Alamosa Elementary School 3-5

1707 West 10th Street

Alamosa, CO 81101

Year Built: 2010

Site Area: 27.3 Acres , shared with K-2 Building

Total Number of Buildings: 1

Number of Detached Buildings: 0

Total Building Area: 80,000

    Main Building: 80,000

    Detached Building(s): N/A

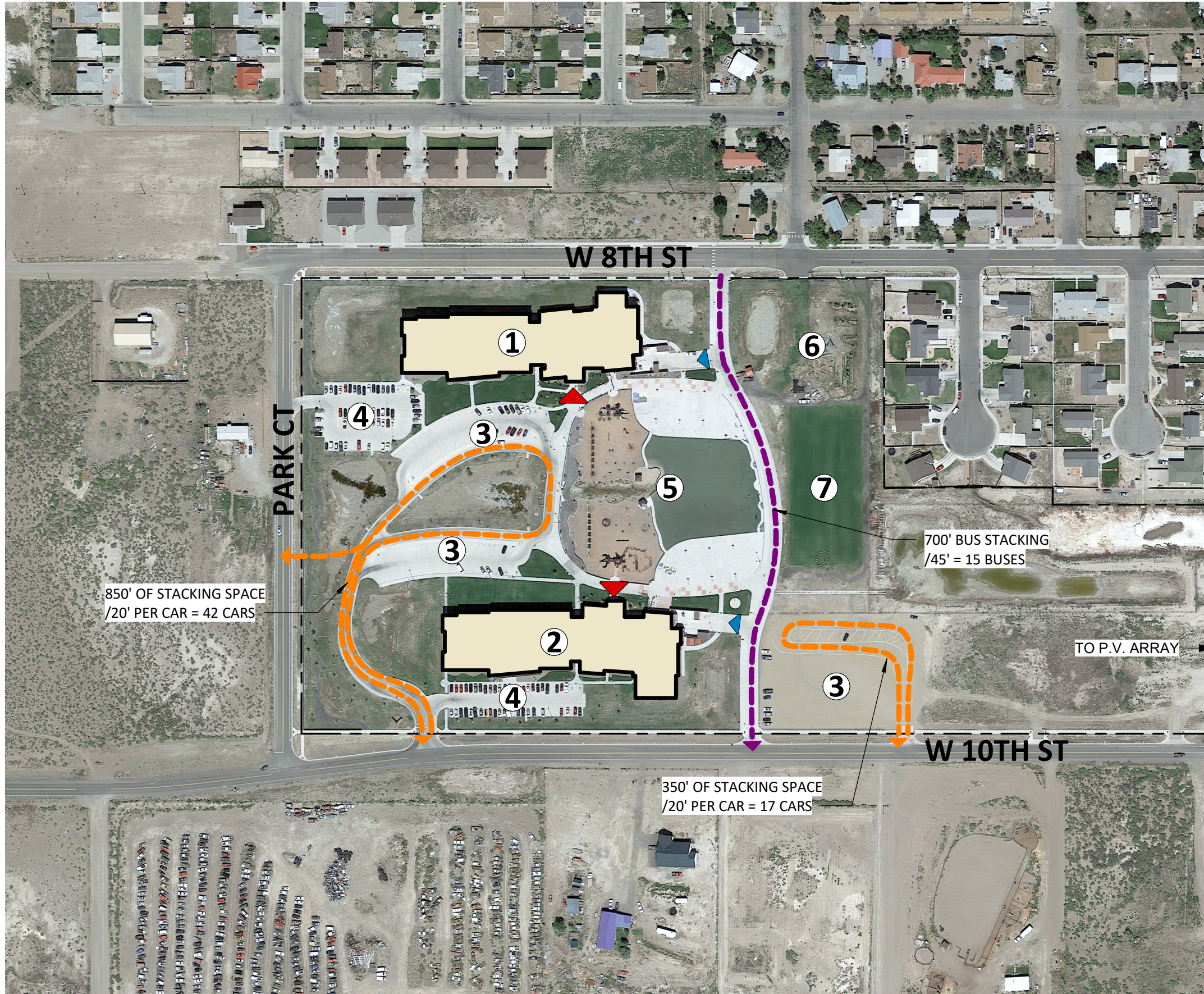Building Capacity: 556

2023 Enrollment: 478

Projected 2024 Enrollment: 489

Projected 2030 Enrollment: 491

Grades Served: 3 - 5

CDE FCI Score: 0.14

Project Summary: The Alamosa Elementary School rests upon a 27.3-acre site in a residential / rural area of southwest Alamosa, Colorado. According to wall plaques and local staff, this facility was constructed in 2010 and serves grades 3-5. A twin sister building (K-2 Building A) located on the north side of this campus serves grades K-2. This facility has most classrooms located in a two-story section on the west wing. The two-story section has ample stairways as well as an elevator. Building B is slightly larger than Building A due to a larger stage area connected to the gymnasium. The gymnasium, library, mechanical rooms. kitchen, cafeteria, commons area and administration offices are all housed in a single-story section behind the main entrance. This facility totals approximately 80,000 square feet and a playground area is shared between Building A and Building B.
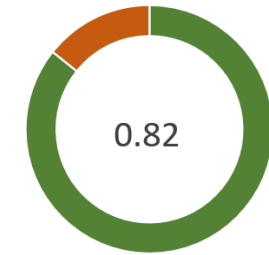
W 8TH ST

PARK CT

W 10TH ST

1

6

4

3

3

5

7

2

4

3

TO P.V. ARRAY

850' OF STACKING SPACE
/20' PER CAR = 42 CARS

700' BUS STACKING
/45' = 15 BUSES

350' OF STACKING SPACE
/20' PER CAR = 17 CARS

SITE INFORMATION

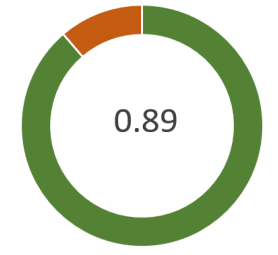CDE FACILITY CONDITION INDEX SCORE: 0.14

SITE AREA: 27.03 ACRES
K-2 BUILDING AREA: 78,500 S.F.
3-5 BUILDING AREA: 80,000 S.F.

SURVEY RESULTS

0.82

SITE

0.89

BUILDING

KEY PLAN LEGEND

1. ELEMENTARY K-2
2. ELEMENTARY 3-5
3. PARENT/ VISITOR PARKING
4. STAFF PARKING
5. PLAYGROUND
6. GARDEN
7. PLAY FIELD

SITE PLAN LEGEND

— — — SITE BOUNDARY

PERMANENT BUILDING FOOTPRINT

PARENT PICK-UP / DROP-OFF LOOP

BUS PICK-UP / DROP-OFF

MAIN ENTRY

DISTRICT SERVICE DRIVE / ENTRY

NORTH

0'   100'   200'   400'

RTA ARCHITECTS

ALAMOSA ELEMENTARY SCHOOLS

EXISTING SITE PLAN

ALAMOSA SCHOOL DISTRICT
Learners today. Leaders tomorrow.
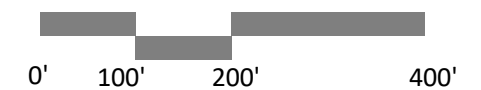
3.2 Condition Analysis Matrix

District:	Alamosa School District - DRAFT	
Facility:	**Elementary School 3-5**	Date of last Addition: NA
Date:	8/25/2023	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)	GCs and Fees 15.00%
4	Improvement Item (Green) - Also indicate remain years of system life	Contingency Amount 15.00%
		Soft Cost: 20.00%

(see scoring tab for details)

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)
12	ES35	INT	Support vertical ductwork in mechanical mezzanine.	MECH	HVAC	2	6	3	36		$ 600	$ 690	$ 828	$ 931.50
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
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
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
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
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
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
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
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
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
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
9	ES35	INT	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	$ 269,100	$ 322,920	$ 363,285.00
6	ES35	INT	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	$ 339,613	$ 407,536	$ 458,478.09
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
15	ES35	INT	Replace existing door hardware to have push button locks (at classrooms or student centered rooms)	ARCH	Safety and Security	4	6	8	192	0	$ 45,000	$ 51,750	$ 62,100	$ 69,862.50
16	ES35													
17	ES35													
18	ES35													
19	ES35													
20	ES35													

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	$ 387,675	$ 445,826	$ 534,992	$ 601,865
Totals ->	$ 1,242,394	$ 1,428,753	$ 1,714,504	$ 1,928,817

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: **ELEMENTARY SCHOOL 3-5**

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
         2. Does this path cross any vehicular traffic – bus or car?
            no
         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)
            yes
         2. Does this path cross any vehicular traffic – bus or car?
            yes – bus
         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? *yes to 1st part*
            no to 2nd part
      iv. Indicate visitor parking location
   c. **Indicate with black pen district service access location to the building & 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
      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
      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 lot_   2. _playground_
         3. _back lot_   4. _football field_
         All entrances + exits

4) **Playgrounds**
   a. **Are the locations easily accessible from the cafeteria or the gymnasium?**
      i. (YES) NO
   b. **Is adequate outdoor storage provided?**
      i. (YES) NO
   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 _Structure_
   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**
   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:**
   * _____
   * _____
   * _____

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?

            Check in w/ intercom + raptor

      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. _____
                 2. _____
                 3. _____
                 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? *Yes, the knoxbox is located at front entrance*
      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? *Yes*
      x.   Is there an intrusion detection system? Is it centrally monitored by the District?
            no
      xi. Is there a duress alarm/notification system in the classroom?
            no
      xii. Is there a mass notification system for students and staff? How is this controlled or messages distributed as needed?
            Yes - bright arrow text or email
      xiii. Do all classrooms / required student spaces have two-way intercom system with call buttons? If not, where is it needed? *Yes*
                 1. _____
                 2. _____
                 3. _____
                 4. _____
      xiv. Is there an appropriate number of 2-way radios available for staff?
            Yes
      xv. Is there full radio coverage throughout the building and exterior site for first responders? *Yes* Are there any "dead zones" where communication is not possible, and if so, where does this occur? *no*

b. **Administrative Space**
   i. How many full-time professional staff are in the administrative suite/area? _6_
      1. Are the current offices adequate in number and size?
         I. (YES)
         II. If NO, what is needed? _____
         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
   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? _Yes_
      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? _____
      v. Are there breakout spaces provided to support classrooms? (YES) NO_____

   b. **Cafeteria Space**
      i. How many lunch periods during the day? _3_
         What is the average number of students during the lunch period? _160_
      ii. Does the cafeteria provide easy access to any of the following?
         a. (Playgrounds) (outdoors) or outdoor eating area (daylight) (Circle "yes" items)
      iii. Is the cafeteria adequately sized? (YES) NO_____

c. **Gymnasium Space**
   i. How many periods during the day is the space utilized? __9__
   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**
   i. How many periods during the day is the space utilized? __5__
   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 (NO)_____

e. **Music**
   i. How many periods during the day is the space utilized? __6__
   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**
   i. How many periods during the day is the space utilized? __6__
   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 (NO)_____
   v. Staff restrooms are provided? (YES) NO_____
      Are they separate from Students RR's? __yes__

h. **STEM, CTE or Vo-tech**
   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?_____
   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_____

k. **Other Comments relative to support services:** _____

l. **Environmental Quality**
   i.   Classrooms are free of excessive noise from mechanical or other sources? (YES) NO
           a. If no, explain: _____
    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
           a. If no, explain: _____
    iv.   School finishes are attractive and in good condition? (YES) NO
           a. If no, explain: _____
    v.   Students have access to outdoor spaces for educational activities? (YES) NO
           a. If no, explain: _____

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 / _____ Students
    b. 1st – 2nd Grade Classroom / _____ Students
    c. 3rd – 5th Grade Classroom / **25** Students
    d. 6th Grade Classroom / _____ Students
    e. 6th Grade Science / _____ Students
    f. 7^{Th} – 8th Grade Classroom/ _____ Students
    g. 7^{Th} – 8th Grade Science Classroom / _____ Students
    h.   High School Classroom, 1 Teacher / _____ Students
    i.   High School Elective Classroom / _____ Students
    j.   High School Science Classroom / _____ Students

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.

ALAMOSA ELEMENTARY SCHOOL CAMPUS - AERIAL VIEW
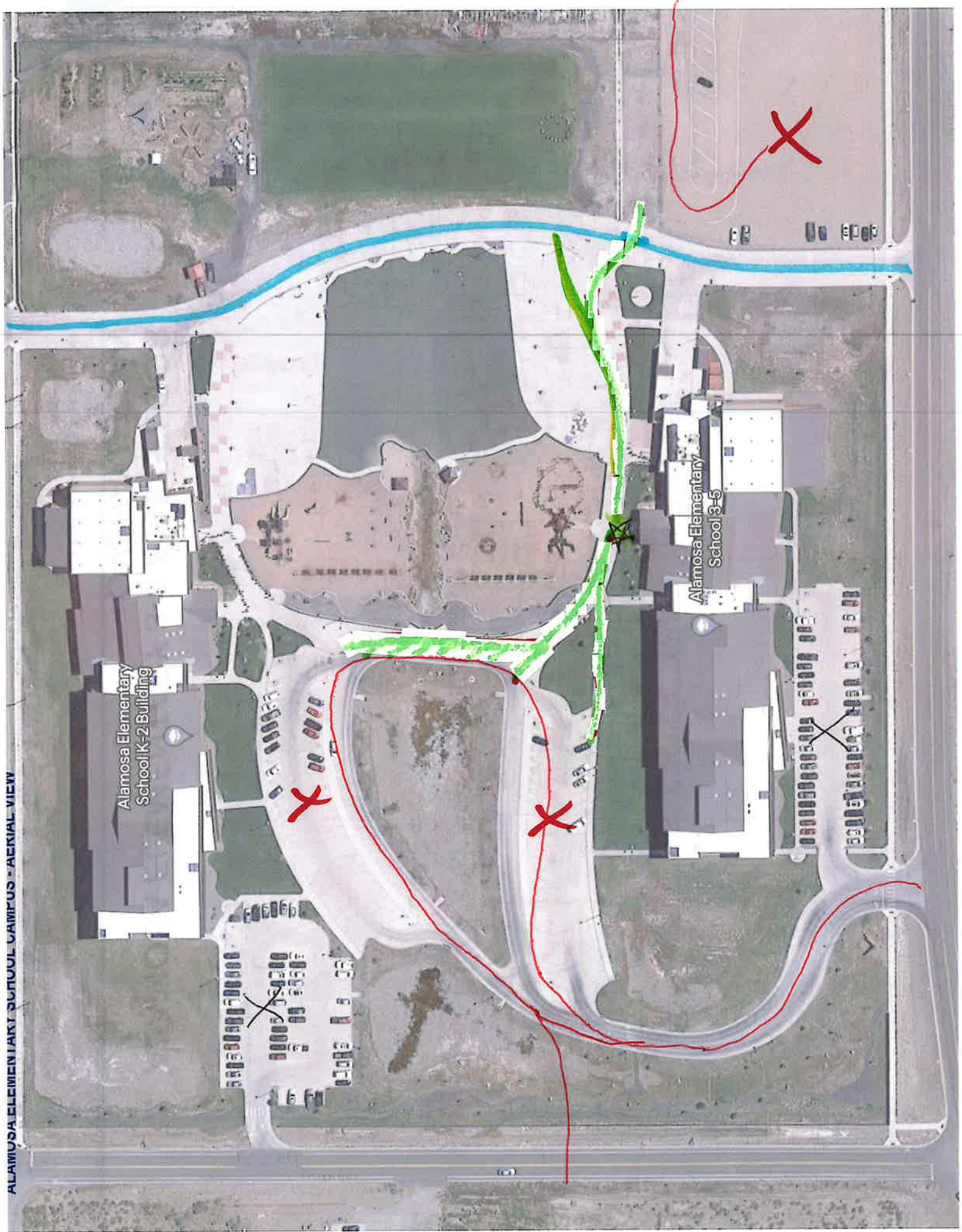
Alamosa Elementary School K-2 Building

Alamosa Elementary School 3-5