rusted metal door and frames	RTA	Door System	1	6	6	36		\$ 33,000	\$ 37,950	\$ 45,540	\$ 51,232.50
29	OES	EXT	Replace wood with prefinished metal at updated windows	RTA	Window System	2	6	3	36		\$ 175,000	\$ 201,250	\$ 241,500	\$ 271,687.50
30	OES	EXT	Protect wooden eaves	RTA	Roofing System	3	2	3	18		\$ 10,044	\$ 11,551	\$ 13,861	\$ 15,593.31
31	OES	EXT	Protect wood that is adjacent to masonry	RTA	Other	2	7	3	42		\$ 10,044	\$ 11,551	\$ 13,861	\$ 15,593.31
32	OES	EXT	Replace all deteriorated caulk joints	RTA	Other	2	2	3	12		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50
33	OES	EXT	Reattach downspout	RTA	Roofing System	1	2	3	6		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
34	OES	EXT	Adjust sprinklers to not splash against masonry	RTA	Other	1	7	7	49		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
35	OES	EXT	Provide downspout splash block	RTA	Roofing System	1	2	6	12		\$ 3,750	\$ 4,313	\$ 5,175	\$ 5,821.88
36	OES	EXT	Cover exposed form and edge of broken concrete	RTA	Concrete System	1	7	6	42		\$ -	\$ -	\$ -	\$ -
37	OES	EXT	Relocate gas connection between every other classroom creates a walking hazard	RTA	Other	1	4	5	20		\$ 41,250	\$ 47,438	\$ 56,925	\$ 64,040.63
38	OES	Building wide	Mechanical systems: South classroom building has four, packaged rooftop units with zone dampers that dates to 2004 (4 at 15 tons and one at 12.5 tons).	Bighorn	HVAC System	2	6	3	36		\$ 326,000	\$ 374,900	\$ 449,880	\$ 506,115.00

39	OES	Building wide	Mechanical systems: The center classroom addition has 12 furnaces with split system condensing (3 ton units). The condensing units are on the roof. 5 of the furnaces and one condenser have recently been replaced. The other 7 furnaces, 10 condensers and the package rooftop unit over the copy room should be replaced. ASHRAE would indicate 18 year expected life for a furnace. Units are 30 years old. <b>These Units are slated to be replaced in 2023 pending BEST Grant funding.</b>	Bighorn	HVAC System	1	6	3	18	\$	150,000	\$	172,500	\$	207,000	\$	232,875.00
40	OES	Building wide	Mechanical Systems: The gym has two packaged rooftop units (10 tons) that date to 2004. The south classroom and gym RTU's are at end of life. The furnaces/condensing units are past end of life. Systems should be considered for replacement in the next 5 years. Additional work would include possible adapter curbs for the existing curbs.	Bighorn	HVAC System	2	6	3	36	\$	100,000	\$	115,000	\$	138,000	\$	155,250.00
41	OES	Building wide	There is a Trane SC BAS in the building that dates to 2013 and the McKinstry contract. Latest version of S/W should be installed.	Bighorn	HVAC System	2	6	7	84	\$	5,000	\$	5,750	\$	6,900	\$	7,762.50
42	OES	South classroom	This classroom addition is served by a wet sprinkler system with riser in the NW corner of the addition.	Bighorn	Other	4	11	8	352			\$	-	\$	-	\$	-
43	OES	Building wide	The plumbing fixtures are consistent with age and use in the building. No upgrades anticipated.	Bighorn	Other	3	11	7	231	\$	311,520	\$	358,248	\$	429,898	\$	483,634.80
44	OES	Kitchen	There is a grease interceptor on the north side of the kitchen. Date of last pumping and condition of unit are unknown.	Bighorn	Other	3	11	7	231	\$	26,000	\$	29,900	\$	35,880	\$	40,365.00
45	OES	Kitchen	There are two cooking hoods with roof mounted grease fans and untempered makeup air units. There is also another makeup air unit on the kitchen roof serving this space. Age of this equipment is unknown. This equipment (grease fans, makeup air units) should be replaced.	Bighorn	HVAC System	2	11	7	154	\$	176,100	\$	202,515	\$	243,018	\$	273,395.25
46	OES	Electrical Service	The building has two services one is a 120/208 volt 3phase service and the other is a 240/120 volt 3 phase high leg delta system. Ideally it would be best to replace this high leg system for a true 120/208 volt system.	Bighorn	Electrical Power System	3	11	2	66	\$	80,000	\$	92,000	\$	110,400	\$	124,200.00
47	OES	Electrical distribution	Several of the panel boards were updated in 1991 and also 2004. They appear in good condition and have been maintained. There are two older panels that need to be monitored for future replacement.	Bighorn	Electrical Power System	4	11	2	88	\$	20,000	\$	23,000	\$	27,600	\$	31,050.00
48	OES	Main Building corridors and classrooms	The corridors and classrooms have fluorescent lighting and dual level switching. During the walk about 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 eliminated 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. Several lights were surfaced mounted and appear very dated. If the lighting fixtures are replaced the lighting control system needs to be upgraded.	Bighorn	Lighting System	2	4	4	32	\$	244,256	\$	280,894	\$	337,073	\$	379,207.44
49	OES	Main School IT	The IT system throughout the school needs cable management along with labelling the data jacks and the cables as to what cable at the switch serves what area. Because the cabling has not been identified and labelled; it results in a lot of time being used to "ring out" which cable serving an area is located.	Bighorn		4	9	3	108	\$	50,000	\$	57,500	\$	69,000	\$	77,625.00
50	OES	Building Fire Alarm System	When originally installed the fire alarm system was adequate; since that time there has been a push in schools to have voice evacuation. This system could be amended to have that capability with the correct modules.	Bighorn	Fire Alarm System	4	6	4	96	\$	47,155	\$	54,228	\$	65,074	\$	73,208.14
51	OES	East	North East Parking Lot (35,000 Sqft)	Delmont	Pavement System	2	6	6	72	\$	301,000	\$	346,150	\$	415,380	\$	467,302.50
52	OES	West	North West Parking Lot (17,042 Sqft)	Delmont	Pavement System	2	6	6	72	\$	170,420	\$	195,983	\$	235,180	\$	264,577.05
53	OES	Kitchen	Walk in cooler and freezer appear to be in good condition, but shows signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189	\$	40,000	\$	46,000	\$	55,200	\$	62,100.00
54	OES	Kitchen	The dish washing area includes a dish machine, disposal and spray rinse are included in the equipment. Dish machine showing signs of wear and age. No obvious issues observed or relayed.	Other	Other	3	9	7	189	\$	20,000	\$	23,000	\$	27,600	\$	31,050.00
55	OES	Kitchen	Recommend adding a vegetable prep sink.	Other	Other	1	3	1	3	\$	8,000	\$	9,200	\$	11,040	\$	12,420.00
56	OES	Kitchen	Recommend removing disposal from 3 compartment sink.	Other	Other	2	3	4	24	\$	500	\$	575	\$	690	\$	776.25
57	OES	Kitchen	Exhaust hoods with fire suppression. No obvious issues observed or relayed.	Other	Other	4	9	7	252	\$	50,000	\$	57,500	\$	69,000	\$	77,625.00

58	OES	Kitchen	Steamer / kettle combination unit. Recommend replacing unit with boilerless model, to increase productivity and reliability.	Other	Other	3	9	7	189	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
59	OES	Kitchen	Serving line, no obvious issues observed or relayed	Other	Other	4	9	7	252	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
60	OES	Kitchen	Recommend replacing wood tables, with stainless steel tables.	Other	Other	1	3	1	3	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
61	OES	Kitchen	Mixers, recommend replacement with current models, which include all safety devices.	Other	Other	1	1	1	1	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 683,292	\$ 785,786	\$ 942,943	\$ 1,060,811
26-50	\$ 1,641,657	\$ 1,887,905	\$ 2,265,487	\$ 2,548,672
51-100	\$ 684,935	\$ 787,675	\$ 945,210	\$ 1,063,362
> 100	\$ 930,794	\$ 1,070,413	\$ 1,284,495	\$ 1,445,057
Totals ->	\$ 3,940,677	\$ 4,531,779	\$ 5,438,135	\$ 6,117,902



# Condition Photo Documentation

Olathe Elementary School



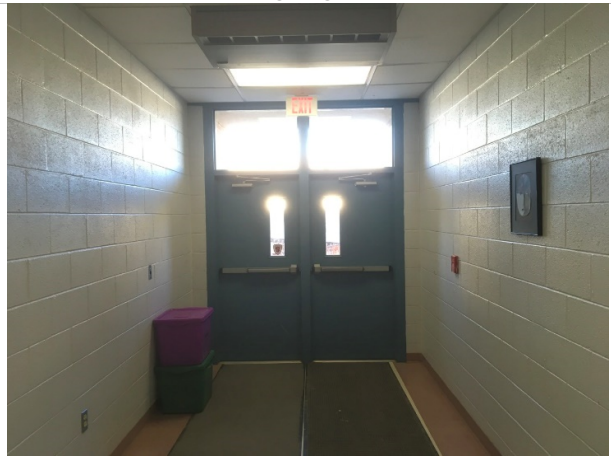
Flourescent lighting in hallways



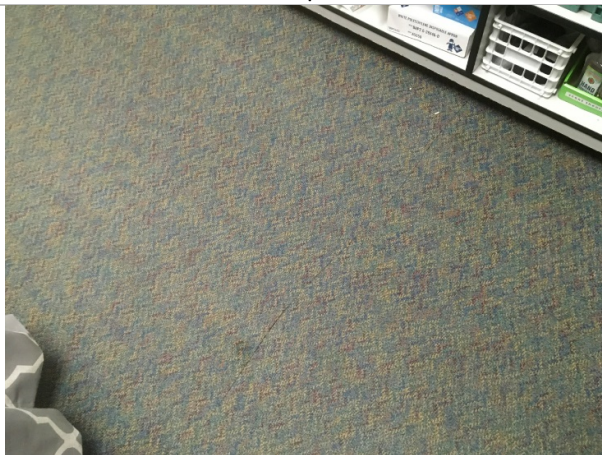
Flourescent lighting in classrooms



Flourescent lighting cover due to undesirable light output



Heavily used exterior doors with out energy vestibule



Deterriorated carpet in Media Center & Administration



Settlement cracks in interior CMU walls

# Condition Photo Documentation, continued

Olathe Elementary School



Lack of screening in main restrooms



Water damage in interior ceiling tiles



Deteriorated caulk joints



Broken sidewalk and deteriorated brick



Effervescent on exterior wall



Downspout at sidewalk / icing issues

# Condition Photo Documentation, continued

Olathe Elementary School

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Deteriorated wood at exterior windows



Inefficient glass block openings