

Alternative / Online School



80209 Victoria St, Alamosa, CO 81101

Year Built:

Site Area: On Ortega Middle School Site

Total Number of Buildings: 1

Number of Detached Buildings: 0

Total Building Area: 6,189

Main Building: 6,189

Detached Building(s): N/A

Building Capacity: 34

2023 Enrollment:

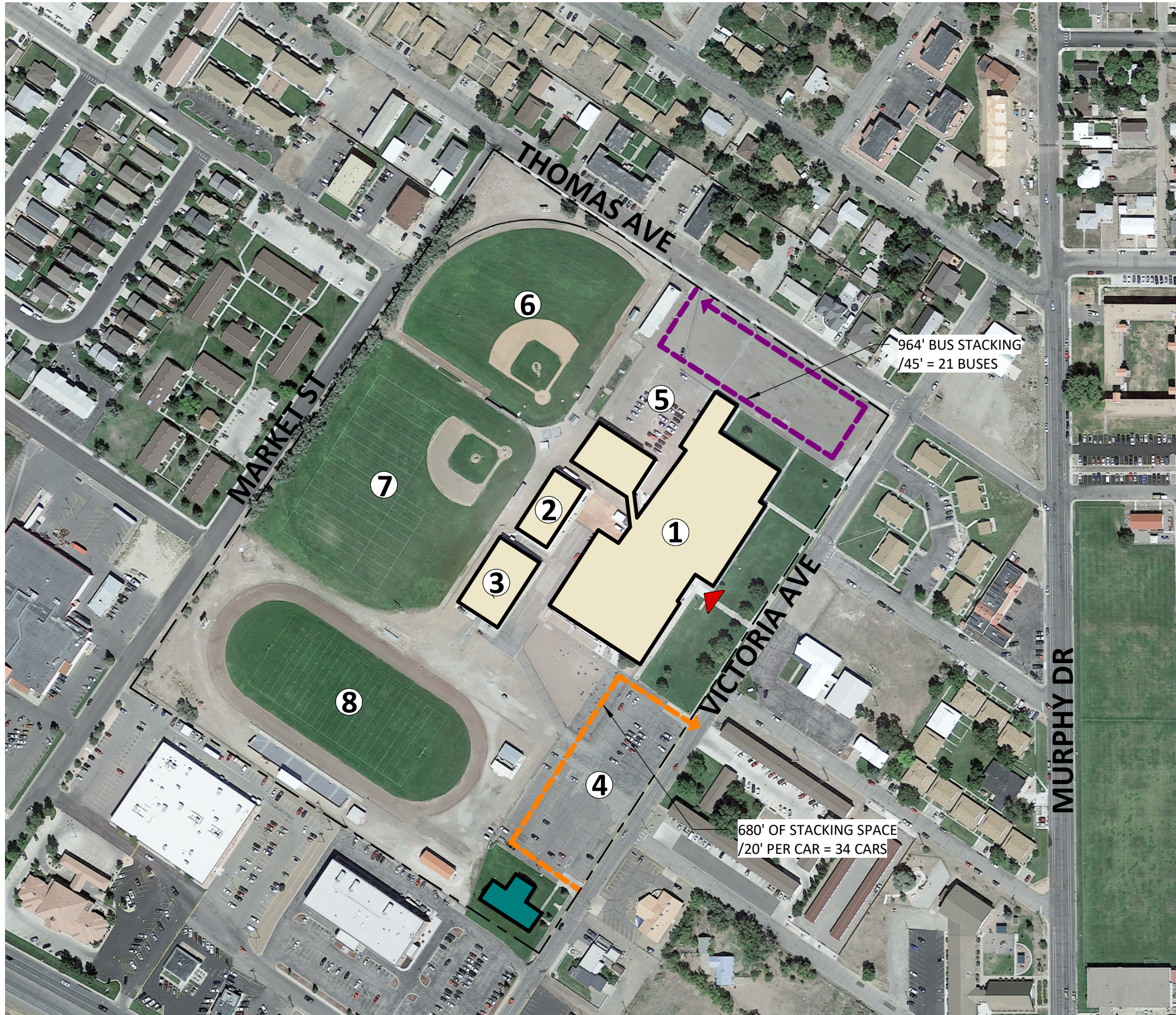
Projected 2024 Enrollment:

Projected 2030 Enrollment:

Grades Served: Middle and High School students enrolled in Alternative or Online Education

CDE FCI Score: N/A

Project Summary: The Alamosa Alternative Online Education School program is two years old at time of master planning. It is housed in the old school district offices.



SITE INFORMATION

CDE FACILITY CONDITION INDEX SCORE: 0.68

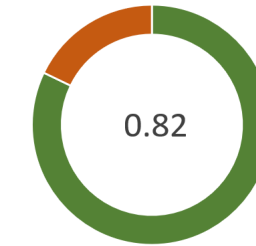
SITE AREA: 28 ACRES

MS MAIN BUILDING AREA: 106,600 SF

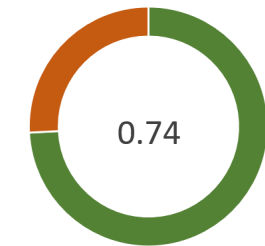
WOOD/ART BUILDING AREA: 10,500 SF

GYMNASTICS/AUTO BUILDING AREA: 14,500 SF

SURVEY RESULTS



SITE



BUILDING

KEY PLAN LEGEND

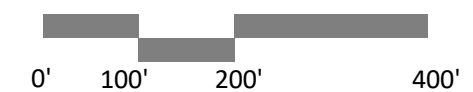
1. ORTEGA MIDDLE SCHOOL
2. WOOD/ART BUILDING
3. GYMNASISTICS/AUTO BUILDING
4. PARENT / VISITOR PARKING
5. STAFF PARKING
6. BASEBALL FIELD
7. PRACTICE FIELD
8. TRACK / FOOTBALL FIELD

SITE PLAN LEGEND

- SITE BOUNDARY
- ORTEGA MIDDLE SCHOOL
- ALTERNATIVE ONLINE SCHOOL
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- MAIN ENTRY



NORTH



ORTEGA MIDDLE SCHOOL

EXISTING SITE PLAN



3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT	Date of last Addition: NA
Facility: Alternative & OnLine School	Year round start date: _____
Date: 8/25/2023	

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)	COST (w/ Fees & GC's)	TOTAL COST	TOTAL COST
											(no soft costs)	(no soft costs)	(w/ soft costs)	(w/ contingency)
1	MS	INT	AO HS BLDG: Install fire alarm system. No fire alarm system, or smoke detectors present.	ELEC/I.T.	Fire Protection	1	3	4	12		\$ 38,395	\$ 44,154	\$ 52,985	\$ 59,608.24
2	MS	INT	AO HS BLDG: Replace ADA door operator that does not operate.	ELEC/I.T.	Electrical	1	3	4	12		\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196.25
3	MS	INT	AO HS BLDG: Replace existing ITS infrastructure (Network Cabling, Active and Passive	ELEC/I.T.	Communication	2	6	2	24	5	\$ 30,165	\$ 34,690	\$ 41,628	\$ 46,831.16
4	MS	INT	AO HS BLDG: Replace exterior fixtures with LED fixtures	ELEC/I.T.	Lighting	1	3	4	12		\$ 9,850	\$ 11,328	\$ 13,593	\$ 15,292.13
5	MS	INT	AO HS BLDG: Replace fluorescent lighting and upgrade controls in entire building.	ELEC/I.T.	Lighting	1	3	4	12		\$ 38,395	\$ 44,154	\$ 52,985	\$ 59,608.24
6	MS	INT	AO HS BLDG: Replace outdated AV systems (only systems with analog components)	ELEC/I.T.	Communication	2	6	7	84	1	\$ 5,585	\$ 6,423	\$ 7,707	\$ 8,670.71
7	MS	INT	AO HS BLDG: Replace receptacles with tamper resistant receptacles.	ELEC/I.T.	Electrical	1	3	4	12		\$ 4,275	\$ 4,916	\$ 5,900	\$ 6,636.94
8	MS	INT	AO HS BLDG: Replace/add LED exit signs. Exit signs were missing test button and some	ELEC/I.T.	Electrical	1	1	1	1		\$ 7,350	\$ 8,453	\$ 10,143	\$ 11,410.88
9	MS	INT	AO HS BLDG: Remove bug eye fixtures that do not function, and provide emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	3	4	12		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
10	MS	INT	AO HS BLDG: Replace bathroom cabinetry, fixture, and partitions	ARCH	ADA	1	5	4	20		\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
11	MS	INT	AO HS BLDG: Replace old, broken accordion door	ARCH	Interior - Wall	1	4	5	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
12	MS	INT	AO HS BLDG: Replace staff kitchen cabinetry and fixtures to be ADA compliant	ARCH	ADA	1	5	4	20		\$ 12,500	\$ 14,375	\$ 17,250	\$ 19,406.25
13	MS	INT	AO HS BLDG: Replace worn and out dated carpet	ARCH	Interior - Flooring System	2	4	5	40		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
14	MS	INT	AO HS BLDG: Rework magnetic door hold opens at corridor doors	ARCH	Safety and Security	1	1	1	1		\$ 1,300	\$ 1,495	\$ 1,794	\$ 2,018.25

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 211,230	\$ 242,915	\$ 291,497	\$ 327,935
26-50	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,288
51-100	\$ 5,585	\$ 6,423	\$ 7,707	\$ 8,671
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 231,815	\$ 266,587	\$ 319,905	\$ 359,893



Site & Building Evaluation Worksheet

PROJECT: Alamosa School District
PROJECT NO: 2023-052.00
DATE: 9/19/2023
RESPONDENTS: School Principal or other school-based leaders
SUBJECT: Site and School Evaluation Form

School: ALTERNATIVE / ONLINE SCHOOL

Site Evaluation

1) Draw the circulation on the site.

a. Bus path – Blue Sharpie – draw the path on and off the site.

- i. Note student drop off location
- ii. Note student pick up location
- iii. Draw student path in GREEN Sharpie into the building from the drop off location
 - 1. Is this route ADA accessible? (Large grade changes / missing ADA ramps)
Yes, but it is along distance - the ramp is damaged
 - 2. Does this path cross any vehicular traffic – bus or car?
yes - twice
 - 3. Is there sufficient capacity in student drop-off/pick up areas for the orderly movement of students and buses?
yes

b. Parent drop off path – Red Sharpie – draw the path on and off the site.

- i. Note student drop off location
- ii. Note student pick up location
- iii. Draw student path in GREEN Sharpie into the building – Is this route ADA accessible?
 - 1. Is this route ADA accessible? (Large grade changes / missing ADA ramps)
Route 1 yes Route 2 NO
 - 2. Does this path cross any vehicular traffic – bus or car?
YES
 - 3. Is there sufficient capacity in student drop-off/pick up areas for the orderly movement of vehicles? Does traffic back up onto main streets?
NO - YES traffic back up.
- iv. Indicate visitor parking location

c. Indicate with black pen district service access location to the building & kitchen

NO Kitchen -

2) Parking

a. Indicate in RED parent parking location.

- i. Is the parking adequate? YES NO

b. Indicate in BLACK where staff parking is located.

- i. Is the parking adequate? YES NO

c. Indicate in BLACK where district personnel park on the site.

- i. Is the parking adequate? YES NO

3) Visual control of circulation & parking

- a. Does the administration office have visual control of the site circulation?
 - i. YES NO - off site
 - ii. Is any landscaping or other obstruction blocking the visual control? YES NO
- b. Does the administration office have visual control of the parking lot?
 - i. YES NO - off site
 - ii. Is any landscaping blocking the visual control? YES NO
- c. Does the building have any outside security cameras?
 - i. YES NO
 - ii. If yes, what locations on campus are visible via security cameras?
 - 1. Front door
 - 2. back door
 - 3. West Side of building
 - 4. North side of building

4) Playgrounds

- a. Are the locations easily accessible from the cafeteria or the gymnasium?
 - i. YES NO - we don't have a cafeteria or a gym.
- b. Is adequate outdoor storage provided?
 - i. YES NO None
- c. Is the playground equipment/outdoor space appropriate for each age group?
 - i. Pre-school - YES NO N/A
 - ii. Kindergarten - YES NO N/A
 - iii. 1st- 2nd grade - YES NO N/A
 - iv. 3rd - 5th grade - YES NO N/A
 - v. 6th - 8th grade - YES NO N/A
 - vi. 9th - 12th grade - YES NO N/A
- d. Is shade provided for each grade level? YES NO
- e. Are adequate outdoor hard surface play areas provided for each grade level? YES NO
- f. Is ADA access provided to each of the playgrounds? YES NO
 - i. Is at least one piece of playground equipment ADA accessible? YES NO
- g. Are playgrounds adequate to serve the student/school needs? YES NO

5) Athletic Fields - AAS & AOS have no field.

- a. Are the locations easily accessible from the health classroom, gymnasium or locker rooms?
 - YES NO
- b. Is the size of the athletic fields adequate for the PE and athletic programs?
 - YES NO
- c. Is adequate outdoor storage provided to support the outdoor programs?
 - YES NO
- d. Is ADA access provided to the athletic fields?
 - YES NO
- e. Is the parking close to the athletic fields?
 - YES NO
- f. Do emergency vehicles have access to the athletic fields?
 - YES NO

6) Other site observations:

- went need a field for AAS/AOS students
- _____
- _____

Building Evaluation

1) Administration

a. Safety and Security

- i. Does the administration staff have direct visual control of the entry? YES NO
- ii. Is a secure vestibule provided to allow for the check-in of visitors? YES NO
 - 1. Describe visitor check-in procedure. How do visitors enter the building? Is there an A/I phone, intercom, doorbell, raptor system (credential checking) etc?
- iii. Does the administration staff have direct visual control of the parking lots? YES NO
- iv. Does the administration staff have access to security cameras? YES NO
 - 1. Where would additional cameras be needed?
 - 1. Kitchen for students
 - 2. South side of building
 - 3. back door camera
 - 4. _____
- v. Are all exterior doors locked during school hours? YES NO
- vi. Draw a green triangle at the most commonly used exterior doors.
 - 1. Are these doors accessed by KEY or KEY CARD? Circle one.
 - 2. Does the administration office have visual control or cameras at these locations?
YES NO
- vii. How do first responders access the building? Where is the key/access device located and is it easy to find? 1st responders, through the front door. YES @ the front door + back door.
- viii. Is the building equipped with an access control system (card key or fob)? YES
- ix. Is the building compartmentalized on remote release with cross-corridor doors or other means? NO
- x. Is there an intrusion detection system? Is it centrally monitored by the District? NO - NO
- xi. Is there a duress alarm/notification system in the classroom? NO - NO fire alarm + no sprinklers
- xii. Is there a mass notification system for students and staff? How is this controlled or messages distributed as needed? Megaphone for student + staff person cell phones for teacher.
- xiii. Do all classrooms / required student spaces have two-way intercom system with call buttons? If not, where is it needed? NO
 - 1. every classroom
 - 2. _____
 - 3. _____
 - 4. _____
- xiv. Is there an appropriate number of 2-way radios available for staff? NO - we have only three radios.
- xv. Is there full radio coverage throughout the building and exterior site for first responders? Are there any "dead zones" where communication is not possible, and if so, where does this occur? YES

b. Administrative Space

- i. How many full-time professional staff are in the administrative suite/area? 2
 - 1. Are the current offices adequate in number and size?
 - I. YES
 - II. If NO what is needed? we need more square feet as per student.
 - III. Will the number of administrative space requiring offices increase in the next 5 years? YES NO
 - i. If "YES", how many? _____
 - 2. Are adequate numbers of conference rooms available for meetings with parents, students, and staff? YES NO
- ii. Is a full-time nurse on site? YES NO
 - 1. If "YES", is an appropriate nurse room provided for the staff? YES NO
 - 2. If "NO", does the administrative staff have visual control of the nurse room? YES NO - NO NURSES ROOM.
- iii. Is the reception/front desk area adequate for school needs? YES NO

2) Educational Capacity

In this exercise, you will help us understand how your building is currently used. This will help us to determine the educational student capacity of the building and educational space deficiencies. There is a plan attached to this survey for your use. ***If you have a current building map, that can be used as well to help expedite the process.***

- a. First please indicate on the floor plan in **RED** text what each classroom space is currently used for. These should be normally occupied educational spaces that contribute to your student capacity such as grade-level classrooms or core curriculum classrooms. If there are spaces that two classes meet in concurrently (for example the gym?), please indicate that on the floor plan diagrams.
- b. Second using the **GREEN** pen circle all part-time special education, resource, counseling, elective, art, flex classrooms, intervention rooms, or other spaces on your floor plan that are not used for general classroom spaces. These rooms are necessary to deliver education to all students in the school but do not contribute to the educational capacity of the building.

3) Educational Program Adequacy

In this exercise, we will conduct a high-level evaluation of key educational and support spaces.

a. General Classrooms

- i. Are there an adequate number of general classrooms inside the building? NO
- ii. Does the space adequately serve the educational needs? YES NO
- iii. Is this space adequately sized? YES NO
- iv. Are classrooms located in permanent buildings (not modular buildings)? YES NO If in modulars, how many? but it is really an office space.
- v. Are there breakout spaces provided to support classrooms? YES NO

b. Cafeteria Space

- i. How many lunch periods during the day? 1
What is the average number of students during the lunch period? 45
- ii. Does the cafeteria provide easy access to any of the following? NO cafer terra
 - a. NO Playgrounds, outdoors or YES outdoor eating area, daylight? (Circle "yes" items)
- iii. Is the cafeteria adequately sized? YES NO Kind of.

- c. Gymnasium Space - NO Gyn-**
- i. How many periods during the day is the space utilized? None/NA
 - ii. Does the space adequately serve the educational needs? YES (NO)
 - iii. Is the gymnasium divided to accommodate multiple classes? YES (NO)
 - a. If no, would this be beneficial?
- d. Library - NO Library YES**
- i. How many periods during the day is the space utilized? NA
 - ii. Does the space adequately serve the educational needs? YES (NO)
 - iii. Is this space adequately sized? YES (NO)
 - iv. Is there a maker space in the building? YES (YES) NO chill room.
- e. Music NO MUSIC ROOM**
- i. How many periods during the day is the space utilized? NA
 - ii. Does the space adequately serve the educational needs? YES (NO)
 - iii. Is this space adequately sized? YES (NO)
 - iv. Is there enough storage for musical instruments and materials? YES (NO)
- f. Art NO Art room**
- i. How many periods during the day is the space utilized? NA
 - ii. Does the space adequately serve the educational needs? YES (NO)
 - iii. Is this space adequately sized? YES (NO)
 - iv. Is this room equipped with adequate storage and sinks? YES (NO)
- g. Rest Rooms**
- i. Restrooms are well distributed across the building? YES (NO)
 - ii. Restrooms can be monitored by staff from adjacent public spaces and provide a sense of safety? YES (NO)
 - iii. Restrooms are in good condition? YES (NO)
 - iv. Gender-inclusive restrooms are provided? YES (YES) NO _____
 - v. Staff restrooms are provided? YES (NO)
Are they separate from Students RR's? NO
- h. STEM, CTE or Vo-tech - NO STEM or Votech**
- i. Does the school offer STEM or vo-tech programs? YES (NO)
 - ii. If yes, list the programs provided.
 - a. _____
 - b. _____
 - c. _____
 - d. _____
 - iii. How many periods during the day is(are) the space(s) utilized? NA
 - iv. Does the space adequately serve the current educational needs? YES (NO)
- i. Special Education/Intervention**
- i. Does the school have a Special Education Suite for full time severe needs? YES (NO)
 - a. If no, is a severe needs suite needed? YES NO _____
 - ii. Are there adequate spaces for break-out special education? YES (NO)
 - iii. Are there adequate spaces for speech, OTPT, etc.? YES (NO)
 - iv. Does the space(s) adequately serve the current educational needs? YES (NO)
- j. Teacher / Staff Support Spaces**
- i. Is there a lounge for Faculty and staff to take a break and re-center? YES

- ii. Are there collaboration spaces for staff and faculty use? YES NO
 - a. If yes, are these spaces adequately distributed YES NO NA
- k. Other Comments relative to support services: We are an office space.

I. Environmental Quality

- i. Classrooms are free of excessive noise from mechanical or other sources? YES NO
 - a. If no, explain: sound vibrates / movement vibrates
- ii. Classrooms adequately lit to provide easy visibility for educational activities? YES NO
 - a. If no, explain: _____
- iii. Classroom furniture is flexible and can be adapted to different educational activity centers? YES NO - We need more space in each classroom.
 - a. If no, explain: _____
- iv. School finishes are attractive and in good condition? YES NO
 - a. If no, explain: we are trying.
- v. Students have access to outdoor spaces for educational activities? YES NO
 - a. If no, explain: grass or parking lot.

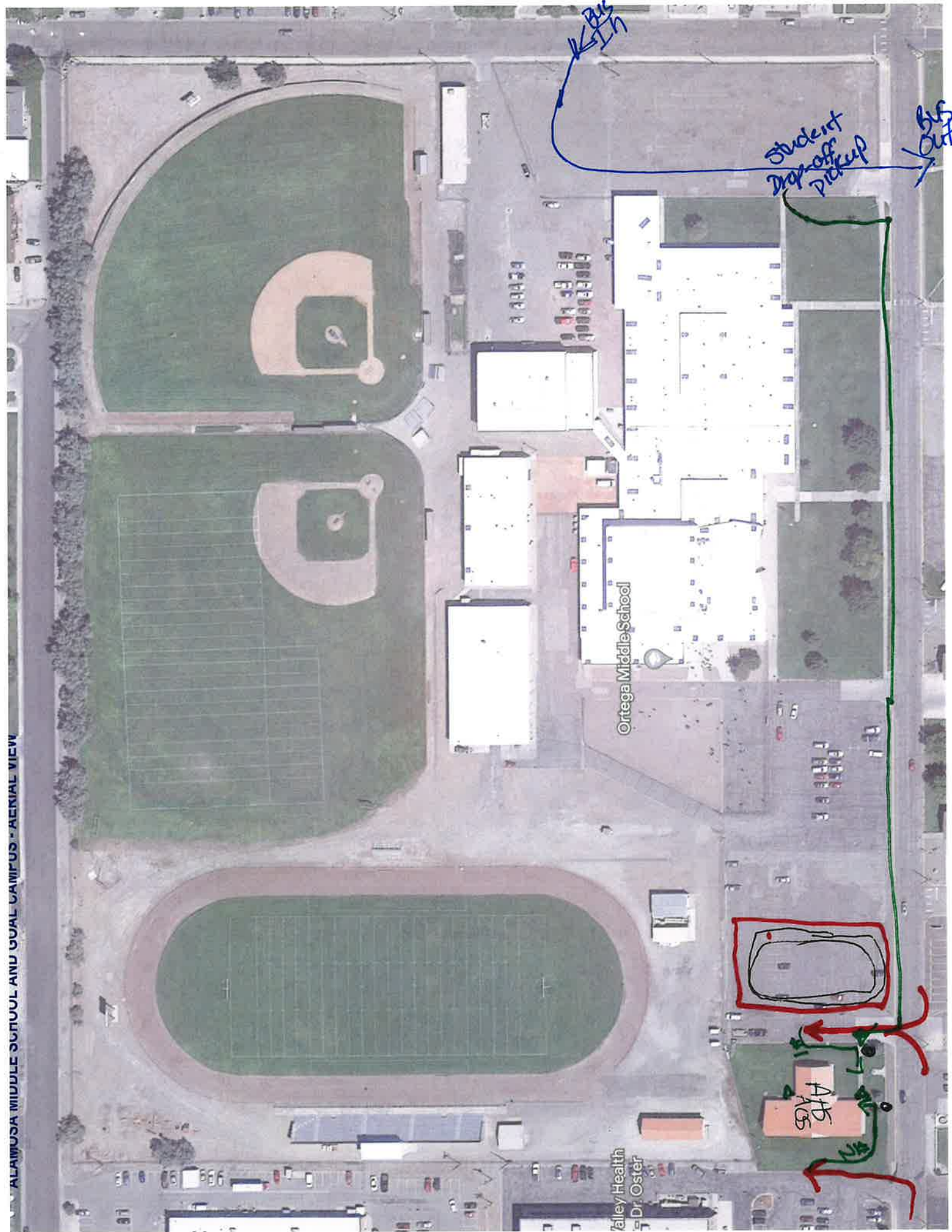
Functional Capacity and Student / Teacher Ratios:

Please provide your school's maximum classroom capacity by grade as listed below. The capacity should be based on ideal student classroom standards and not actual student enrollments. This may be a board-mandated maximum classroom capacity if such a standard exists for your district. **This is not current enrollment.**

- a. Kindergarten Classroom / NA Students
 - b. 1st - 2nd Grade Classroom / NA Students
 - c. 3rd - 5th Grade Classroom / NA Students
 - d. 6th Grade Classroom / Students
 - e. 6th Grade Science / Students
 - f. 7th - 8th Grade Classroom / Students
 - g. 7th - 8th Grade Science Classroom / Students
 - h. High School Classroom, 1 Teacher / 15 Students
 - i. High School Elective Classroom / 15 Students
 - j. High School Science Classroom / 15 Students
- online tutor
1:05 - 3:05

If a portion of your pupil count is not present on campus during the day for alternative programs such as concurrent enrollment, work study, or other, briefly describe the number of students that do so, and for how many periods a day. This knowledge will help the design team understand how the school building is being used to support current / future enrollment.

Classrooms are 9 by 15.



BUS IN

Student Drop-off Pickup

BUS OUT

ATH A/GS

Ortega Middle School

Valley Health Dr. Oster