

# Alamosa Elementary School K-2

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1707 West 10th Street

Alamosa, CO 81101

**Year Built: 2010**

**Site Area: 27.3 Acres, shared with 3 - 5 Building**

**Total Number of Buildings: 1**

**Number of Detached Buildings: 0**

**Total Building Area: 78,500**

**Main Building: 78,500**

**Detached Building(s): N/A**

**Building Capacity: 522**

**2023 Enrollment: 447**

**Projected 2024 Enrollment: 447**

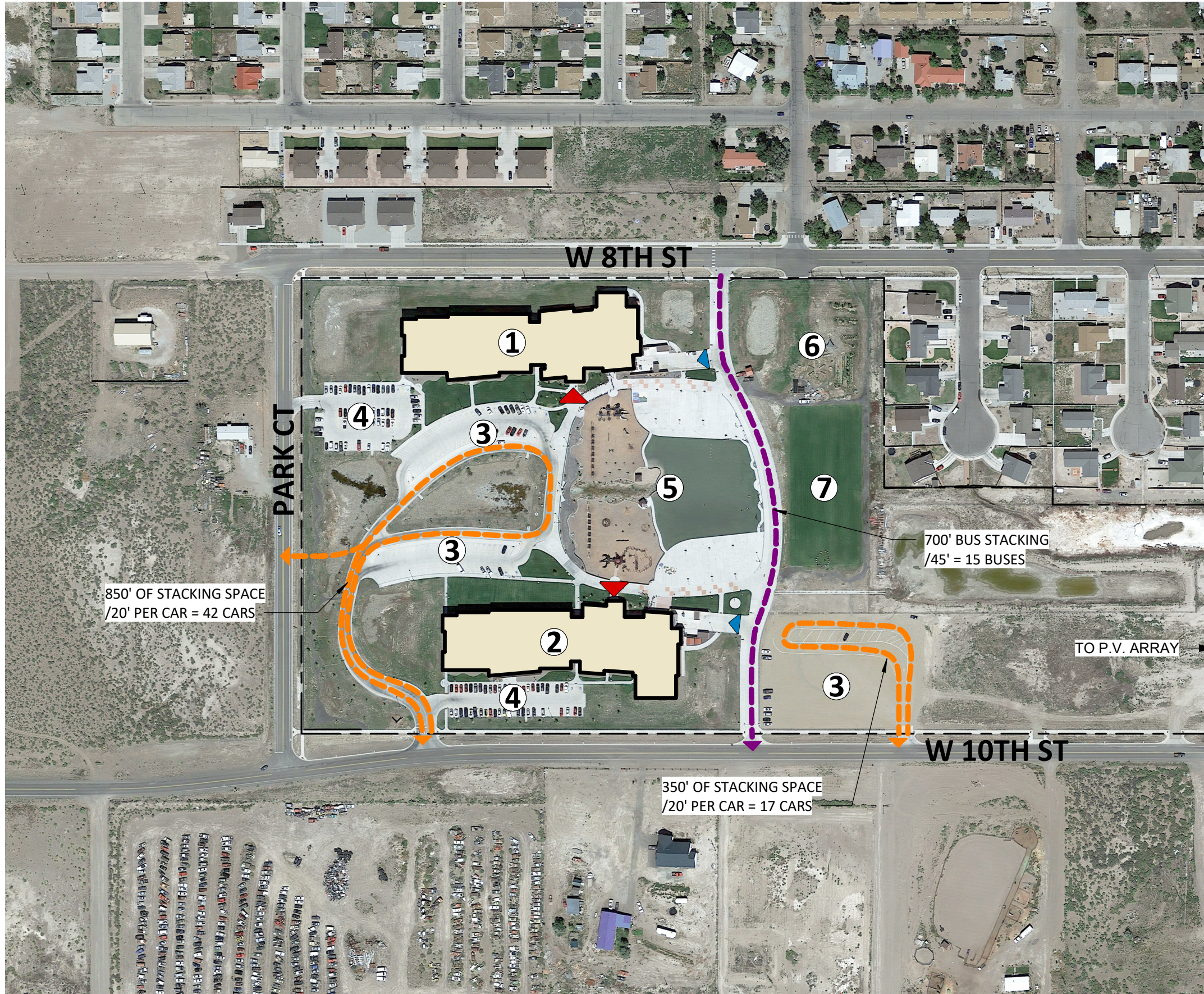
**Projected 2030 Enrollment: 466**

**Grades Served: K - 2**

**CDE FCI Score: 0.14**

**Project Summary:** The Alamosa Elementary School K-2 Building A 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 K-2. A twin sister building (3-5 Building B) located on the south side of this campus serves grades 3-5. 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. The gymnasium, library, mechanical rooms, kitchen, cafeteria, commons area and administration offices are all housed in the single-story section behind the main entrance. This facility totals approximately 78,500 square feet and a playground area is shared between Building A and Building B.



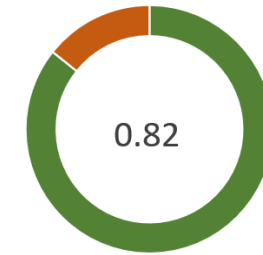


## SITE INFORMATION

CDE FACILITY CONDITION INDEX SCORE: 0.14

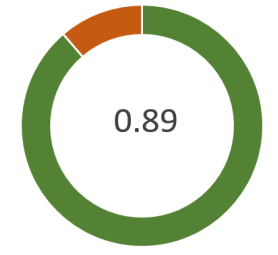
SITE AREA: 27.03 ACRES  
 K-2 BUILDING AREA: 78,500 S.F.  
 3-5 BUILDING AREA: 80,000 S.F.

## SURVEY RESULTS



0.82

SITE



0.89

BUILDING

## KEY PLAN LEGEND

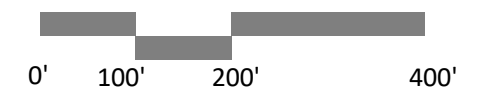
1. ELEMENTARY K-2
2. ELEMENTARY 3-5
3. PARENT / VISITOR PARKING
4. STAFF PARKING
5. PLAYGROUND
6. GARDEN
7. PLAY FIELD

## 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





### 3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT  
 Facility: Elementary School K-2  
 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)
4	ESK2	ROOF	Remove all stored card board boxes from roof area	ARCH	EXT-Roof	2	4	7	56		\$250	\$ 288	\$ 345	\$ 388.13
5	ESK2	EXT	Adjust landscape sprinklers to spray away from the building, Deterioration of brick walls and window frames	ARCH	EXT-Wall	2	6	3	36		\$250	\$ 288	\$ 345	\$ 388.13
6	ESK2	EXT	Refill low grade around building perimeter	ARCH	EXT-Wall	2	2	6	24		\$250	\$ 288	\$ 345	\$ 388.13
10	ESK2	EXT	Replace damaged wireway enclosure for PV system	ELEC/I.T.	Electrical	2	6	3	36		\$ 500	\$ 575	\$ 690	\$ 776.25
11	ESK2	EXT	Replace damaged weather proof enclosure for outdoor receptacle	ELEC/I.T.	Electrical	1	3	4	12	2	\$ 525	\$ 604	\$ 725	\$ 815.06
20	ESK2	ROOF	Support vertical ductwork in mechanical mezzanine.	MECH	HVAC	2	6	3	36		\$ 600	\$ 690	\$ 828	\$ 931.50
3	ESK2	EXT	Clean rust from trash enclosure structure and repaint	ARCH	EXT-Wall	2	6	6	72		\$750	\$ 863	\$ 1,035	\$ 1,164.38
2	ESK2	EXT	Provide corner and wall protection at the trash enclosure	ARCH	EXT-Wall	1	3	3	9		\$1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
19	ESK2	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
8	ESK2	EXT	Replace pole mounted fixture head.	ELEC/I.T.	Lighting	1	7	7	49	5	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
7	ESK2	EXT	Provide gutter or splash pads at the north elevation below metal roofs	ARCH	EXT-Wall	2	2	6	24		\$3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
1	ESK2	ROOF	Provide drainage away from the building at all down spouts	ARCH	EXT-Roof	1	2	3	6		\$5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
18	ESK2	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
14	ESK2	INT	Upgrade existing telecommunications rack in Mechanical mezzanine - even though the installation of equipment is clean and neat, this equipment should be in a cabinet instead of an open frame rack. This would provide protection to equipment. Cabinet should have exhaust fans, temp sensors and ground provisions	ELEC/I.T.	Communication	4	6	3	72	2	\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
12	ESK2	INT	Replace receptacles with Tamper Resistant Receptacles	ELEC/I.T.	Electrical	1	3	1	3	10	\$ 13,000	\$ 14,950	\$ 17,940	\$ 20,182.50
16	ESK2	EXT	Replace aging cameras with current model replacements from iPRO/Advidia - exterior	ELEC/I.T.	Communication	3	6	7	126	7	\$ 26,950	\$ 30,993	\$ 37,191	\$ 41,839.88
21	ESK2	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
15	ESK2	INT	Replace aging cameras with current model replacements from iPRO/Advidia - interior	ELEC/I.T.	Communication	3	6	7	126	7	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
17	ESK2	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
13	ESK2	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
9	ESK2	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
22	ESK2	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
23	ESK2													
24	ESK2													
25	ESK2													

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 324,091	\$ 372,705	\$ 447,246	\$ 503,151
26-50	\$ 520,153	\$ 598,176	\$ 717,811	\$ 807,538
51-100	\$ 8,500	\$ 9,775	\$ 11,730	\$ 13,196
> 100	\$ 387,675	\$ 445,826	\$ 534,992	\$ 601,865
Totals ->	\$ 1,240,419	\$ 1,426,482	\$ 1,711,778	\$ 1,925,750





## 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: \_\_\_\_\_

### 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)
  - 2. Does this path cross any vehicular traffic – bus or car?
  - 3. Is there sufficient capacity in student drop-off/pick up areas for the orderly movement of students and buses?

**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, cars*
  - 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?

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. playground
2. Bus loop
3. main entrance
4. Staff parking

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. 1<sup>st</sup>- 2<sup>nd</sup> grade -  YES NO N/A

iv. 3<sup>rd</sup> - 5<sup>th</sup> grade - YES NO N/A

v. 6<sup>th</sup> - 8<sup>th</sup> grade - YES NO N/A

vi. 9<sup>th</sup> - 12<sup>th</sup> 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

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 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. \_\_\_\_\_
    - 2. \_\_\_\_\_
    - 3. \_\_\_\_\_
    - 4. \_\_\_\_\_
- v. Are all exterior doors locked during school hours?  YES  NO
- vi. Draw a green triangle at the most common used exterior doors.
  - 1. Are these doors accessed by KEY or KEY CARD? Circle one.
  - 2. Does administration 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? Through the main entrance. All of entrances have a key card access.
- 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?
- xii. Is there a mass notification system for students and staff? How is this controlled or messages distributed as needed? yes. Bright arrow via Powerschool
- 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 - each teacher/para
- 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? no dead spots



**b. Administrative Space**

- i. How many full time professional staff are in administrative suite/area? 4
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 fulltime 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? 4  
What is the average number of students during the lunch period? 80-150
- 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? All day



- 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? All
  - 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? All
  - 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? All
  - 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. Tech class spaces
    - b. \_\_\_\_\_
    - c. \_\_\_\_\_
    - d. \_\_\_\_\_
  - iii. How many periods during the day is(are) the space(s) utilized? All
  - 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 we are bursting
  - 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:** \_\_\_\_\_



**I. 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: \_\_\_\_\_

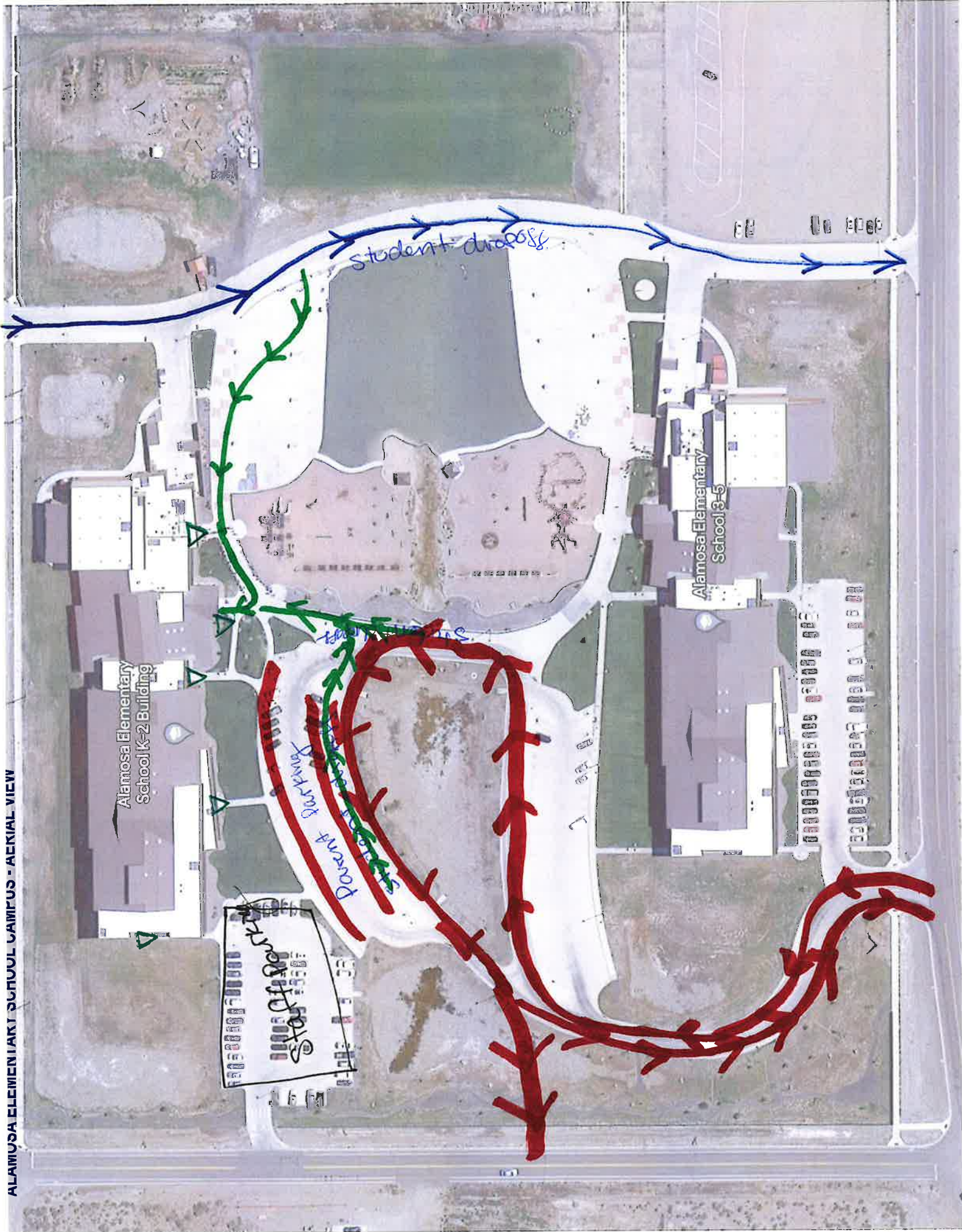
**Functional Capacity and Student / Teacher Ratios:**

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. 1<sup>st</sup> – 2<sup>nd</sup> Grade Classroom / \_\_\_\_ Students
- c. 3<sup>rd</sup> – 5<sup>th</sup> Grade Classroom / \_\_\_\_ Students
- d. 6<sup>th</sup> Grade Classroom / \_\_\_\_ Students
- e. 6<sup>th</sup> Grade Science / \_\_\_\_ Students
- f. 7<sup>th</sup> – 8<sup>th</sup> Grade Classroom/ \_\_\_\_ Students
- g. 7<sup>th</sup> – 8<sup>th</sup> 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 K-2 Building

Alamosa Elementary  
School 3-5

student dropoff

Parent Dropoff/Pickup

Staff Parking

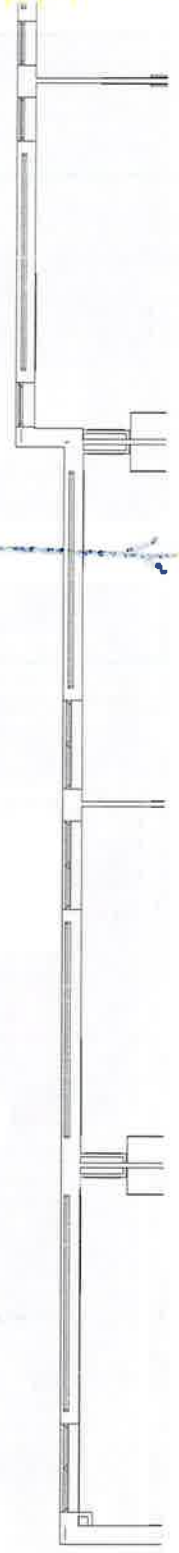


Diagram of the structure