



MEETING RECORD

PROJECT: Alamosa School District Master Plan

PROJECT NO: 2023-082.00

DATE: October 10, 2023

ATTENDANCE: see attached

SUBJECT: PAT #1

1. Diana Jones introduced the RTA team. And announced that paving part Maroon Road at the High School needs to be added to the assessment to track costs.
2. The RTA team reviewed the schedule for the Master Plan Process.
3. The Condition Analysis Matrix was introduced, and RTA explained how maintenance requirements were prioritized and scored. An overview was shared and a snapshot summary of each school was reviewed. Refer to RTA-Alamosa SD PAT#1.pdf for more detailed information.
4. RTA introduced CPTED (Crime Prevention through Environmental Design) concepts and will share results for ASD in the next meeting.
5. A SWOT Analysis of the district was conducted. SWOT – Strengths, Weaknesses and Opportunities and Threats. The following items were determined:
 - a. First we reviewed items to be considered, based on previous discussions with the district:
 - i. Renting Administration Building
 - ii. Outgrown Alternative Education Building
 - iii. Staff Child-Care Facility
 - iv. Transportation Facility does not meet current district needs
 - v. Middle School Building Future?
 - vi. CTE and Career Pathways
 - vii. ROTC location
 - viii. Security concerns at each school
 - ix. Pre-K is outsourced
 - x. School Based Health Center

- b. The following District Strengths were identified:
 - i. Proximity buildings to each other – share resources
 - ii. ES centrally located
 - iii. ES campus – interaction, transitions
 - iv. Functionality of MS, most district events, family nights
 - v. Location and amount of property at MS
 - vi. Board Room – asset, lots of use and functions
 - vii. Spirit of School District – a lot of active students, Alamosa School
Moose Spirit
 - viii. The staff is great - sense of community; make it work
 - ix. Improved security, - security guards, tech team (cameras)
 - x. Secured entries
 - xi. Community collaboration – use of facilities
 - xii. Stadium – view
 - xiii. Extracurricular offerings
 - xiv. TOMA – top of mind awareness – district only as good as staff and
students

- c. The following District Weaknesses were identified:
 - i. Is Waverly a benefit? Not central
 - ii. Why renting administration building?
 - iii. Have outgrown administration building – not centrally located to the rest of district
 - iv. Auditorium at OMS – poor sound and lighting system
 - v. OMS – run down out buildings – SOENA Building, Concessions
 - vi. No restrooms at stadium at MS
 - vii. Overall lack of storage
 - viii. Aesthetics of the HS
 - ix. No PreK or Child Care for staff
 - x. Online school has no future capacity; not meant to be a school; blow horn for fire
alarm
 - xi. A Bennet FB field (MS) underutilized
 - xii. Bus Garage – infestation of mice! Not big enough; not heated work bay; no wash
bay; no place for EV
 - xiii. No maintenance and operations facility
 - xiv. Lack of “electrification” technology – needs fusion of technology
 - xv. No gender neutral restrooms
 - xvi. Rear entry to HS is dangerous - un monitored; open campus
 - xvii. HS cafeteria not large enough (currently feed 250 at one time)
 - xviii. And kitchen is too small
 - xix. HS weight room above music

- d. The following District Opportunities were identified:
 - i. Get rid of Waverly
 - ii. District has vacant property – central to ES
 - iii. MS property is large – room for growth
 - iv. Collaboration with ASU (Adams State University), TSC (Trinidad
State College) Parks and Rec, and other community
 - v. Checks box for funding requirements (BEST)
 - vi. School Based Health Center???
 - vii. Tax Credit projects – investor options

- e. The following District Threats were identified:
 - i. Lack of 2-way intercom at MS, expensive to fix
 - ii. Declining enrollment
 - iii. Private School competition
 - iv. Location – of bus garage (near homeless camp)
 - v. Location of HS is near low income apartments
 - vi. Economy – to support funding measure by voters
 - vii. Safety and Security

6. The meeting concluded. The PAT will meet again November 7, 2023; 11:30 in the morning in the District Office – 403 Santa Fe Avenue.

Attachments: RTA-Alamosa SD PAT#1.pdf
231017 Attendance ASD PAT1.pdf

CC:

REPORTED BY: 
Signature

Ann Marie Jackson

Printed Name

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ALAMOSAS

SCHOOL DISTRICT



Alamosa School District Master Plan
October 10, 2023



Paul Reu, AIA
Project Manager



Brian Calhoun, AIA, LEED AP BD+C
Principal in Charge



Ann Marie Jackson, NCIDQ, LEED AP
Education Specialist



Darren Rouse, AIA, NCARB, LEED AP BD+C, CHC
Facilities Assessment Lead

Here Today





Brian Calhoun, AIA, LEED AP BD+C
Principal-in-Charge



Paul Reu, AIA
Project Manager

Proposed Sub-Consultants

 **BRIDGERS & PAXTON**
INNOVATIVE DEPENDABLE SOLUTIONS
MEP Assessment

 **HCDA**
Structural Assessment

 **WESTERN**

 **emographics, Inc.**
Demographics



Mike Riggs, AIA, LEED AP BD+C
Education Planner/Project Architect



Ann Marie Jackson, NCIDQ, LEED AP
Education Specialist



Darren Rouse, AIA, NCARB, LEED AP BD+C, CHC
Facilities Assessment Lead



Sean Martin, AIA, NCARB
Facilities Assessment Support

Your Master Planning Team



- Academy District 20 Facilities Assessment
- Archuleta School District Master Plan
- Arriba-Flagler School District Facility Assessments
- Brighton School District 27J Master Plan
- Burlington School District RE-6J Master Plan
- Calhan School District Master Plan
- Campo School District Master Plan
- Cheyenne County School District Master Plan
- Cheraw School District Master Plan
- Colorado Springs District 11 Facilities Assessment Index Audit
- Colorado Springs School Master Plan
- East Otero School District Master Plan
- Early Connections System-Wide Master Plan
- Fowler School District Master Plan
- Gunnison Watershed School District Master Plan
- Hanover School District Master Plan
- High Mountain Institute Master Plan
- Hinsdale School District Master Plan
- Hoehne School District #3 Facility Assessments
- Holly School District Master Plan
- Ignacio School District Master Plan
- Las Animas School District Master Plan
- Lewis-Palmer District #38 Master Plan
- Montrose County School District Master Plan
- Mountain Valley School District Master Plan
- Ouray School District Master Plan
- Peyton School District Master Plan
- Platte Canyon RE-1 District Master Plan
- Pueblo District 70 Facilities Needs Assessment
- Ridgway School District Master Plan
- Roaring Fork School District Master Plan
- Springfield School District RE-4 Master Plan
- Strasburg School District Master Plan
- The Colorado School for the Deaf and the Blind Master Plan
- Trinidad School District Master Plan
- Vilas School District Master Plan

40+

District-wide Master Plans / Facility Assessments

20+

Rural School District Master Plans / Facility Assessments

6M+

Square feet assessed in the past 6 years

Colorado's Master Planning Experts



Our Design Philosophy Starts with YOUR Values, Goals, and Core Beliefs....

The Alamosa School District...

...understands that students' basic needs must be met before they can be expected to think, learn, and create deeply.

...has high expectations for each and every student.

...identifies, recognizes, and builds on the strengths of our students to ensure they grow through their skills.

...creates inclusive environments and celebrates the different cultures and heritages of our community.

Our Mission

Alamosa School District provides safe, inclusive, challenging, and authentic learning experiences that prepare students to thrive in our community and beyond.

Our Vision

Alamosa School District students grow academically, personally, and socially in partnership with their families and educators by learning and demonstrating resilience, confidence, global and social connection, and future ready skills.

A Living Road Map for Future Planning

- ✓ Provides a **strategy** for a unified cohesive approach, integrated with the community
- ✓ **Assessments of facility inventory and building** aligned with mission and pedagogy
- ✓ Provides a **plan** for all facilities and site improvements
- ✓ Provides **District-wide options**
- ✓ Invites **broad stakeholder input**
- ✓ Provides the basis for **data-driven decisions** against known benchmarks
- ✓ Supports your **communication** process
- ✓ **Supports your students' success**



What Will an Effective Master Plan Do?

August 2023	September 2023	October 2023	November 2023	December 2023 – Nov. 2024
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Phase A – Discovery & Investigation

Gather Information
Existing Facility Assessment & Verification



Phase B - Synthesis

Planning Assistance Team Kickoff Meeting, October 10
Phase Review and Summary Meeting, October 17

Phase C – Master Plan Options

Finalize Options/Cost Models, November 7
Review Preliminary Master Plan, November 7
Finalize Master Plan Meeting, November 28

Phase D – Master Plan Completion

Submit Final FMP to School Board, December 14

Ongoing FMP Support
Best Grant Application: Jan – Feb. 2024
Bond or MLO Support: March – Nov. 2024



Today's Agenda

PAT Meeting #1

1. Introductions
2. Review Overall FMP Process
3. Review Assessment Findings
4. What is CPTED
5. SWOT

Planning Advisory Team Meeting Outline

Meeting #	Date	Agenda
1	10.10.23	PAT Kick-off / SWOT / Assessment Data
2	10.17.23	CPTED / Review Preliminary Options
3	11.7.23	Demographics / Review updated Options
4	11.28.23	Select preferred option/District Plan for Implementation
	TBD	Community Outreach Meeting
	12.14.23	Board of Education Update

Building Inspections, Infrastructure Assessment

- ✓ Facility assessment process
- ✓ Sampling of facility conditions
- ✓ Comparison to existing facility data
- ✓ Prioritization of needs
- ✓ Photo documentation
- ✓ Cost estimates to address each item



RTA's Condition Analysis Matrix:

- Sorts deficiencies by any criteria
- Prioritizes the information
- Consolidates the information
- Becomes a working document for future planning
- Drives data-based decision making

Level 1		Assessment Rating Failure Timing
	1	Needs Immediate Action (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
Level 2		Category - What is the problem or concern?
	1	Life Safety - This is unsafe.
	2	Potential for damage to the building.
	3	Code issues.
	4	Space characteristics / adequacies.
	5	ADA issues.
	6	A component of a system or an entire system needs to be added or replaced.
	7	A component of a site element or an entire site system needs to be replaced.
	8	The OWNER would prefer a different product, system or equipment.
	9	Input from facility users and administrators.
	10	Politically expedient.
	11	System has been checked and does not have a problem.
Level 3		Consequences - What happens when failure occurs?
	1	Failure may compromise building occupant safety & health.
	2	When failure occurs, complete or partial closure of the facility is necessary.
	3	Failure will cause damage to other components or elements, but closure is not necessary.
	4	Component does not meet current building code or ADA as required.
	5	Programmatic - Existing space does not meet the goals of the OWNER or site.
	6	Positive cost or benefit. Correction in conjunction with another project could save money.
	7	Minor consequences. Failure will only damage the specific system or element. Damage will be cosmetic in nature.
	8	No failure/consequences expected.
Final Rank		
		The final rank gives you a score from the highest priority of 1 up to a maximum value of 352, which would indicate the lowest priority item in the list. Typically, you would start to address any deficiencies in the order from 1 to 352.
Example		Item - If the roof is leaking the ranking would be:

TYPICAL LIFESPAN OF FACILITY ELEMENTS

GENERAL STRUCTURE	50 – 75 years
BUILDING ENVELOPE	20 years
MECH / ELEC / PLUMBING SYSTEMS	15 – 20 years
INTERIOR FINISHES	15 – 20 years
FURNISHINGS / FIXTURES / EQUIPMENT	15 – 20 years
SITE PAVEMENT	10 – 15 years
SYNTHETIC TURF & TRACK	10 – 15 years
TECHNOLOGY & TECH INFRASTRUCTURE	5 – 7 years

AVERAGE OF
ASD FACILITIES:
29* YEARS

**Estimated age for Waverly and Bus Barn*

*If a facility is well-maintained, life spans can be doubled for many elements.
If maintenance is deferred, life spans can be reduced by half.*

3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT
 Facility: **Elementary School 3-5**
 Date: 8/25/2023

Date of last Addition: NA
 Year round start date:

Failure Timing Legend

- 1 Needs Immediate Action (Red)
- 2 Replace within 5 Years (Orange)
- 3 Replace within 6-10 Years (Yellow)
- 4 Improvement Item (Green) - Also indicate remain years of system life

(see scoring tab for details)

GCs and Fees	15.00%
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	ES35	INT	Touch up paint on accent walls in each classroom	ARCH	Interior - Wall	2	4	8	64		\$7,500	\$8,625	\$10,350	\$11,643.75
2	ES35	INT	Provide corner guards on outside corners in each classroom	ARCH	Interior - Wall	2	4	6	48		\$6,000	\$6,900	\$8,280	\$9,315.00
3	ES35	INT	Refurbish P-Lam wall protection in the kitchen	ARCH	Interior - Wall	2	4	6	48		\$2,500	\$2,875	\$3,450	\$3,881.25
4	ES35	INT	Replace fluorescent lighting with LEDs and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48	5	\$516,803	\$594,323	\$713,188	\$802,336.66
5	ES35	INT	Replace receptacles with Tamper Resistant Receptacles	ELEC/I.T.	Electrical	1	3	4	12	10	\$13,000	\$14,950	\$17,940	\$20,182.50
6	ES35	INT	Upgrade fire alarm system to voice capability. Functioning currently, but state strongly prefers upgrade to voice.	ELEC/I.T.	Lighting	1	4	1	4		\$295,316	\$339,613	\$407,536	\$458,478.09
7	ES35	INT	Replace aging cameras with current model replacements from iPRO/Advidia - interior	ELEC/I.T.	Safety and Security	3	6	7	126	7	\$50,000	\$57,500	\$69,000	\$77,625.00
8	ES35	EXT	Replace aging cameras with current model replacements from iPRO/Advidia - exterior	ELEC/I.T.	Safety and Security	3	6	7	126	7	\$26,950	\$30,993	\$37,191	\$41,839.88
9	ES35	INT	Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 36 classroom spaces). Retain system type (Ceiling projection) but modernize system with current	ELEC/I.T.	Communication	3	6	7	126	10	\$234,000	\$269,100	\$322,920	\$363,285.00
10	ES35	INT	Add exhaust fan in boiler room for temperature control	MECH	HVAC	1	4	3	12		\$5,000	\$5,750	\$6,900	\$7,762.50
11	ES35	INT	Upsize louvers serving ERVs to allow for lower velocity on intakes.	MECH	HVAC	3	7	7	147		\$1,725	\$1,984	\$2,381	\$2,678.06
12	ES35	INT	Support vertical ductwork in mechanical mezzanine.	MECH	HVAC	2	6	3	36		\$600	\$690	\$828	\$931.50
13	ES35	INT	Replace mini split air conditioning system in electrical room on first floor.	MECH	HVAC	1	1	1	1	0	\$8,000	\$9,200	\$11,040	\$12,420.00
14	ES35	INT	Repair slab cracks: Minor slab and masonry cracking in several locations. While not of structural concern, could repair/replace to correct aesthetically	STRUCT	INT-Wall Construction	4	11	7	308		\$30,000	\$34,500	\$41,400	\$46,575.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$321,316	\$369,513	\$443,416	\$498,843
26-50	\$525,903	\$604,788	\$725,746	\$816,464
51-100	\$7,500	\$8,625	\$10,350	\$11,644
> 100	\$342,675	\$394,076	\$472,892	\$532,003
Totals ->	\$1,197,394	\$1,377,003	\$1,652,404	\$1,858,954

Conditions Analysis Matrix

Ranking of 0-25 indicates the item has failed or will fail within the next year or is not in code compliancy.		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 2,446,155
02	Ortega Middle School and GOAL HS Bldg	\$ 2,263,020
03	Elementary School 3-5	\$ 498,843
04	Elementary School K-2	\$ 1,305,488
05	Waverly Bldg (leased to Otero Jr College)	\$ 1,176,860
06	Bus Barn/Maintenance Facility	\$ 1,037,675
<i>(Note: values above include soft costs, but no escalation)</i>		
Total 0-25		\$ 8,728,041
3 years of escalation @ 8%/yr		\$ 10,994,819

Ranking of 26-50 indicates the item has failed or is still serviceable, but should be replaced in the next 5 years.		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 4,438,461
02	Ortega Middle School and GOAL HS Bldg	\$ 2,269,803
03	Elementary School 3-5	\$ 816,464
04	Elementary School K-2	\$ 5,201
05	Waverly Bldg (leased to Otero Jr College)	\$ 279,506
06	Bus Barn/Maintenance Facility	\$ 293,898
<i>(Note: values above include soft costs, but no escalation)</i>		
Total 26-50		\$ 8,103,333
5 years of escalation @ 8%/yr		\$ 11,906,454

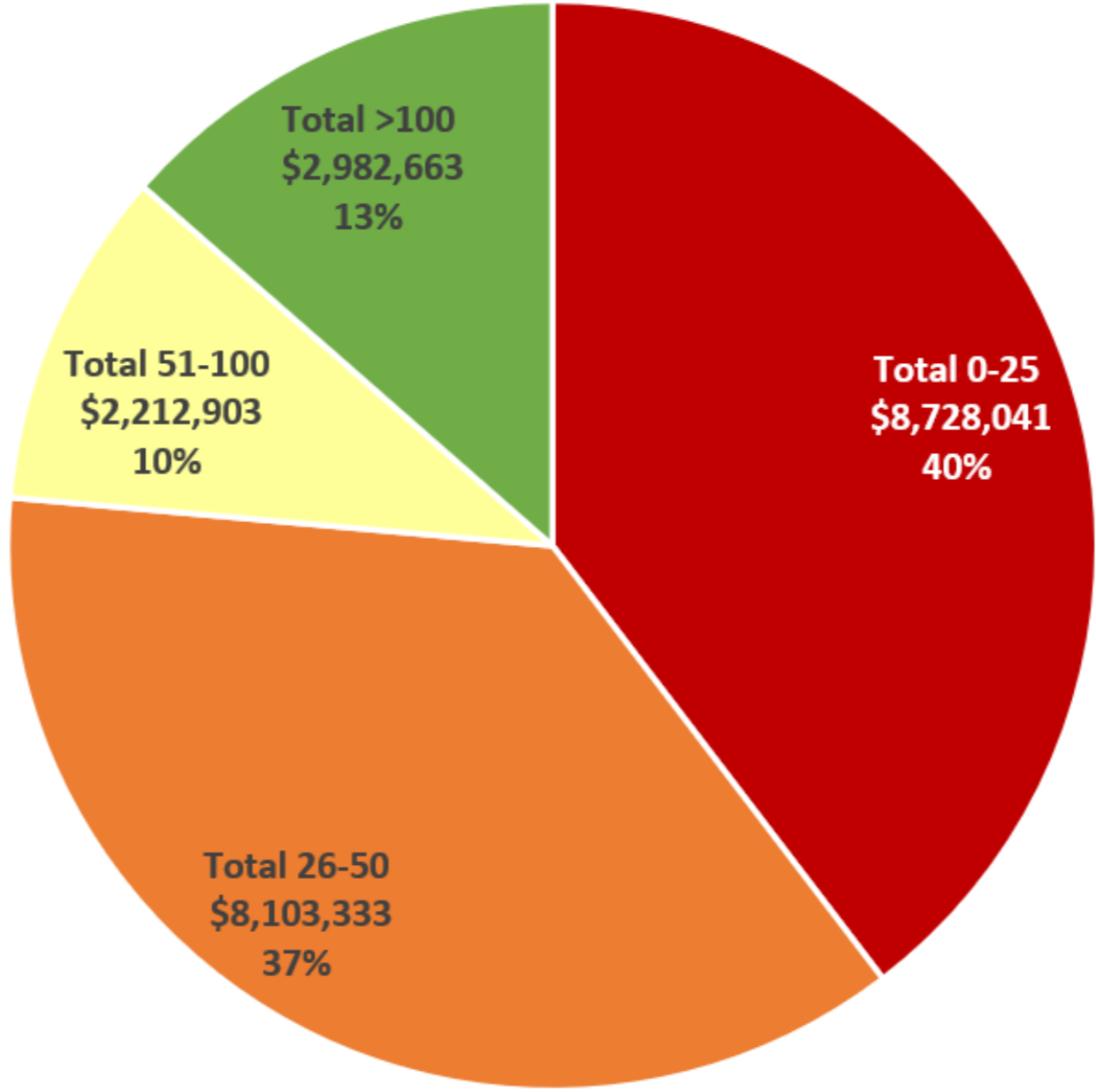
Ranking of 51-100 indicates that the item has failed or is still serviceable, but does not affect student achievement.		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 987,778
02	Ortega Middle School and GOAL HS Bldg	\$ 1,063,905
03	Elementary School 3-5	\$ 11,644
04	Elementary School K-2	\$ 13,196
05	Waverly Bldg (leased to Otero Jr College)	\$ 26,618
06	Bus Barn/Maintenance Facility	\$ 109,762
<i>(Note: values above include soft costs, but no escalation)</i>		
Total 51-100		\$ 2,212,903
5 years of escalation @ 8%/yr		\$ 3,251,480

Ranking of greater than 100 indicates that the item requires attention in a long term approach.		
01	Alamosa High School, Stadium and VOAG Bldg	\$ 1,866,648
02	Ortega Middle School and GOAL HS Bldg	\$ 46,575
03	Elementary School 3-5	\$ 532,003
04	Elementary School K-2	\$ 532,003
05	Waverly Bldg (leased to Otero Jr College)	\$ -
06	Bus Barn/Maintenance Facility	\$ 5,434
<i>(Note: values above include soft costs, but no escalation)</i>		
Total >100		\$ 2,982,663
5 years of escalation @8%/yr		\$ 4,382,510

Total for Each Facility (includes all ranks)		
01	Alamosa High School, Stadium and VOAG	\$ 9,739,042
02	Ortega Middle School and GOAL HS Bldg	\$ 5,643,303
03	Elementary School 3-5	\$ 1,858,954
04	Elementary School K-2	\$ 1,855,888
05	Waverly Bldg (leased to Otero Jr College)	\$ 1,482,984
06	Bus Barn/Maintenance Facility	\$ 1,446,769
<i>(Note: values above include soft costs, but no escalation)</i>		
Total (All Ranks)		\$ 22,026,940
5 years of escalation @ 8%/yr		\$ 32,364,802



Alamosa School District Deferred Maintenance Ranking (inc. soft cost factor and contingency)



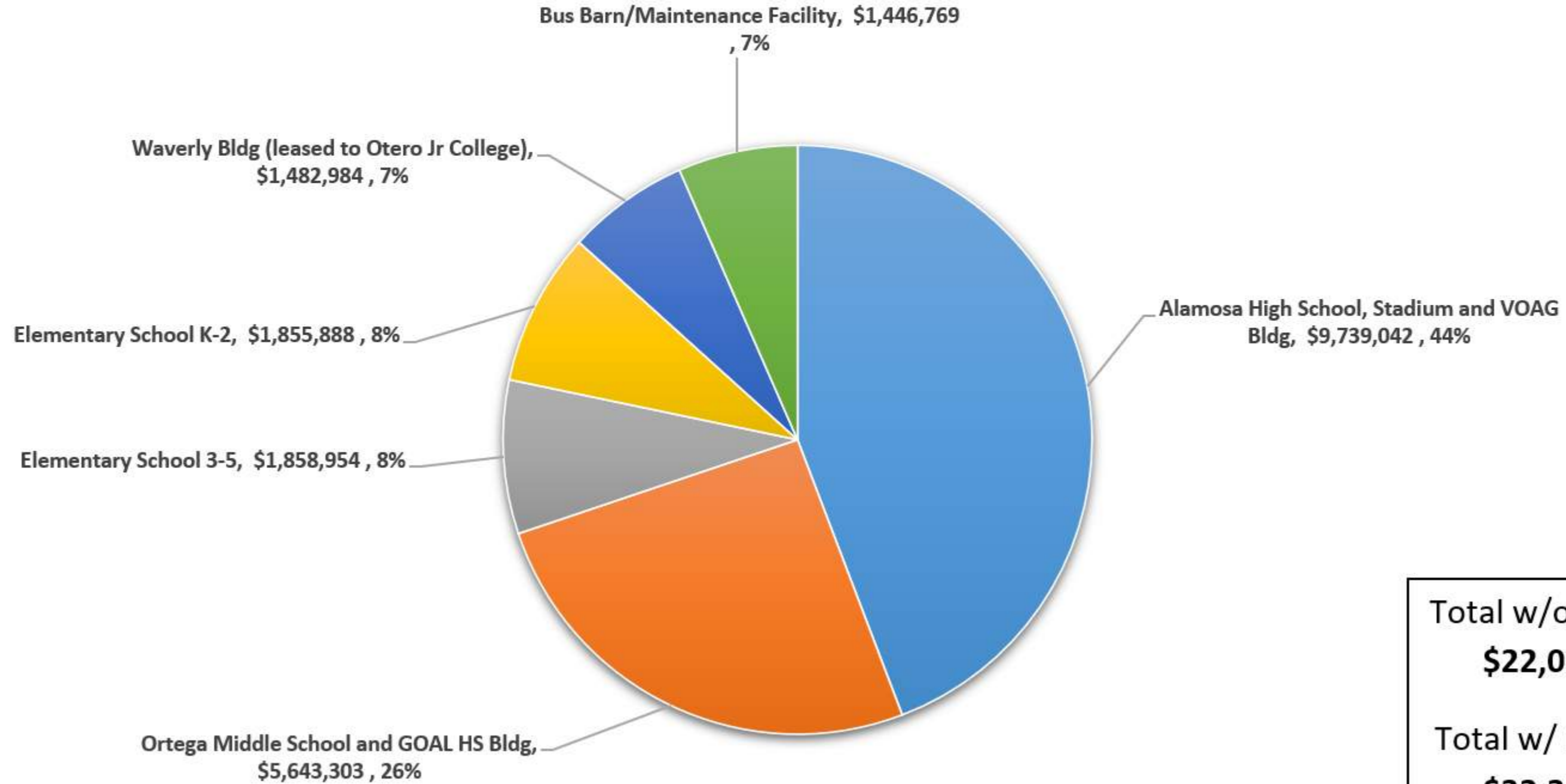
Total w/o Escalation:
\$22,026,940

■ Total 0-25 ■ Total 26-50 ■ Total 51-100 ■ Total >100





Alamosa School District Total Deferred Maintenance (inc. soft cost factor and contingency)



Total w/o Escalation:
\$22,026,940

Total w/ Escalation:
\$32,364,802

ALAMOSA HIGH SCHOOL

Condition Matrix

ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
Repair roofs: The roofs at the athletic field out buildings are deteriorated significantly	STRUCT	EXT-Roof	1	2	1	2		\$ 100,000
Replace clocks and intercom with modern clocks that have syncing capabilities. Based on an IP based system, that can combine clocks and speakers into a single unit with a	ELEC/I.T.	Communication	2	6	7	84	2	\$ 125,000
Replace all bug eye fixtures with a central emergency lighting inverter. Emergency lighting is not functioning throughout bldg.	ELEC/I.T.	Lighting	1	1	1	1		\$ 142,960
Replace aging cameras with current model replacements from iPRO/Advidia	ELEC/I.T.	Safety and Security	2	6	7	84	5	\$ 156,500
Replace hail-damaged exhaust fans.	MECH	HVAC	1	6	7	42	0	\$ 175,000
Replace stadium field lights with LED fixtures.	ELEC/I.T.	Lighting	1	3	4	12		\$ 200,000
Replace CPT flooring throughout building	ARCH	Floor-Carpet	1	6	7	42	1	\$ 227,500
Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 40 classroom spaces). Retain system type (short-throw projection) but modernize system with	ELEC/I.T.	Communication	1	6	7	42	5	\$ 260,000
Replace gym wood flooring	ARCH	Floor-Wood	2	4	7	56	3	\$ 288,000
Replace boilers.	MECH	HVAC	3	6	2	36	8	\$ 300,000
Replace any existing category 5 or 5e network cabling with modern Category 6 cabling.	ELEC/I.T.	Communication	1	6	7	42	5	\$ 453,150
Upgrade fire alarm system to voice capability. Functioning currently, but state strongly	ELEC/I.T.	Fire Protection	1	4	1	4		\$ 600,000
Replace fluorescent light fixtures with LEDs and upgrade controls. System is functioning, but upgrade would comply with energy code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 1,050,000
Replace existing HVAC controls throughout the building.	MECH	HVAC	3	6	6	108	0	\$ 1,050,000

Condition	Totals
0-25	\$ 1,575,623
26-50	\$ 2,858,912
51-100	\$ 636,250
> 100	\$ 1,202,350
Totals ->	\$ 6,273,135

Top Considerations – Cost Drivers

ORTEGA MIDDLE SCHOOL

Condition Matrix

ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
Replace hot water cabinet unit heaters.	MECH	HVAC	1	6	3	18	0	\$ 95,000
Raise running track up to level of football field	ARCH	Athletic or Playground	1	7	1	7		\$ 100,000
Replace hot water unit heaters in gym with HVAC equipment capable of providing	MECH	HVAC	1	1	1	1	0	\$ 110,000
Replace broken/damaged doors and/or hardware throughout bldg (90% of doors in bldg)	ARCH	INT-Doors	2	4	5	40		\$ 112,000
Remove existing bug-eye fixtures in gyms and replace with emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 134,572
Rotomill 2" and replace asphalt east parking lot	ARCH	Parking Lot	2	7	3	42		\$ 143,000
Replace existing intercom system to a more moder system, like an IP based system	ELEC/I.T.	Communication	2	6	6	72	5	\$ 150,000
Replace VCT flooring throughout bldg	ARCH	Floor-VCT	2	4	6	48		\$ 188,678
Rework all group and single RRs to provide accessible and code compliant RRs	ARCH	Safety and Security	1	5	4	20		\$ 200,000
Rotomill 2" and replace asphalt west parking lot	ARCH	Parking Lot	2	7	3	42		\$ 218,000
Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 33 TO 35 classroom spaces). Retain system type (short-throw projection) but modernize system with	ELEC/I.T.	Communication	2	6	7	84	5	\$ 227,500
Replace aging cameras with current model replacements from iPRO/Advidia (including interior and exterior locations, new servers and storage + cabling and camera/software list.	ELEC/I.T.	Safety and Security	2	6	7	84	5	\$ 286,000
Replace fluorescent lighting in the remaining interior spaces (kitchen, cafeteria, gyms, locker rooms, offices, auditorium and storage rooms) and update controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 378,280

Condition	Totals
0-25	\$ 1,457,662
26-50	\$ 1,462,031
51-100	\$ 685,285
> 100	\$ 30,000
Totals ->	\$ 3,634,978

Top Considerations – Cost Drivers

ALAMOSA ELEMENTARY SCHOOLS

Condition Matrix								
ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 36 classroom spaces). Retain system type (Ceiling projection) but modernize system with current short-throw projector, inputs, controls and sound reinforcement	ELEC/I.T.	Communication	3	6	7	126	10	\$ 234,000
Upgrade fire alarm system to voice capability. Functioning currently, but state strongly prefers upgrade to voice.	ELEC/I.T.	Safety and Security	1	4	1	4		\$ 295,316
Replace fluorescent lighting with LEDs and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48	5	\$ 516,803

Condition	Totals
0-25	\$ 321,316
26-50	\$ 525,903
51-100	\$ 7,500
> 100	\$ 342,675
Totals ->	\$ 1,197,394

ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 36 classroom spaces). Retain system type (Ceiling projection) but modernize system with current short-throw projector, inputs, controls and sound reinforcement	ELEC/I.T.	Communication	3	6	7	126	10	\$ 234,000
Upgrade fire alarm system to voice capability. Functioning currently, but state strongly prefers upgrade to voice.	ELEC/I.T.	Safety and Security	1	4	1	4		\$ 295,316
Replace fluorescent lighting with LEDs and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48	5	\$ 516,803

Condition	Totals
0-25	\$ 321,316
26-50	\$ 525,903
51-100	\$ 7,500
> 100	\$ 342,675
Totals ->	\$ 1,197,394

K-2

3-5

Top Considerations – Cost Drivers

WAVERLY

Condition Matrix								
ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMIN	CAT	CONS	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
Provide individual rooms for classes, Gym is partitioned for rooms	ARCH	Interior - Wall	1	4	5	20		\$ 35,000
Replace condensing units and ventilation equipment on roof with new more efficient	MECH	HVAC	2	6	2	24	4	\$ 35,000
Provide ADA compliant restrooms	ARCH	ADA	1	5	4	20		\$ 45,000
Replace existing ITS infrastructure (Network Cabling, Active and Passive Network Equipment, Equipment Rack). Replace existing Category 5 cabling with new Category 6 or 6A cabling (Pricing for 6A cabling since that is the current industry recommended cabling for new installation in order to future proof that system for up to 25 to 30 years ((typical cabling warranty time frame)). Provide a single, central location for a new wall mounted telecom enclosure to eliminate any active network equipment being housed	ELEC/I.T.	Communication	2	6	2	24	1	\$ 50,000
Replace existing telecom cabling infrastructure to Category 6	ELEC/I.T.	Communication	2	6	3	36		\$ 50,000
Replace EPDM roof and white roof over classrooms with TPO; extend parapet to accommodate added roof insulation thickness	ARCH	EXT-Roof	1	2	3	6		\$ 67,411
Replace florescent lighting with LEDs and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 72,625
Provide new fire alarm system with voice capabilities. Fire alarm system does not have addressable devices.	ELEC/I.T.	Fire Protection	1	1	1	1		\$ 82,956
Upgrade electrical equipment: Electrical service entrance equipment is obsolete and installed in a laundry room where water is present. Service entrance panel and panelboards are Zinsco, which is known to have safety concerns with the circuit breaker	ELEC/I.T.	Electrical	1	1	1	1		\$ 230,000
No action required: Did not observe any structural concerns	STRUCT	EXT-Wall						

Condition	Totals
0-25	\$ 758,042
26-50	\$ 180,036
51-100	\$ 17,145
> 100	\$ -
Totals ->	\$ 955,223

Top Considerations – Cost Drivers

TRANSPORTATION BUILDING

Condition Matrix

ITEM DESCRIPTION	CONSULTANT	ITEM CATEGORY	FAIL TIMING	CAT	CONSQ	FINAL RANK	REMAINING LIFE (YEARS)	COST (Direct Cost) (no soft costs)
mounted telecom enclosure to eliminate any active network equipment being housed								
Replace north exterior canopy structural framing, decking, and support columns	STRUCT	EXT-Roof	1	2	2	4		\$ 36,120
Install exhaust fans in shop/parking bays to provide proper ventilation per IMC.	MECH	HVAC	1	1	1	1	NA	\$ 45,000
Replace exterior metal siding that is bent or damaged	ARCH	Exterior - Wall	2	2	3	12		\$ 45,360
Replace or remove and paint doors, frames, and structure that is rusting	ARCH	Exterior - Structural Eleme	2	2	3	12		\$ 49,000
Provide insulation at the bus parking area	ARCH	Interior - Wall	1	3	4	12		\$ 49,273
Install cooling in repair shop bays.	MECH	HVAC	3	4	6	72	NA	\$ 60,000
Install new makeup air units for proper ventilation.	MECH	HVAC	1	1	1	1	NA	\$ 70,000
Replace bus parking area flooring is loose course base rock	ARCH	Interior - Flooring System	1	4	5	20		\$ 89,180
Repair Roof leaks at multiple locations at the bus parking area	ARCH	Exterior - Roof	1	4	5	20		\$ 104,000
Replace interior fluorescent lighting with LED fixtures and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 133,056

Condition	Totals
0-25	\$ 668,390
26-50	\$ 189,306
51-100	\$ 70,700
> 100	\$ 3,500
Totals ->	\$ 931,896

Top Considerations – Cost Drivers

CPTED – Crime Prevention Through Environmental Design

- ✓ Not “one size fits all”
- ✓ Layered approach
- ✓ **ALL** factors are discussed as they relate to the shared culture of the Community and District
 - Natural Surveillance
 - Natural Access Control
 - Natural Territorial Reinforcement
 - Maintenance & Management



SWOT – things to think about

District Considerations

- *Renting Administration Building*
- *Outgrown Alternative Education Building*
- *Staff Child-Care Facility*
- *Transportation Facility does not meet current district needs*
- *Middle School Building Future?*
- *CTE and Career Pathways*
- *ROTC location*
- *Security concerns at each school*
- *Pre-K is outsourced*
- *School Based Health Center*



STRENGTHS

- Proximity buildings to each other – share resources
- ES centrally located
- ES campus – interaction, transitions
- Functionality of MS, most district events, family nights
- Location and amount of property at MS
- Board Room – asset, lots of use and functions
- Spirit of School District – a lot of active students, Alamosa School Moose Spirit
- Staff***** - sense of community; make it work
- Improved security, - security guards, tech team (cameras)
- Secured entries
- Community collaboration – use of facilities
- Stadium – view
- Extracurricular offerings
- TOMA – top of mind awareness – district only as good as staff and students

WEAKNESS

- Is Waverly a benefit? Not central
- Why renting administration building?
- Have outgrown administration building – not centrally located to the rest of district
- Auditorium at OMS – poor sound and lighting system
- OMS – run down out buildings – SOENA Building, Concessions
- No restrooms at stadium at MS
- Overall lack of storage
- Aesthetics of the HS
- No PreK or Child Care for staff
- Online school has no future capacity; not meant to be a school; blow horn for fire alarm
- A Bennet FB field (MS) underutilized
- Bus Garage – infestation of mice! Not big enough; not heated work bay; no wash bay; no place for EV
- No maintenance and operations facility
- Lack of “electrification” technology – needs fusion of technology
- No gender neutral restrooms
- Rear entry to HS is dangerous - un monitored; open campus
- HS cafeteria not large enough (currently feed 250 at one time)
- And kitchen is too small
- HS weight room above music

OPPORTUNITIES

- Get rid of Waverly
- District has vacant property – central to ES
- MS property is large – room for growth
- Collaboration with ASU , TSC (Trinidad State College) Parks and Rec, and other community
- Checks box for funding requirements (BEST)
- School Based Health Center???
- Tax Credit projects – investor options

THREATS

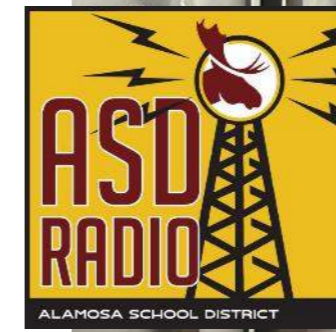
- Lack of 2 way intercom at MS, expensive to fix
- Declining enrollment
- Private School competition
- Location – of bus garage (near homeless camp)
- Location of HS is near low income apartments
- Economy – to support funding measure by voters
- Safety and Security

Conduct an Educational Workshop






- ✓ Bring your community together
- ✓ Review critical data that will inform the process
- ✓ Explore opportunities
- ✓ Establish community priorities
- ✓ Set equitable goals for all projects
- ✓ Focus on individual projects

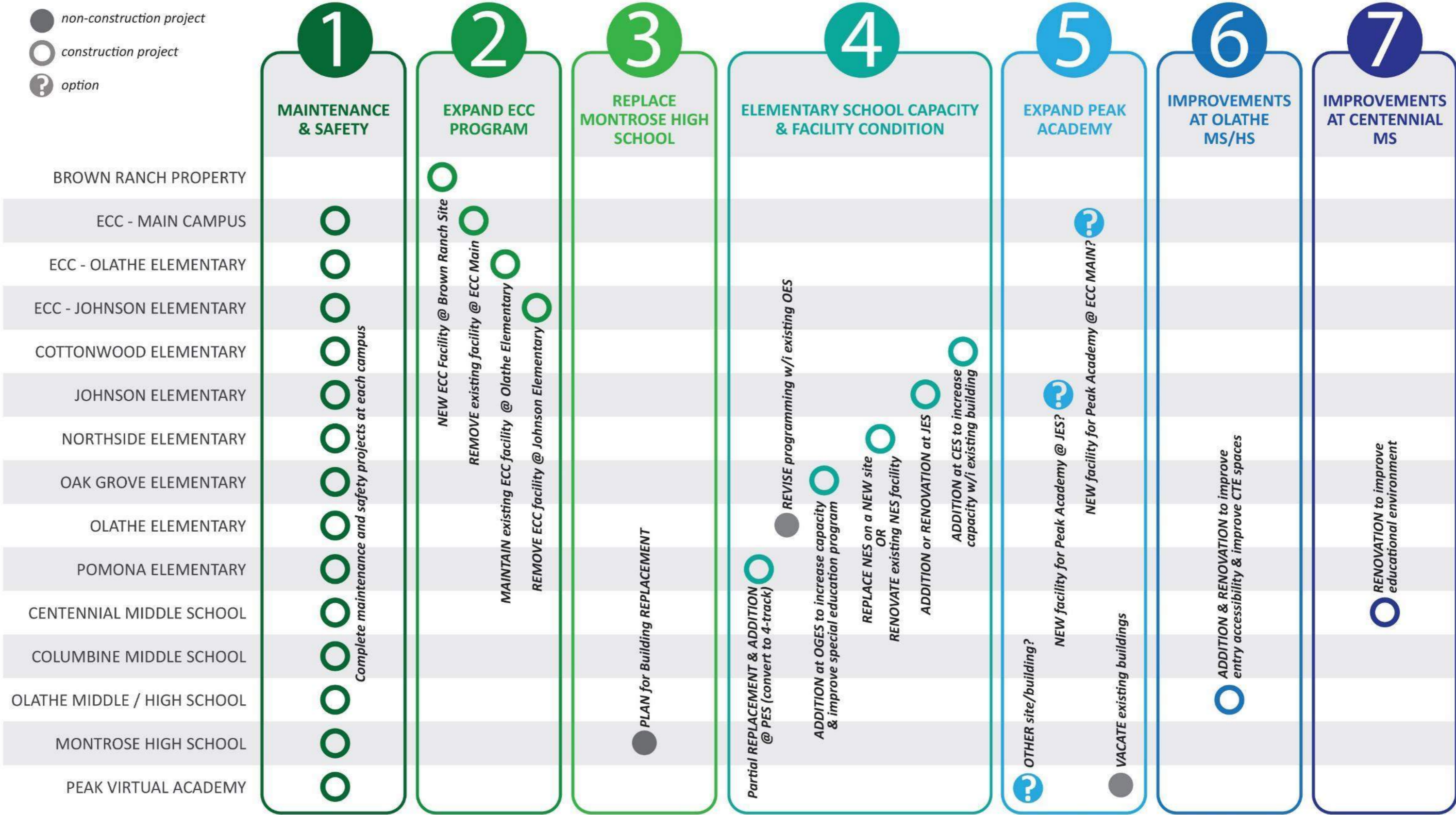
Frequent, open, transparent communication



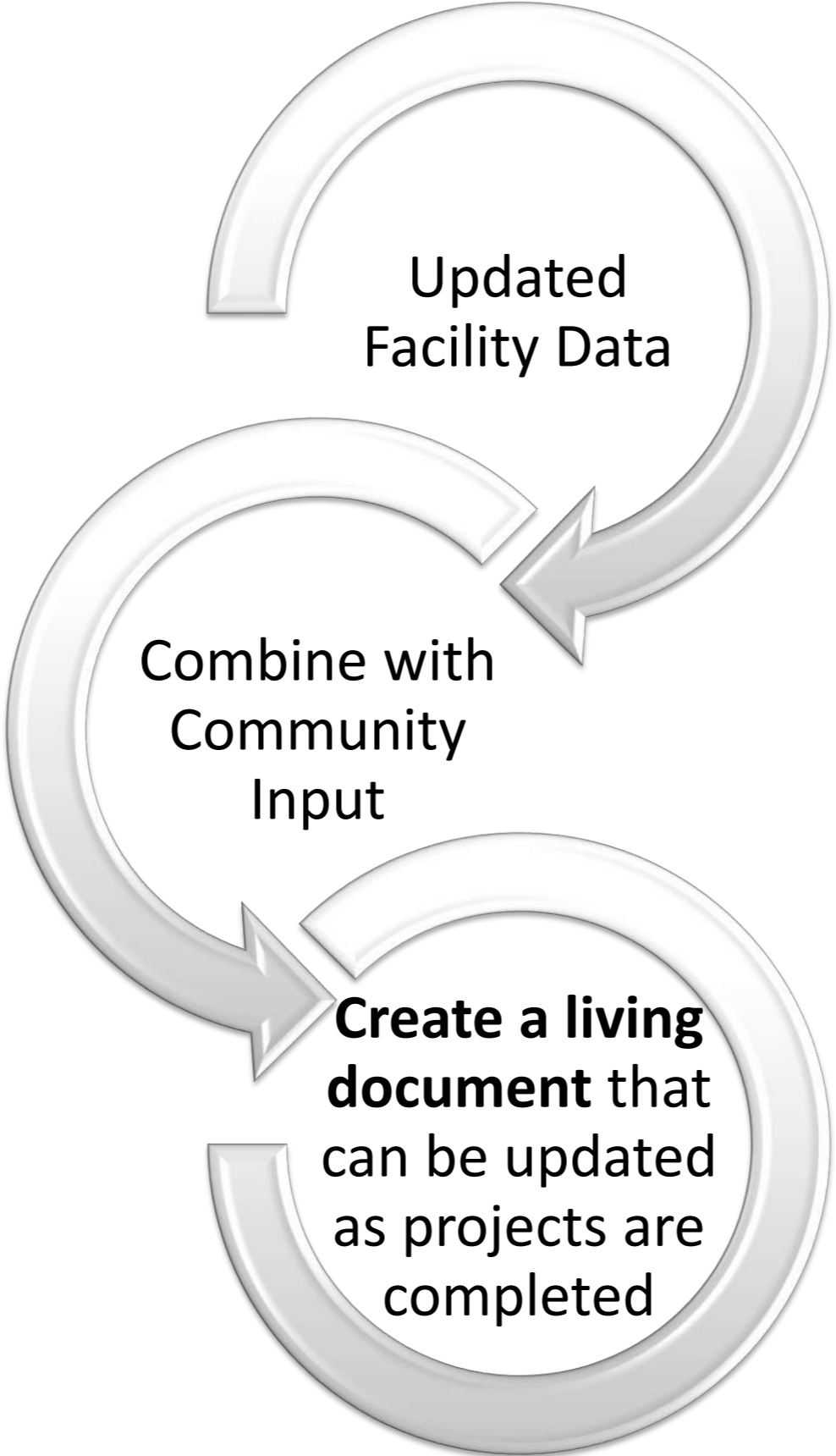
Community Engagement

DISTRICT PRIORITIES

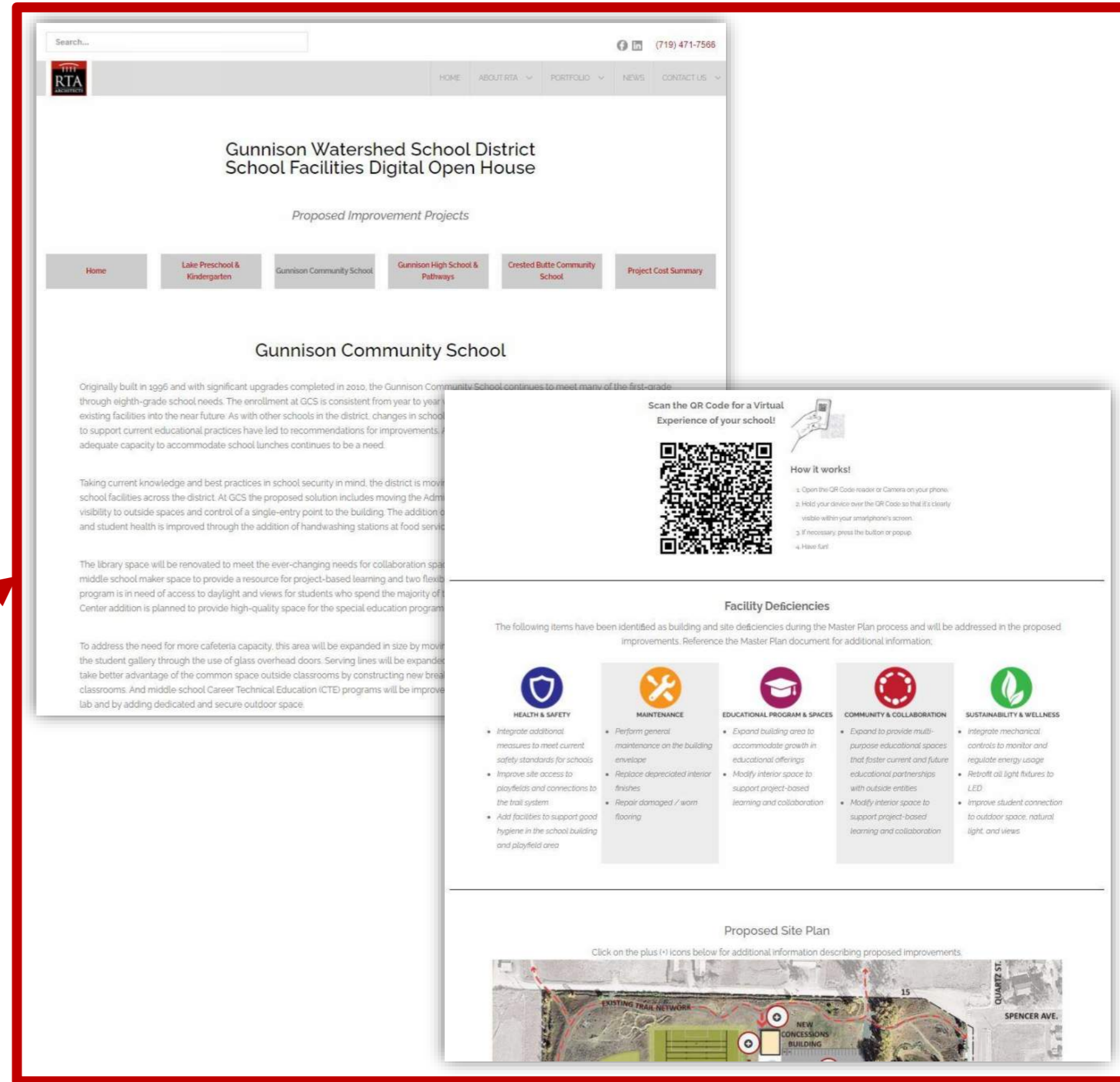
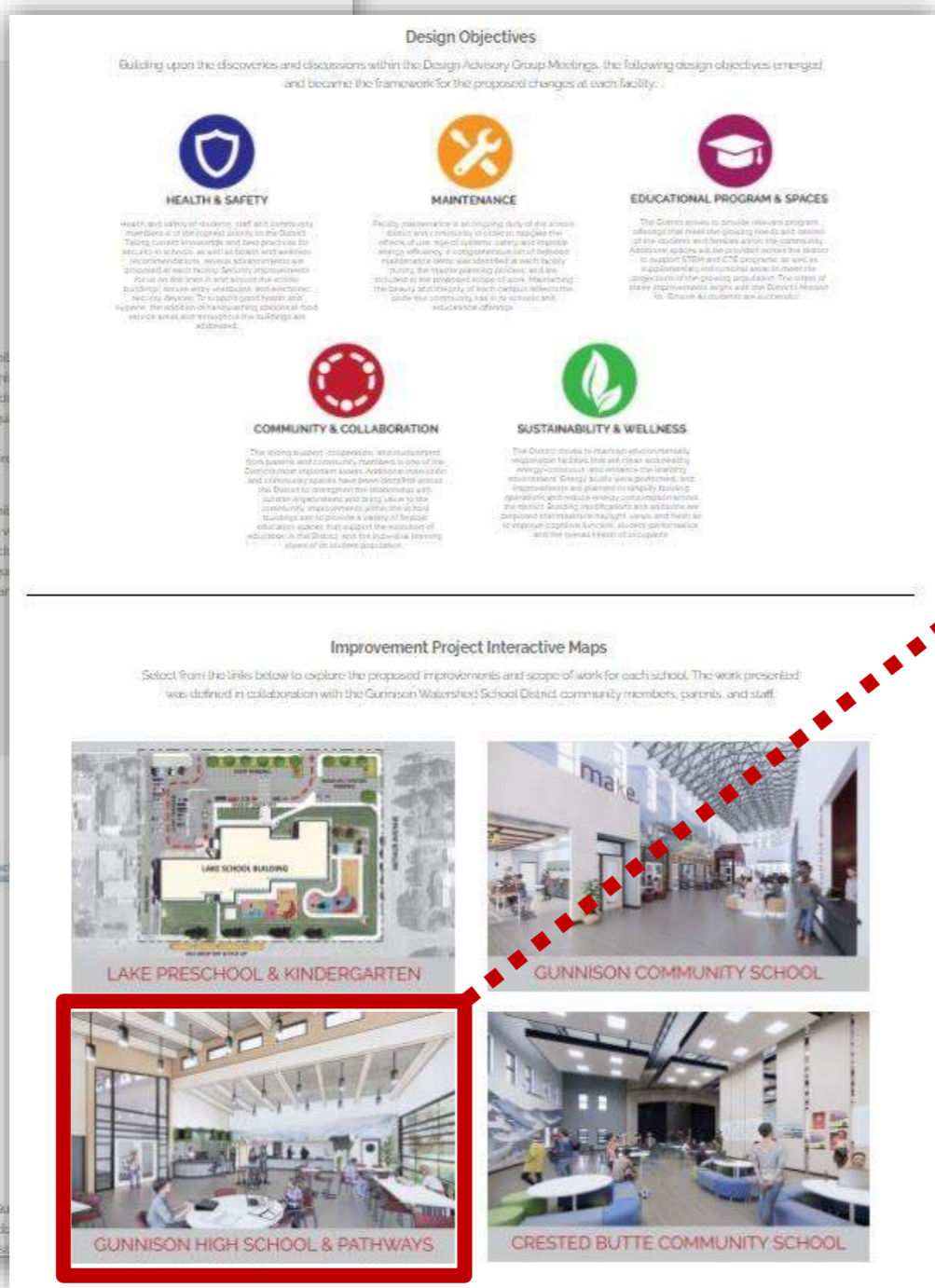
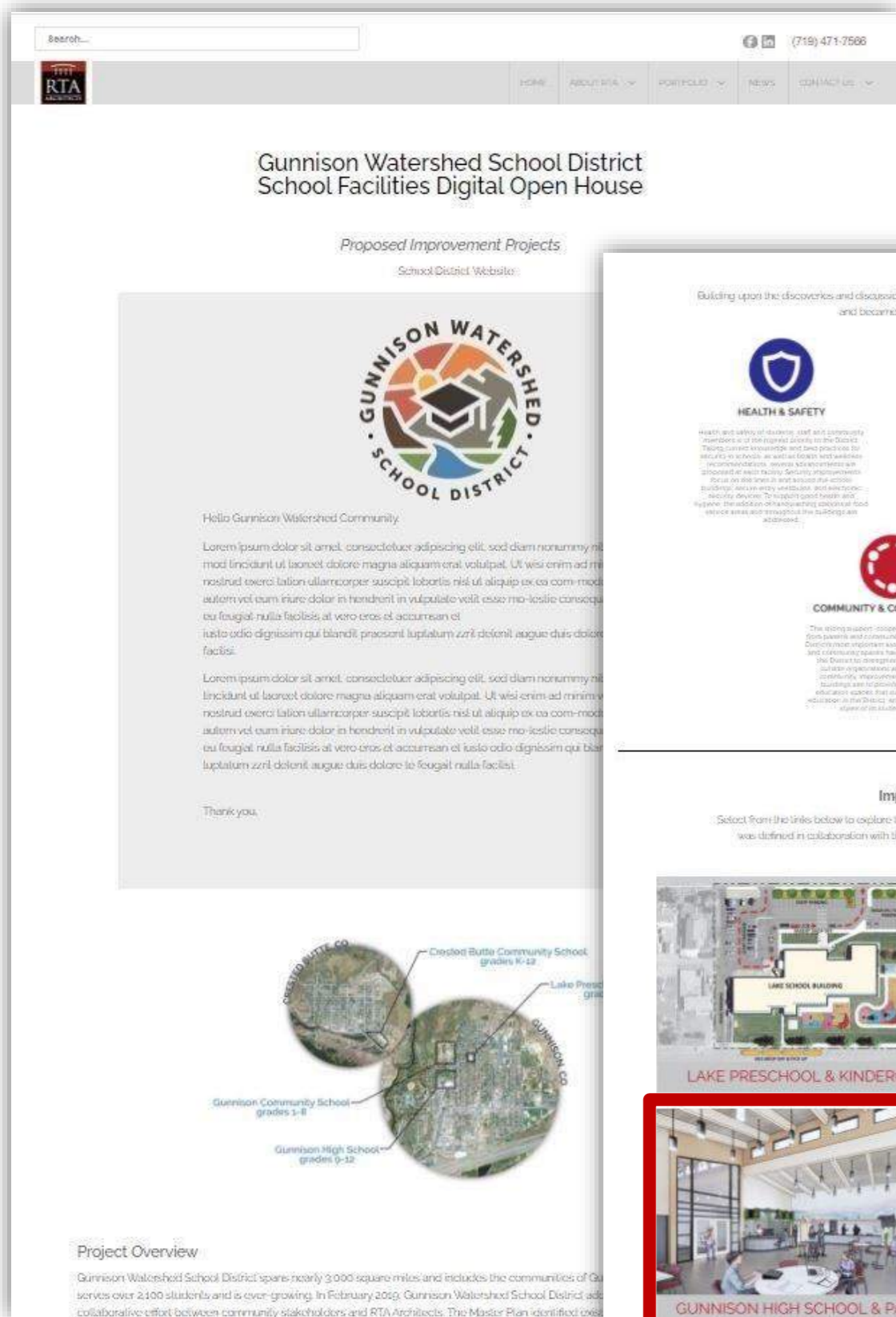
-  non-construction project
-  construction project
-  option



Create a Living Document



Web-Based Platform



Communicating with Stakeholders

[B.E.S.T. Building Excellent Schools Today]

What is BEST?

Collaboration by CO legislative leadership, Gov. Bill Ritter, former State Treasurer Cary Kennedy, and a large coalition worked together on this for their ambitious and landmark legislation

The BEST legislation addresses health and safety issues by providing funds to rebuild, repair or replace the most needy K-12 facilities. The BEST plan calls for assessment, an expert-guided process for the selection of funding projects, and the spending of up to \$1 billion in funds without raising taxes;

Hazards and issues being addressed included: failing roofs, structural problems, inadequate fire safety, faulty and dangerous boilers, asbestos, code issues, inadequate educational suitability, overcrowding, faulty and dangerous electrical service, poor indoor air quality, lack of ADA accessibility, and carbon monoxide contamination.

Project funding is prioritized by:

-Safety hazards, health concerns and security at existing public school facilities

-Relieve overcrowding in public school facilities

-Incorporating technology into the educational environment

-All other projects

FY23-24 MCS Match: **29%**

3 types of BEST grants:

1 BEST Cash Grants [Fund smaller projects]

2 BEST Lease Purchase Grants [Fund larger projects]

3 BEST Emergency Grants [Unanticipated events]



Questions?



BEST Grant and Bond Support

Leadership Throughout the Process

- Ongoing consulting
- BEST Grant application
- Manage process
- Budgeting
- Writing of technical narratives
- Strategic guidance
- Review process support
- Bond support
- Informational fliers
- Renderings and concept images
- Project budgeting
- Work with bonding firms
- Open house/virtual open house
- Community engagement

Paradox Valley School

1 Multi-purpose Addition
2 Library / Office Addition

PROBLEMS

- Unsafe Gymnasium with structural and environmental deficiencies
- Inability to secure entry / access to Office through school
- Inadequate Kitchen and food storage facilities
- Lack of adequate Classroom / Breakout space
- No functional Stage / Performance space
- Inadequate space for Library
- No secured Teacher / Staff Workroom
- Poor Energy Efficiency
- Lack of adequate / ADA compliant toilet facilities

PROPOSAL

- Remove existing unsafe Gymnasium and replace with a new energy efficient LEED Gold building addition to house:
 - Multi-purpose Gym / Auditorium / Cafeteria
 - Music Room / Stage
 - Kitchen / Storage
- Provide new building addition on east side of existing building to provide new Library, access controlled building entry and office
- Renovate existing building to provide 2 new classrooms, 4 educational breakout rooms, an Art / Science area, toilet rooms and a teacher / staff workroom

Paradox Valley School Mission: to inspire our children to have a bright future, and to provide a level of education that teaches them the knowledge, skills, and creativity necessary to manifest their dreams in life.

Paradox Valley School is a school in the West End Public Schools, Montrose County, founded in 1905 in the beautiful Paradox Valley, 25 miles west of Naturita, CO, but growing school, where our students are an immense success. Innovative programs and commitments from staff mean that each child who leaves Paradox Valley School is equipped for success to life.

P.O. Box 420, Paradox, Colorado 81429, Phone: 970.859.7236 Fax: 970.859.7235

Paradox Valley School

Multi-Purpose Addition

Library / Office Addition

EXISTING AREA:	11,733 S.F.	ACADEMIC - GENERAL
[GYM DEMOLITION]	[4,925 S.F.]	ACADEMIC - SPECIALTIES
ADDITIONS:	7,589 S.F.	ADMINISTRATION
RENOVATIONS:	2,928 S.F.	CAFETERIA/COMMONS/AUDITORIUM/PE
GROSS NEW AREA:	14,398 S.F.	KITCHEN
NEW CLASSROOMS:	3	LIBRARY
BREAKOUT ROOMS:	4	NON ASSIGNABLE
ART/SCIENCE:	1	SHARED INSTRUCTIONAL

COST:

TOTAL DIRECT & INDIRECT COSTS	\$2,518,201
CDE RESERVE (10%)	\$251,820
TOTAL WITH CDE RESERVE	\$2,770,021
SCHOOL MATCHING FUNDS (11%)	\$304,702
BEST GRANT REQUIRED	\$2,465,319

P.O. Box 420, Paradox, Colorado 81429, Phone: 970.859.7236 Fax: 970.859.7235

We Support You

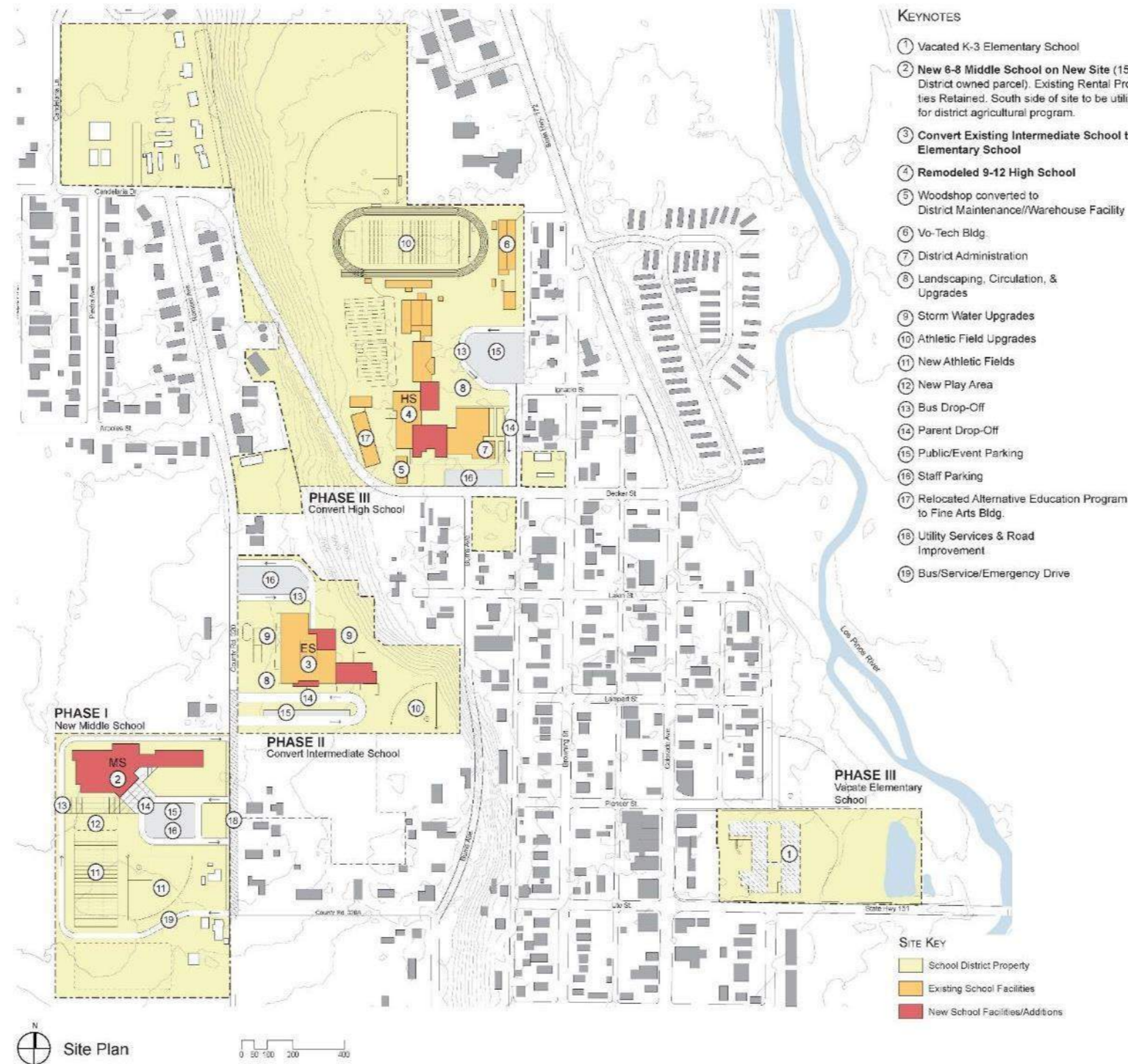
Bond Assistance

IGNACIO SCHOOL DISTRICT 11JT



IGNACIO SCHOOL DISTRICT CAN INVEST IN ITS EDUCATIONAL FUTURE THROUGH A SUCCESSFUL 2011 BOND ELECTION!!

- Creates 21st Century Learning Environments for all Students
- Fulfillment of District Wide Educational Master Planning
- Capitalizes on a Competitive Construction Market to Provide Upgrades to Aging Facilities in need of Immediate & Extensive Repairs



Site Plan of Ignacio showing Proposed Projects at ISD Facilities

GOALS

- Enhance.....
- **LEARNING:** people, performance, and flexibility
- **ENVIRONMENT:** quality, technology, and responsible stewardship
- **ECONOMICS:** efficiency, value, reduced operational costs, and sustainability



ARCHITECTURE OF COMMUNITY



FLEXIBLE LEARNING ENVIRONMENTS



OUTDOOR LEARNING



DAYLIGHTING, SUSTAINABILITY, STEWARDSHIP

PROBLEM

With the majority of the existing ISD facilities having been constructed between 1950 and 1965, our facilities do not meet current codes, are energy inefficient, technology deficient, and require repairs. The ongoing repairs and the cost of operating multiple, energy inefficient facilities continually divert funding away from our students, staff, academic programs, and new technology. Approximately 190 students are currently attending schools in other districts, primarily in Bayfield and Durango.

Main facility deficiencies include:

- **Site/Athletics:** Deteriorating playing fields and poor separation between vehicular/pedestrian traffic.
- **Aging Infrastructure:** Aging, energy inefficient, and undersized mechanical and HVAC systems are past service life and need replacement. Aging facilities require continual, costly repairs.
- **Security & Safety:** School buildings have multiple entrances with poor visual control of entries. Facilities lack automated/interlinked smoke detection/fire alarm and annunciation systems.
- **Hazardous Materials:** Asbestos materials present in multiple ISD school facilities.
- **Exterior Envelope:** Poorly insulated/un-insulated walls and roof structure contribute to energy inefficiency.
- **Storm Water Management:** No storm water detention system; contributes to site/building damage to slab/foundation/finishes.
- **ADA/Life Safety:** District wide accessibility violations.

PROPOSAL

Project Proposals

- Provide a new 50,000 sf energy efficient 6-8 Middle School replacement facility and athletic complex on 15 acre District Owned Property.
- Convert/remodel existing Intermediate School to a K-5 Elementary School including a Cafetorium and Classroom additions.
- Convert/remodel Jr High/High School to a 9-12 High School with Cafetorium and Administration additions.
- Relocate all vocational programs to remodeled Vo-Tech Building.
- Vacate and potentially sell existing Elementary School and Property.
- Upgrade site storm water management, playgrounds, athletic playing fields, site security, and pedestrian/vehicular circulation at all facilities.

Bond Proposal

- With a successful \$49.5 million dollar bond election, the estimated monthly tax impact is as follows:
- Residential - \$4.45 per \$100,000 of home's market value.

BENEFITS

Education

- Provides "State of the Art" educational program areas and athletics.
- Prepares students for future workplace technologies through updated infrastructure, equipment, and distance learning capability.
- Provides flexible and inspiring learning environments that support diverse learning and teaching styles.
- Provides for ample future flexibility and growth.
- Promotes the students of Ignacio to stay in district.

Cost Savings

- Consolidates staff and operational costs from four facilities to three while maximizing energy efficiency.
- Will greatly reduce facility operation and maintenance, providing cost savings to the school district for generations to come.









Safety

- Centralized entry points will provide visual control of entry and hallways.
- Provides code compliant fire alarm, sprinkler, ventilation systems, and excellent air quality.
- Improved campus site circulation, lighting, and vehicular/pedestrian separation.



We Support You

Identifying and Accommodating Learners

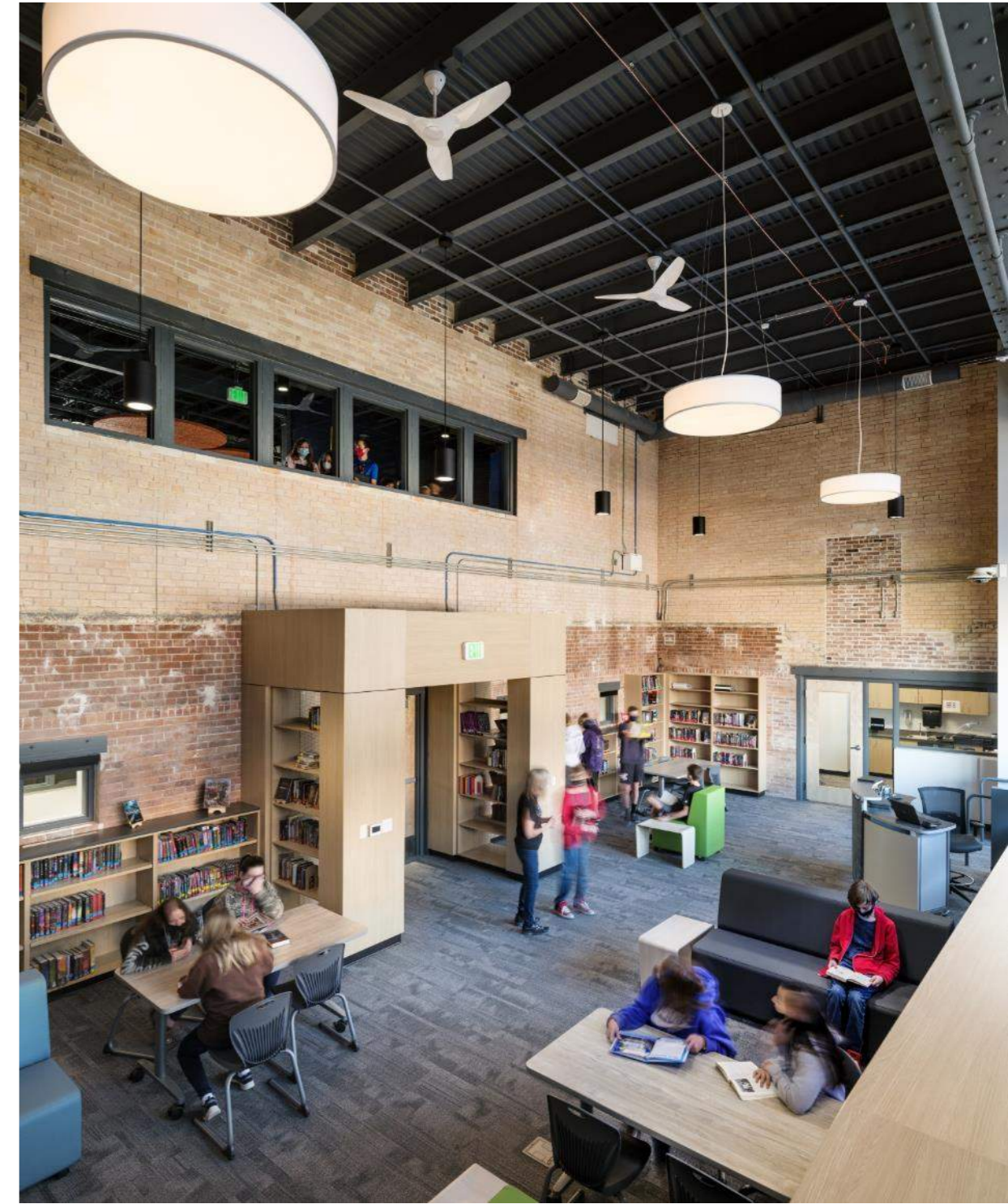
 <p>a space for the</p> <p>ANALYST</p>	 <p>a space for the</p> <p>PROBLEM SOLVER</p>	 <p>a space for the</p> <p>TECHNOLOGIST</p>	 <p>a space for the</p> <p>NATURALIST</p>
 <p>a space for the</p> <p>MAD SCIENTIST</p>	 <p>a space for the</p> <p>ADVENTURER</p>	 <p>a space for the</p> <p>MULTI-TASKER³⁸</p>	 <p>a space for the</p> <p>VISIONARY</p>

“For students to thrive, they need a learning environment that engages and challenges them to reach their individual potential.”



Supporting the Student Through the Built Environment

SUPPORT COMMUNICATION, COLLABORATION, AND CREATIVITY



Academics

Support Resiliency, Global/Social Connection, Future Readiness & Confidence



Academics





Rural School District Experience

Learning Landscapes

EDUCATION OUTSIDE THE CLASSROOM



Academics



21st Century Learning Environments



Design Considerations



Spaces that Build Relationships

- Breakout Space
- Project Space
- Group Space
- Student Space





LEARN
Mission + Purpose



TARGET
Energy + People



ANALYZE
Energy + People

Energy Use Intensity

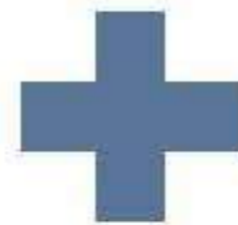
Carbon Emissions

Energy Cost

Energy Escalation

Life Cycle Costs

Net Zero Energy



Indoor Air Quality

Thermal Comfort

Acoustical Comfort

Visual Comfort

Access to Nature

Quality of Views

Biophilia

Focus on Healthy & Efficient Spaces





Why RTA

***Experts and Leaders in
Rural Educational Master
Planning***

working as

Collaborators and Facilitators

striving for

***Strategic Vision, Student
Success & Community
Engagement***



MEETING ATTENDANCE

Project: ALAMOSA SCHOOL DISTRICT MASTERPLAN

Project Number: 2023-052.00

10.10.2023	10.17.2023	11.7.2023	11.28.23								NAME	REPRESENTING	PHONE	EMAIL ADDRESS
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X											Alejandro Lopez	ASD Tech	719-587-6664	aplopez@alamosaschools.org
X											Amanda Hensley	Finance	719-587-1600	ahensley@alamosaschools.org
X											Amy Ortega	OMS	719-480-2119	aortega@alamosaschools.org
											Andrew Rice			
X											Andria Gay	BOE, DAC	719-580-6116	andria710@gmail.com
X											Andy Lavier	H.S. Principal	719-587-6000	alavier@alamosaschools.org
X											Ann Marie Jackson	RTA	719-471-7566	annmarie@rtaarchitects.com
X											Brian Calhoun	RTA	719-471-7566	brian@rtaarchitects.com
X											Charlie Jackson	Maintenance Director		
X											Dan Malo			
X											Daniel Malouff	Parent	719-480-0094	malouffd@aol.com
X											Diana Jones	Superintendent	719-587-1600	djones@alamosaschools.org
X											Eveline Jacquez	Tracy		
X											Gwyn Smith	Child Nutrition Dept	719-587-1693	gwynsmith@alamosaschools.org
											Harry Reynolds	City of Alamosa		hreynolds@ci.alamosa.co.us
X											Hoyt Anderson	Business leader	719-580-2197	hoyt@alamosabuildingsupply.org
X											Joe Aldrich	District Owner’s Rep	719-580-3338	joe@synergyconstructionconcepts.com
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X											Lori Smith	AAS-AOS	719-587-1640	lsmith@alamosaschools.org
X											Luis Murillo	Assistant Superintendent	719-566-2913	lmurillo@alamosaschools.org

X																				Michelle Rubidoux-Wilson	Principal	719-587-6658	mwilson@alamosaschools.org
C																				Mike Riggs	RTA		mriggs@rtarchitects.com
X																				Paul Reu	RTA	719-471-7566	paul@rtarchitects.com
C																				Roxy Vigil	K2	719-587-6600	
X																				Ruth Frye	Child Nutrition Dept	719-587-1693	
X																				Scott Honeycutt	Transportation	719-589-9115	shoneycutt@alamosaschools.org
X																				Scott Schweizer	ASD Tech		
																				Tracy Vigil	Alamosa School District		tvigil@alamosaschools.org
																				K Stone	Ortega Middle School		Kstone@alamosaschools.org
																				Kristina Daniel	Valley Wide		