

Olathe Middle / High School



**410 Highway 50.
Olathe, CO 81425**

Year Built: 1970 with additions in 1993, 2005, 2006

Site Area: 1,132,560 / 26 acres

Number of Permanent Buildings: 2

Number of Modular Buildings: -

Total Building Area: 120,847 sf

Permanent Buildings: 120,847

Modular Buildings: -

Building Capacity: 732

Current Enrollment: Middle School - 229, High School - 292, Total - 521

Projected Enrollment 2026: Middle School - 245, High School - 270, Total - 515

Grades Served: 6-12

CDE FCI Score: .36

Campus Summary: Olathe's Middle and High Schools share a building constructed in 1970 and enlarged in 2005 and 2006. The middle school occupies the original high school with the high school primarily occupying the newer portions. Most of the older, middle school, area of the building underwent recent significant asbestos remediation work. Unlike the other two middle schools in the District, the student population at Olathe MS is expected to grow by about 15% over the next five years.

Olathe's high school, on the other hand, population is expected to decrease very slightly in the near future.

The campus lies on the east side of Business Route 50 between 2nd and 5th Streets east of the heart of Olathe with easy access to Hwy 50. The interconnected buildings and most parking are located on the southwest portion of the site, with athletic fields, service access and additional parking to the east and north. The traffic flow appears to work fairly well, although some parking at the main entrance accesses directly from Bus, Route 50 near its intersection with 5th Street.

Most of the highest priority needs identified at Olathe MS/HS deal with building code, accessibility, and energy issues, including the need for a fire sprinkler system in the 1995 addition. The single pane windows in the south building are a significant energy use and student comfort issue, as are the outdated and inefficient rooftop units in the original construction. Most of the Middle School fluorescent lighting needs to be replaced, as the "strobing" affects many students and teachers.

Overall, the kitchen equipment, ware washing, and cold / frozen storage appear to be in good condition, but show minor signs of wear. Recommend replacing wood tables with stainless steel tops. Recommend replacing mixers due to grease / oil leaking from the drive assembly.

Significant work is needed on paved areas throughout the site to improve drainage and improve surface smoothness. Typical finishes that need replaced in various areas include high school women's locker room shower tile and carpeting throughout.



OLATHE MIDDLE HIGH SCHOOL

scale: 1" = 200'-0"

KEY PLAN LEGEND

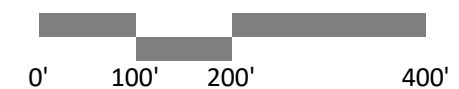
1. MAIN SCHOOL BUILDING
2. PARENT PICK-UP/DROP OFF
3. BUS LOOP
4. STAFF PARKING
5. STAFF / DISTRICT PARKING
6. TRACK & FIELD / FOOTBALL
7. BASEBALL FIELD
8. PLAY FIELD
9. STUDENT PARKING

SITE PLAN LEGEND

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

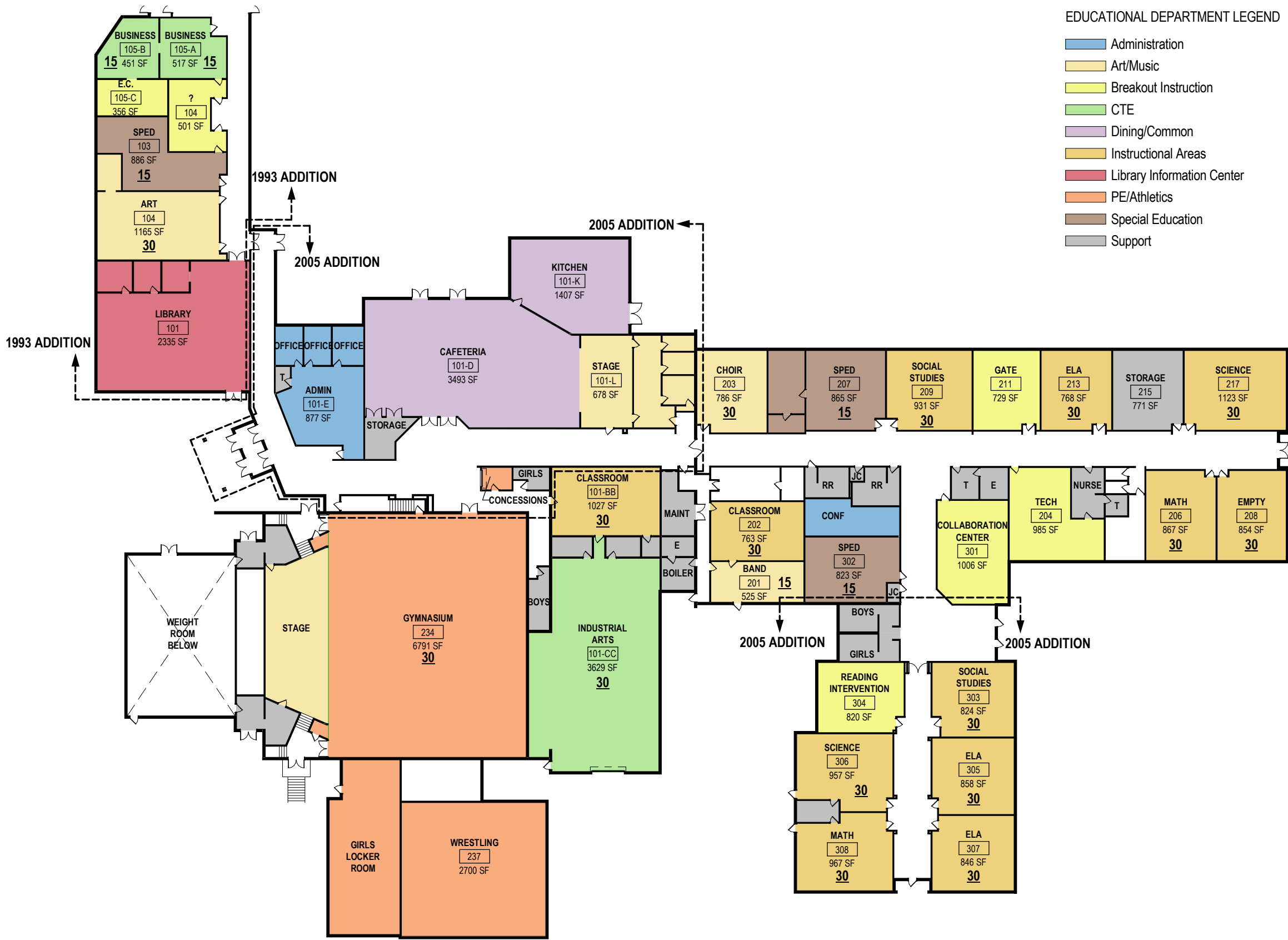


NORTH



SITE PLAN

1" = 200'-0"



EDUCATIONAL DEPARTMENT LEGEND

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

CLASSROOM CAPACITY

CLASSROOM	NUMBER	AREA	# TEACHING STATION	DISTRICT CAPACITY*
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*District estimate used for planning purposes

Art/Music				
ART	104	1165 SF	1	30
BAND	201	525 SF	1	15
CHOIR	203	786 SF	1	30

Breakout Instruction				
?	104	501 SF	1	
COLLABORATION CENTER	301	1006 SF	1	
GATE	211	729 SF	1	
READING INTERVENTION	304	820 SF	1	
TECH	204	985 SF	1	

CTE				
BUSINESS	105-A	517 SF	1	15
BUSINESS	105-B	451 SF	1	15
INDUSTRIAL ARTS	101-CC	3629 SF	1	30

Instructional Areas				
CLASSROOM	101-BB	1027 SF	1	30
CLASSROOM	202	763 SF	1	30
ELA	125	750 SF	1	30
ELA	129	747 SF	1	30
ELA	130	746 SF	1	30
ELA	213	768 SF	1	30
ELA	305	858 SF	1	30
ELA	307	846 SF	1	30
EMPTY	208	854 SF	1	30
HEALTH / SCIENCE	127	790 SF	1	30
MATH	120	574 SF	1	30
MATH	121	633 SF	1	30
MATH	124	747 SF	1	30
MATH	206	867 SF	1	30
MATH	308	967 SF	1	30
SCIENCE	116	1117 SF	1	30
SCIENCE	118	995 SF	1	30
SCIENCE	217	1123 SF	1	30
SCIENCE	306	957 SF	1	30
SOCIAL STUDIES	126	732 SF	1	30
SOCIAL STUDIES	128	750 SF	1	30
SOCIAL STUDIES	209	931 SF	1	30
SOCIAL STUDIES	303	824 SF	1	30
SPANISH	122	659 SF	1	30

PE/Athletics				
GYMNASIUM	16	12036 SF	1	30
GYMNASIUM	234	6791 SF	1	30

Special Education				
SPED	103	886 SF	1	15
SPED	123	653 SF	1	15
SPED	207	865 SF	1	15
SPED	302	823 SF	1	15
GRAND TOTAL:	41	53190 SF	41	975

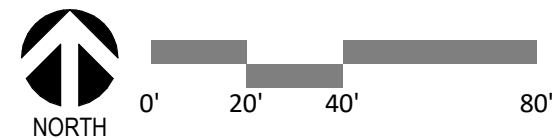
75% Utilization 732 students

ANTICIPATED ENROLLMENT:

2022 521 students (229 MS / 292 HS)
 2026 515 students (245 MS / 270 HS)

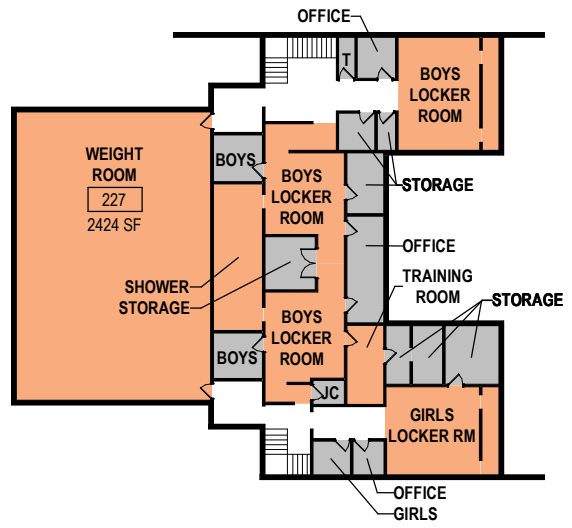
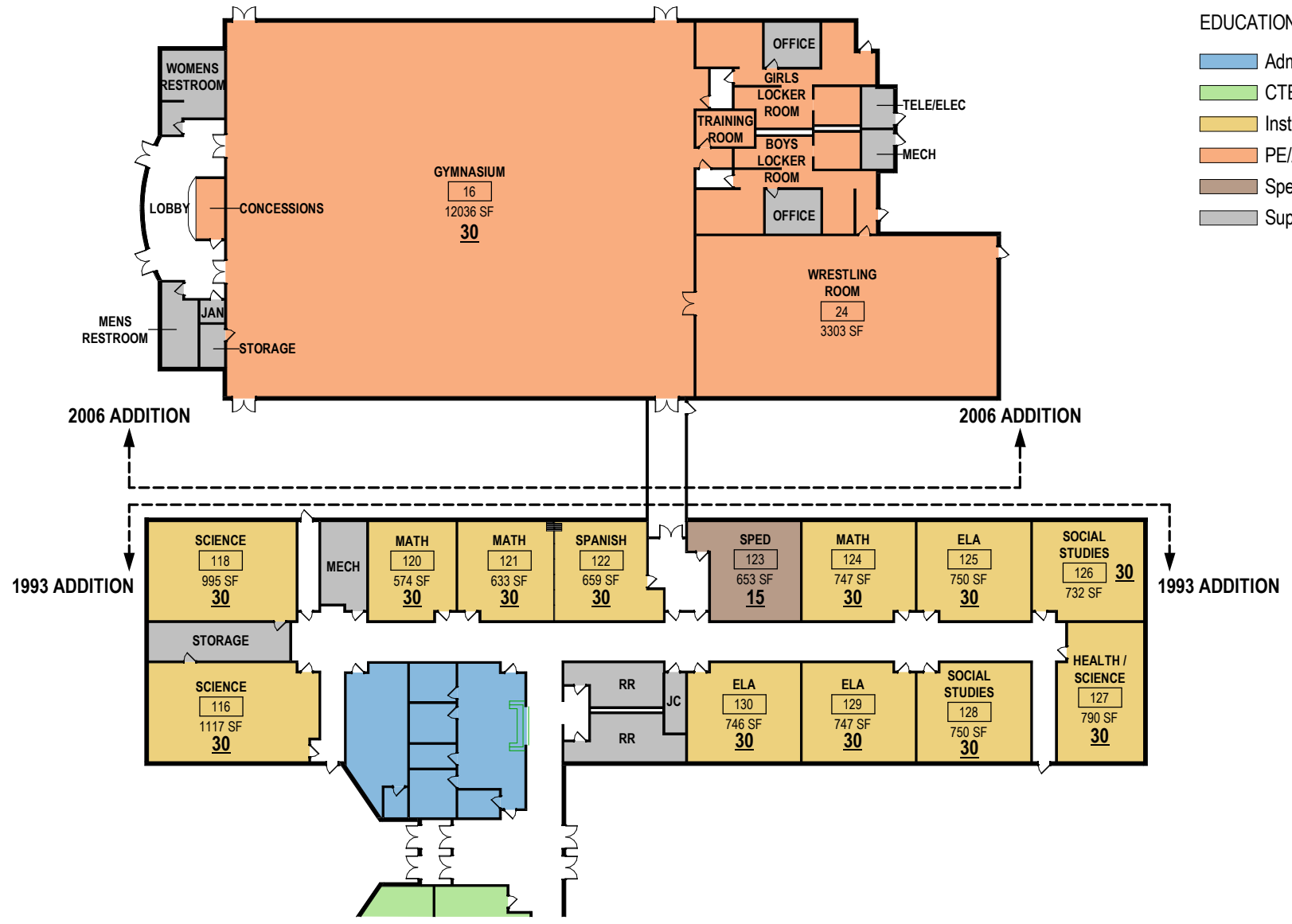
FLOOR PLAN - CAPACITY SOUTH

1" = 40'-0"



OLATHE MIDDLE / HIGH SCHOOL
 OLATHE MIDDLE HIGH SCHOOL - SOUTH



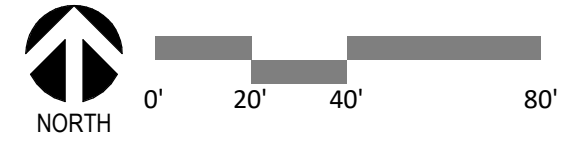


FLOOR PLAN - CAPACITY NORTH

1" = 40'-0"

LOWER LEVEL FLOOR PLAN - CAPACITY

1" = 40'-0"



OLATHE MIDDLE / HIGH SCHOOL
OLATHE MIDDLE HIGH SCHOOL - NORTH



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

Condition Photo Documentation

Olathe Middle/High School



Provide urinal screens



Replace single pane windows in south building



Provide ambulatory stall in girls' group restroom in north building



Provide flooring in nurse's office to non-absorptive



Provide ADA lockers in locker room



Replace carpeting in admin, classrooms, and library

Condition Photo Documentation, continued

Olathe Middle/High School



Replace tile in girls' shower in north building