

# Alamosa High School

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805 Craft Dr, Alamosa, CO 81101

**Year Built: 1997**

**Site Area: 39.5 Acres**

**Total Number of Buildings: 3**

**Number of Detached Buildings: 2**

**Total Building Area: 133,000**

**Main Building: 124,000**

**Detached Building(s): 9,000**

**Building Capacity: 780**

**2023 Enrollment: 623**

**Projected 2024 Enrollment: 604**

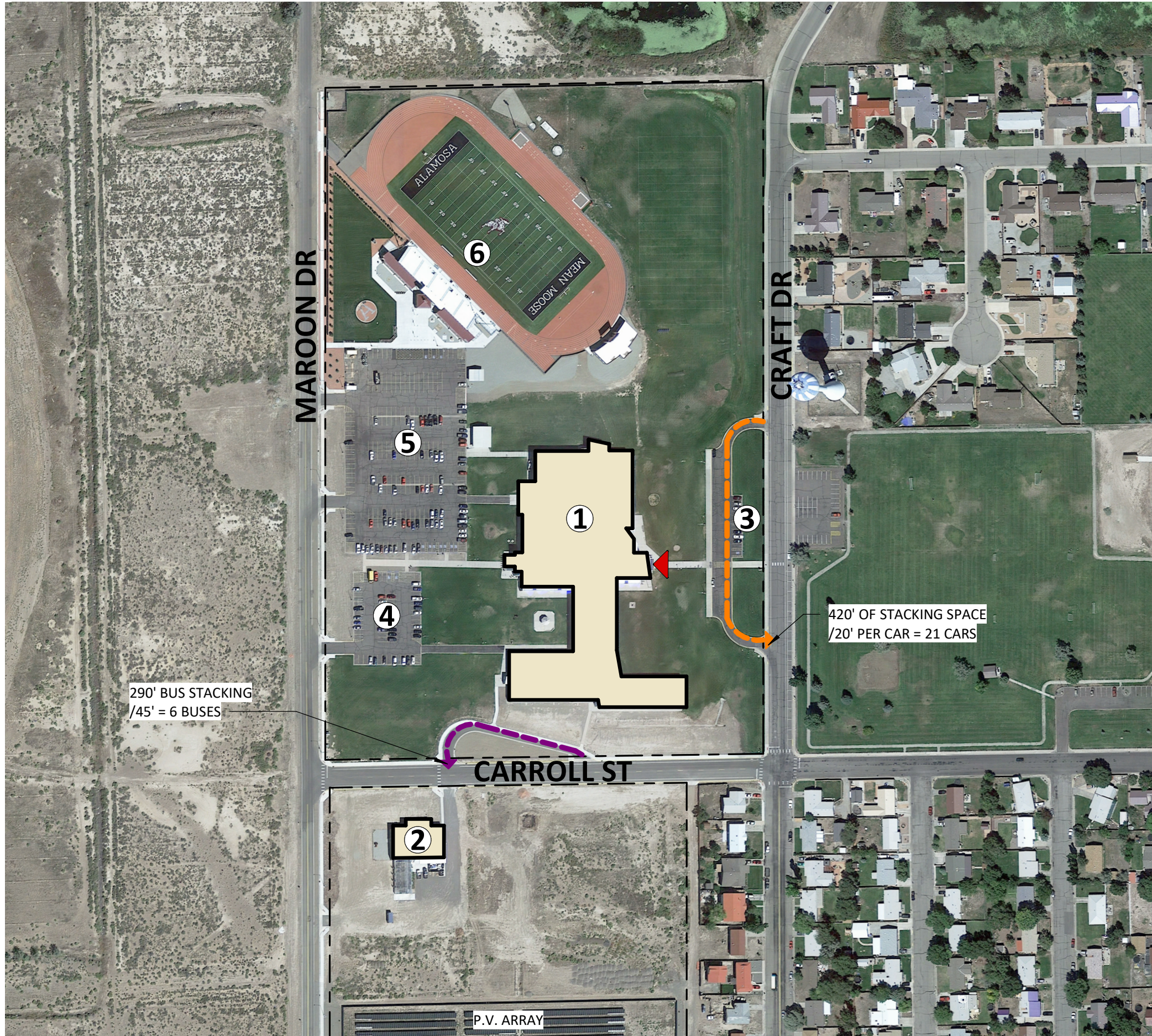
**Projected 2030 Enrollment: 435**

**Grades Served: 9 - 12**

**CDE FCI Score: 0.69**

**Project Summary:** The Alamosa High School is a two story, 124,000 square foot structure setting upon on a 39.5 acre site in Alamosa, Colorado. This school is located in western Alamosa north of HWY 160 on Craft Drive in a residential area. The Alamosa High School serves grades 9 - 12 in classroom settings with outdoor athletic activities in the stadium complex and vocational training in a separate building on campus. This school includes classrooms as well as a regulation gymnasium, a practice gym, band room, art room, laboratories, auditorium / stage area and kitchen with cafeteria. This structure was constructed in 1997 with no additions or renovations. Square footage breakdown is as follows: - First Floor = 90,000 sq ft - Second Floor = 34,000 sq ft Total = 124,000 square feet





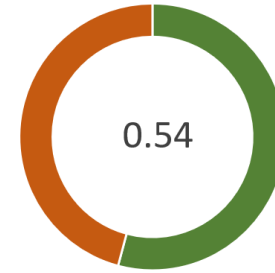
## SITE INFORMATION

CDE FACILITY CONDITION INDEX SCORE: 0.69

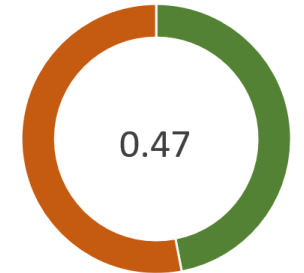
SITE AREA: 39.5 ACRES

HS MAIN BUILDING AREA: 124,000 SF  
 TEAM HOUSE BUILDING AREA: 3,000 SF  
 VOCATIONAL BUILDING AREA: 6,000 SF

## SURVEY RESULTS



SITE



BUILDING

## KEY PLAN LEGEND

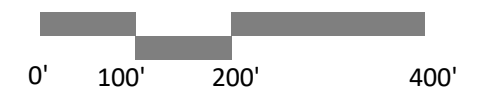
1. ALAMOSA HIGH SCHOOL
2. AGRICULTURAL BUILDING
3. PARENT / VISITOR PARKING
4. STAFF PARKING
5. STUDENT PARKING
6. TRACK / FOOTBALL FIELD

## SITE PLAN LEGEND

- SITE BOUNDARY
- PERMANENT BUILDING FOOTPRINT
- PARENT PICK-UP / DROP-OFF LOOP
- BUS PICK-UP / DROP-OFF
- MAIN ENTRY



NORTH



**ALAMOSA HIGH SCHOOL**  
EXISTING SITE PLAN





### 3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT  
 Facility: Alamosa High School, Stadium and VOAG Bldg  
 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	HS	EXT	Provide cover to electrical box by the concrete bench next to main entry	ARCH	Electrical	1	1	1	1		\$ 250	\$ 288	\$ 345	\$ 388.13
2	HS	ROOF	Reattach two drive cleats east of roof hatch	ARCH	EXT-Roof	1	2	3	6		\$ 250	\$ 288	\$ 345	\$ 388.13
3	HS	EXT	Repaint C channels jamb for the sectional doors of D wing	ARCH	EXT-Door	2	4	7	56		\$ 250	\$ 288	\$ 345	\$ 388.13
4	HS	INT	Replace broken FEC	ARCH	Fire Protection	1	6	6	36		\$ 250	\$ 288	\$ 345	\$ 388.13
5	HS	OUTB	VOAG: Change door swing to all exterior doors to VOAG	ARCH	EXT-Door	1	1	1	1		\$ 350	\$ 403	\$ 483	\$ 543.38
6	HS	EXT	Attach bench to concrete by the north entrance	ARCH	Landscaping	1	4	7	28		\$ 500	\$ 575	\$ 690	\$ 776.25
7	HS	INT	Provide vertical grab bars in B116.1 .2 ADA stall	ARCH	Furnishing	1	5	4	20		\$ 500	\$ 575	\$ 690	\$ 776.25
8	HS	ROOF	Reattach "Z" furring west of the peak	ARCH	EXT-Roof	2	7	3	42		\$ 500	\$ 575	\$ 690	\$ 776.25
9	HS	EXT	Repair and repaint (Tnemec) door and ADA bollards	ARCH	EXT-Door	1	4	7	28		\$ 500	\$ 575	\$ 690	\$ 776.25
10	HS	EXT	Repair CMU by E209	ARCH	EXT-Wall	1	4	3	12		\$ 500	\$ 575	\$ 690	\$ 776.25
11	HS	EXT	Repair CMU east of the north entrance	ARCH	EXT-Wall	1	4	3	12		\$ 500	\$ 575	\$ 690	\$ 776.25
12	HS	ROOF	Repair fan cover (hole created by pully) north hatch south and west of hatch	ARCH	EXT-Roof	2	7	3	42		\$ 500	\$ 575	\$ 690	\$ 776.25
13	HS	INT	Replace sheet rock at exterior wall window jambs between door C105 and C103	ARCH	INT-Wall Finish	1	6	3	18		\$ 500	\$ 575	\$ 690	\$ 776.25
14	HS	OUTB	Replace water damaged ceiling tile in press box	ARCH	Ceiling Suspended	1	4	8	32		\$ 500	\$ 575	\$ 690	\$ 776.25
15	HS	INT	Verify that all fire extinguisher cabinets are complaint (one was locked)	ARCH	Fire Protection	1	1	1	1		\$ 500	\$ 575	\$ 690	\$ 776.25
16	HS	OUTB	VOAG: Move ADA Toilet partition 1" towards toilet to bring toilet into compliancy, Boys VOAG	ARCH	INT-Wall Construction	1	5	4	20		\$ 500	\$ 575	\$ 690	\$ 776.25
17	HS	OUTB	VOAG: Reattach electrical outlet exterior east side of VOAG	ARCH	Electrical	1	4	4	16		\$ 500	\$ 575	\$ 690	\$ 776.25
18	HS	OUTB	Reattach flashing on the east side of the very south outbuilding from the stadium	ARCH	EXT-Wall	1	4	7	28		\$ 800	\$ 920	\$ 1,104	\$ 1,242.00
19	HS	INT	Investigate HVAC noise in room D108 - appears to exceed DBA. May be possible to reduce noise by adding ceiling and/or acoustical treatments	ARCH	HVAC	1	6	6	36		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
20	HS	INT	Provide complaint sink in room B111	ARCH	Furnishing	1	5	4	20		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
21	HS	INT	Rework floor transition from corridor/entry to gym floor to be accessible	ARCH	Floor-Wood	1	5	4	20		\$ 1,250	\$ 1,438	\$ 1,725	\$ 1,940.63
22	HS	INT	Provide compliant door handle (to open door handle has to turn up) for room C101	ARCH	INT-Doors	1	5	4	20		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
23	HS	ROOF	Re-caulk all miter cap flashing joint	ARCH	EXT-Roof	2	7	3	42		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
24	HS	ROOF	Repair tears in TPO south end west side next to the where the TPO needs to be reattached	ARCH	EXT-Roof	1	2	3	6		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
25	HS	INT	Replace or paint over mis-matched CMU throughout bldg interior	ARCH	INT-Wall Finish	1	4	5	20		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
26	HS	INT	Replace or paint over mis-matched CMU throughout bldg exterior	ARCH	EXT-Wall	1	4	6	24		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
27	HS	INT	Add piping protection under exposed sinks (ADA) throughout bldg	ARCH	Plumbing	1	5	4	20		\$ 1,550	\$ 1,783	\$ 2,139	\$ 2,406.38
28	HS	INT	Reseal window perimeter caulk throughout bldg	ARCH	INT-Window	1	6	3	18		\$ 1,800	\$ 2,070	\$ 2,484	\$ 2,794.50
29	HS	ROOF	Reattach TPO to wall south end of west side	ARCH	EXT-Roof	1	2	3	6		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
30	HS	EXT	Remove and replace caulking at windows and doors at A and D wings alcove	ARCH	EXT-Window	2	7	3	42		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
31	HS	EXT	Remove and replace caulking from NW corner to the north entrance of the building	ARCH	EXT-Wall	2	7	3	42		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
32	HS	EXT	Replace displaced concrete around structural stoops on the south side of the building	ARCH	Sidewalk	1	7	5	35		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
33	HS	EXT	Replace displaced concrete at main entry	ARCH	Sidewalk	1	7	6	42		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
34	HS	INT	Rework auditorium sound booth to provide accessible access	ARCH	INT-Wall Construction	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
35	HS	OUTB	VOAG: Provide compliant toilet in girls restroom VOAG	ARCH	Plumbing	1	5	4	20		\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
36	HS	INT	Provide ADA compliant fume hood in room C107	ARCH	Furnishing	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
37	HS	INT	Provide ADA compliant workstation in room C107	ARCH	Furnishing	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
38	HS	INT	Rework door hardware at cross corridor door pairs where mag locks prevent emergency	ARCH	INT-Doors	1	1	1	1		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
39	HS	INT	Rework vestibule transaction counter to add accessible height counter	ARCH	INT-Wall Construction	1	5	4	20		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
40	HS	INT	Add urinal screens at all men's group RRs throughout bldg	ARCH	Plumbing	1	3	4	12		\$ 4,280	\$ 4,922	\$ 5,906	\$ 6,644.70
41	HS	INT	Provide ADA compliant Kitchen in room 114.1	ARCH	Furnishing	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
42	HS	INT	Replace non-compliant interior signage to be accessible	ARCH	INT-Wall Finish	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
43	HS	INT	Replace rusted/damaged thresholds at all exterior doors throughout bldg	ARCH	INT-Doors	2	4	6	48		\$ 4,600	\$ 5,290	\$ 6,348	\$ 7,141.50
44	HS	OUTB	Provide soffits at both building south of stadium use a none maintenance material	ARCH	EXT-Roof	1	7	6	42		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50



45	HS	INT	Remove hump in floor for room 114.2 and then replace the flooring for ADA compliance	ARCH	Floor-Tile	1	5	4	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
46	HS	OUTB	Repair cracks in the running track	ARCH	Landscaping	1	7	3	21		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
47	HS	INT	Replace misc. damaged/stained ceiling tiles throughout bldg	ARCH	Ceiling Suspended	1	4	5	20		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
48	HS	ROOF	Verify overflow drains are 2" above roof drains	ARCH	EXT-Roof	1	7	3	21		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
49	HS	INT	Replace recessed EWCs at corridors and gyms throughout bldg (observed 3 locations)	ARCH	Plumbing	1	5	4	20		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
50	HS	OUTB	Replace sectional door to out building next to stadium	ARCH	EXT-Door	2	6	5	60		\$ 6,000	\$ 6,900	\$ 8,280	\$ 9,315.00
51	HS	INT	Replace or repair exterior door at auditorium	ARCH	INT-Doors	1	6	6	36		\$ 6,877	\$ 7,909	\$ 9,490	\$ 10,676.54
52	HS	INT	Provide compliant ADA stall in B116.1 to narrow 58.5"	ARCH	Furnishing	1	5	4	20		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
53	HS	EXT	Provide rock mulch on south side between side walk and ditch on south side of building	ARCH	Landscaping	1	7	7	49		\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
54	HS	INT	Provide ADA compliant casework and sink in Room D103.1	ARCH	Furnishing	1	5	4	20		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
55	HS	INT	Rework or replace large steel barn doors at cafeteria/locker room to make accessible	ARCH	INT-Doors	1	5	4	20		\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
56	HS	INT	Replace sports flooring at weight room	ARCH	Floor-Tile	1	6	7	42	1	\$ 8,400	\$ 9,660	\$ 11,592	\$ 13,041.00
57	HS	INT	Rework gym showers to add accessible stalls	ARCH	Plumbing	1	5	4	20		\$ 12,000	\$ 13,800	\$ 16,560	\$ 18,630.00
58	HS	INT	Remove cross-corridor folding security gate (egress)	ARCH	INT-Doors	1	1	1	1		\$ 13,500	\$ 15,525	\$ 18,630	\$ 20,958.75
59	HS	INT	Replace countertops at sinks/wet locations that are p-lam vs. solid surface throughout bldg	ARCH	INT-Wall Construction	2	4	5	40		\$ 14,160	\$ 16,284	\$ 19,541	\$ 21,983.40
60	HS	INT	Refinish practice gym wood floor	ARCH	Floor-Wood	2	4	6	48		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
61	HS	OUTB	Provide seal coat and restripe stadium parking lot	ARCH	Parking Lot	2	7	6	84		\$ 18,000	\$ 20,700	\$ 24,840	\$ 27,945.00
62	HS	INT	Replace WOM at vestibules	ARCH	Floor-Carpet	1	6	7	42	1	\$ 24,500	\$ 28,175	\$ 33,810	\$ 38,036.25
63	HS	INT	Patch/paint walls throughout bldg	ARCH	INT-Wall Finish	2	4	5	40		\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
64	HS	INT	Replace broken/damaged doors and/or hardware throughout bldg (approx. 12 locations)	ARCH	INT-Doors	2	4	5	40		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
65	HS	INT	Replace CT flooring throughout building	ARCH	Floor-Tile	2	4	7	56	1	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
66	HS	INT	Replace VCT flooring throughout building	ARCH	Floor-VCT	1	6	7	42	1	\$ 62,275	\$ 71,616	\$ 85,940	\$ 96,681.94
67	HS	INT	Replace sports flooring at wrestling/gymnastics room	ARCH	Floor-Tile	1	6	7	42	1	\$ 62,400	\$ 71,760	\$ 86,112	\$ 96,876.00
68	HS	OUTB	VOAG: Provide asphalt parking lot for the VOAG building	ARCH	Parking Lot	2	4	6	48		\$ 83,500	\$ 96,025	\$ 115,230	\$ 129,633.75
69	HS	INT	Replace CPT flooring throughout building	ARCH	Floor-Carpet	1	6	7	42	1	\$ 227,500	\$ 261,625	\$ 313,950	\$ 353,193.75
70	HS	INT	Replace gym wood flooring	ARCH	Floor-Wood	2	4	7	56	3	\$ 288,000	\$ 331,200	\$ 397,440	\$ 447,120.00
71	HS	INT	Replace glow in the dark exit signs with battery backup exit signs.	ELEC/I.T.	Lighting	4	1	1	4		\$ 1,000	\$ 1,150	\$ 1,380	\$ 1,552.50
72	HS	INT	Update and provide printed circuit board directories	ELEC/I.T.	Electrical	4	11	8	352	5	\$ 1,100	\$ 1,265	\$ 1,518	\$ 1,707.75
73	HS	INT	IR test and torque lugs on main distribution center MDC	ELEC/I.T.	Electrical	4	2	2	16	5	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
74	HS	OUTB	VOAG: Reinstall Existing Audio-Visual systems (qty 2) to eliminate exposed cabling, power	ELEC/I.T.	Communication	4	4	8	128	1	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75
75	HS	EXT	Replace weatherproof receptacle covers for HS, VOAG, Stadium. NEC 406.9(A) & (B)	ELEC/I.T.	Electrical	1	1	1	1		\$ 1,575	\$ 1,811	\$ 2,174	\$ 2,445.19
76	HS	INT	Replace receptacles in kitchen with GFCI receptacles	ELEC/I.T.	Electrical	1	3	4	12	5	\$ 1,600	\$ 1,840	\$ 2,208	\$ 2,484.00
77	HS	OUTB	VOAG: Replace existing communications cabinet. Existing cabinet has been cut/modified to	ELEC/I.T.	Communication	4	6	7	168	5	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
78	HS	OUTB	VOAG: Replace existing door intercom system that is End Of Life with new intercom device	ELEC/I.T.	Safety and Security	2	6	7	84	1	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25
79	HS	INT	Replace Doors: doors from common space to building wings with magnetic locks were	ELEC/I.T.	Safety and Security	1	1	1	1		\$ 4,000	\$ 4,600	\$ 5,520	\$ 6,210.00
80	HS	INT	Replace stadium emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 6,159	\$ 7,083	\$ 8,499	\$ 9,561.85
81	HS	OUTB	VOAG: Replace emergency lighting inverter. Emergency lighting is not functioning.	ELEC/I.T.	Lighting	1	1	1	1		\$ 6,159	\$ 7,083	\$ 8,499	\$ 9,561.85
82	HS	INT	Replace transformers in electrical room E104.1A that are loud, and the room is very hot.	ELEC/I.T.	Electrical	2	6	2	24		\$ 14,440	\$ 16,606	\$ 19,927	\$ 22,418.10
83	HS	INT	Add a dedicated Telecom room on second level to replace existing communications	ELEC/I.T.	Communication	2	6	3	36	5	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
84	HS	OUTB	VOAG: Replace any existing category 5 or 5e network cabling with modern Category 6 cabling.	ELEC/I.T.	Communication	4	6	7	168	5	\$ 15,750	\$ 18,113	\$ 21,735	\$ 24,451.88
85	HS	INT	Add card readers to corridor doors that lead into wings of the school (7 total doors both levels)	ELEC/I.T.	Safety and Security	1	6	4	24	0	\$ 24,500	\$ 28,175	\$ 33,810	\$ 38,036.25
86	HS	INT	Renovate main telecom room (B115B) - Complete renovation - flooring, lighting, HVAC (see	ELEC/I.T.	Communication	2	3	3	18	3	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
87	HS	INT	Replace receptacles with tamper resistant receptacles in HS, VOAG, and Stadium. NEC 406.12(4)	ELEC/I.T.	Electrical	1	3	4	12		\$ 76,000	\$ 87,400	\$ 104,880	\$ 117,990.00
88	HS	EXT	Add and replace any existing exterior pole mounted cameras with modern devices that can	ELEC/I.T.	Safety and Security	4	6	5	120	0	\$ 95,000	\$ 109,250	\$ 131,100	\$ 147,487.50
89	HS	INT	Replace clocks and intercom with modern clocks that have syncing capabilities. Based on an	ELEC/I.T.	Communication	2	6	7	84	2	\$ 125,000	\$ 143,750	\$ 172,500	\$ 194,062.50
90	HS	INT	Replace all bug eye fixtures with a central emergency lighting inverter. Emergency lighting	ELEC/I.T.	Lighting	1	1	1	1		\$ 142,960	\$ 164,404	\$ 197,285	\$ 221,945.40
91	HS	INT	Replace aging cameras with current model replacements from iPRO/Advivia	ELEC/I.T.	Safety and Security	2	6	7	84	5	\$ 156,500	\$ 179,975	\$ 215,970	\$ 242,966.25



92	HS	INT	Replace stadium field lights with LED fixtures.	ELEC/I.T.	Lighting	1	3	4	12		\$ 200,000	\$ 230,000	\$ 276,000	\$ 310,500.00
93	HS	INT	Modernize/Upgrade Audio-Visual Systems in classrooms (approx. 40 classroom spaces). Retain system type (short-throw projection) but modernize system with current short-	ELEC/I.T.	Communication	1	6	7	42	5	\$ 260,000	\$ 299,000	\$ 358,800	\$ 403,650.00
94	HS	INT	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	\$ 521,123	\$ 625,347	\$ 703,515.38
95	HS	INT	Upgrade fire alarm system to voice capability. Functioning currently, but state strongly prefers upgrade to voice.	ELEC/I.T.	Fire Protection	1	4	1	4		\$ 600,000	\$ 690,000	\$ 828,000	\$ 931,500.00
96	HS	INT	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	\$ 1,207,500	\$ 1,449,000	\$ 1,630,125.00
97	HS	INT	Add bottle filler to drinking fountains in locker rooms.	MECH	Plumbing	4	7	6	168	NA	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
98	HS	ROOF	Replace insulation on refrigerant piping.	MECH	HVAC	2	3	7	42	0	\$ 2,000	\$ 2,300	\$ 2,760	\$ 3,105.00
99	HS	INT	Replace unit heaters in mechanical room.	MECH	HVAC	1	6	3	18	0	\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
100	HS	INT	Replace cabinet unit heater. Front panel damaged.	MECH	HVAC	1	6	7	42	0	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
101	HS	INT	Replace seals and repair access panels on air handling units to prevent air from leaking out.	MECH	HVAC	1	2	3	6	0	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
102	HS	INT	Repair water fountain in auxiliary gym to pass state requirements for water for human	MECH	Plumbing	1	1	1	1	0	\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
103	HS	INT	Replace drinking fountain in locker rooms with chilled fountains.	MECH	Plumbing	4	7	6	168	0	\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
104	HS	OTHER	Replace louver in mechanical room.	MECH	HVAC	1	6	3	18	0	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
105	HS	INT	Replace pressure relief system for Air Handler	MECH	HVAC	1	4	5	20	NA	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
106	HS	INT	Improve mechanical equipment access in mechanical room.	MECH	HVAC	1	4	7	28	NA	\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
107	HS	INT	Install mini split system in AV Room E201	MECH	HVAC	1	2	3	6	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
108	HS	INT	Install mini split system in IT Room B115B	MECH	HVAC	1	2	3	6	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
109	HS	INT	Install Mini split system to serve Electrical Room 104	MECH	HVAC	1	2	1	2	NA	\$ 8,000	\$ 9,200	\$ 11,040	\$ 12,420.00
110	HS	INT	Install transfer ducts throughout school to remedy poor air transfer and extreme negative	MECH	HVAC	1	4	4	16	NA	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
111	HS	INT	Repair and replace missing insulation on ductwork and piping.	MECH	HVAC	1	3	4	12	0	\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50
112	HS	INT	Investigate/Mitigate Noise - Noise level from mech system exceeds DBA requirements	MECH	HVAC	1	4	4	16	NA	\$ 20,000	\$ 23,000	\$ 27,600	\$ 31,050.00
113	HS	INT	Replace diffusers in gymnasium with heavy duty diffusers	MECH	HVAC	1	4	3	12	0	\$ 40,000	\$ 46,000	\$ 55,200	\$ 62,100.00
114	HS	ROOF	Replace lab exhaust fan.	MECH	HVAC	1	1	2	2	0	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
115	HS	INT	Replace boiler system pumps.	MECH	HVAC	1	6	3	18	0	\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00
116	HS	ROOF	Replace hail-damaged exhaust fans.	MECH	HVAC	1	6	7	42	0	\$ 175,000	\$ 201,250	\$ 241,500	\$ 271,687.50
117	HS	INT	Replace boilers.	MECH	HVAC	3	6	2	36	8	\$ 300,000	\$ 345,000	\$ 414,000	\$ 465,750.00
118	HS	INT	Replace existing HVAC controls throughout the building.	MECH	HVAC	3	6	6	108	0	\$ 1,050,000	\$ 1,207,500	\$ 1,449,000	\$ 1,630,125.00
119	HS	INT	Patch slab: 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
120	HS	OUTB	Repair roofs: The roofs at the athletic field out buildings are deteriorated significantly due	STRUCT	EXT-Roof	1	2	1	2		\$ 100,000	\$ 115,000	\$ 138,000	\$ 155,250.00
121	HS	SITE	Provide Pavement at Maroon Drive	OTHER	Parking Lot	2	7	5	70	0	\$ 70,000	\$ 80,500	\$ 96,600	\$ 108,675.00
122	HS	INT	Install Sprinklers throughout	ARCH	Fire Protection	4	3	1	12	0	\$ 1,330,000	\$ 1,529,500	\$ 1,835,400	\$ 2,064,825.00

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 2,905,623	\$ 3,341,466	\$ 4,009,760	\$ 4,510,980
26-50	\$ 2,858,912	\$ 3,287,749	\$ 3,945,299	\$ 4,438,461
51-100	\$ 706,250	\$ 812,188	\$ 974,625	\$ 1,096,453
> 100	\$ 1,202,350	\$ 1,382,703	\$ 1,659,243	\$ 1,866,648
Totals ->	\$ 7,673,135	\$ 8,824,105	\$ 10,588,926	\$ 11,912,542





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: ALAMOSA HIGH 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*
  - 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? *yes*
  - 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 vehicles? Does traffic back up onto main streets? *yes*
- 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. \_\_\_\_\_ 2. \_\_\_\_\_  
3. \_\_\_\_\_ 4. \_\_\_\_\_

All with some limitations

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  N/A

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?  
*Entry control provided*
- 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. \_\_\_\_\_ *Can provide more detail*
    - 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? *Main Entrances*
- viii. Is the building equipped with an access control system (card key or fob)?
- 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*
- 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*
- 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? *Barely, need 10 more*
- 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? 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? \_\_\_\_\_
- v. Are there breakout spaces provided to support classrooms? YES NO Very Few

**b. Cafeteria Space**

- i. How many lunch periods during the day? 1  
What is the average number of students during the lunch period? 250 eat
- ii. Does the cafeteria provide easy access to any of the following?
- a. Playgrounds, outdoors or outdoor eating area, daylight? (Circle "yes" items) NO
- iii. Is the cafeteria adequately sized? YES NO NO!!



**c. Gymnasium Space**

- i. How many periods during the day is the space utilized? 7
- 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? Yes

**d. Library**

- i. How many periods during the day is the space utilized? 7
- 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? 7
- 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? 5
- 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. Auto
  - b. AG
  - c. Business
  - d. Health Science
- 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
- 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: Need more

**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 / 30 Students
- i. High School Elective Classroom / 25 Students
- j. High School Science Classroom / 28 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 HIGH SCHOOL CAMPUS - AERIAL VIEW

