

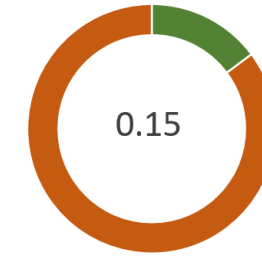


## SITE INFORMATION

### SURVEY RESULTS



SITE



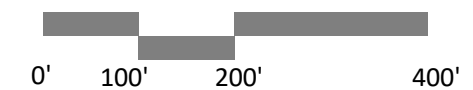
BUILDING

### KEY PLAN LEGEND

1. TRANSPORTATION FACILITY
2. VISITOR PARKING
3. STAFF PARKING

### SITE PLAN LEGEND

--- SITE BOUNDARY



### 3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT  
 Facility: Bus Barn/Maintenance Facility  
 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)
37	Bus	INT	Reset toilets and recalk around base of toilet for stabilization.	MECH	Plumbing	1	4	7	28	NA	\$ 250	\$ 288	\$ 345	\$ 388.13
32	Bus	INT	insulate domestic water line at building entrance.	MECH	Plumbing	1	2	3	6	0	\$ 350	\$ 403	\$ 483	\$ 543.38
36	Bus	INT	Replace incoming water service shutoff valve.	MECH	Plumbing	3	2	3	18	0	\$ 400	\$ 460	\$ 552	\$ 621.00
15	Bus	INT	Provide fire alarm and smoke detectors. No fire alarm system or smoke detectors observed.	ELEC/I.T.	Fire Protection	1	3	4	12		\$ 600	\$ 690	\$ 828	\$ 931.50
25	Bus	INT	Install exhaust fan in bathroom ceiling.	MECH	HVAC	1	3	4	12	NA	\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00
29	Bus	INT	Install outside air penetration for furnace to provide office spaces with adequate fresh air.	MECH	HVAC	1	1	1	1	NA	\$ 2,800	\$ 3,220	\$ 3,864	\$ 4,347.00
27	Bus	INT	Install heat trace on domestic water lines on exterior wall in auto repair bay.	MECH	Plumbing	1	2	3	6	NA	\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50
13	Bus	INT	Provide a new AV system for break room. New modern flat panel display with smart tv capabilities. keep existing aux devices, DVD and vcr player. New display and mount and connection to internet	ELEC/I.T.	Communication	2	6	7	84	5	\$ 3,200	\$ 3,680	\$ 4,416	\$ 4,968.00
2	Bus	INT	Provide code compliant handrails and guard rails for mezzanines	ARCH	Handrails / Guardrails	1	1	1	1		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
33	Bus	INT	Replace ceiling air terminal devices in offices for better air distribution.	MECH	HVAC	4	4	7	112	15	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75
6	Bus	INT	Replace door hardware that is not ADA compliant	ARCH	ADA	1	5	4	20		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25
17	Bus	INT	Relocate panels for adequate clearance. Service entrance panel and distribution panel are blocked by school bus.	ELEC/I.T.	Electrical	1	3	4	12		\$ 4,800	\$ 5,520	\$ 6,624	\$ 7,452.00
18	Bus	EXT	Remove existing exterior light fixtures and replace/add LED fixtures for canopy lights and exit discharge lighting	ELEC/I.T.	Lighting	1	3	4	12		\$ 4,987	\$ 5,735	\$ 6,882	\$ 7,742.32
22	Bus	EXT	Install backwater valve to prevent city sewer from backing up into building.	MECH	Plumbing	1	2	2	4	NA	\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50
14	Bus	INT	Provide exit signs at exits	ELEC/I.T.	Lighting	1	1	1	1		\$ 5,945	\$ 6,837	\$ 8,204	\$ 9,229.61
12	Bus	INT	Install tool/equipment receptacles at tool/equipment locations. Observed extension cords used to power stationary equipment.	ELEC/I.T.	Electrical	1	4	3	12		\$ 6,750	\$ 7,763	\$ 9,315	\$ 10,479.38
35	Bus	INT	Replace furnace serving office spaces.	MECH	HVAC	3	7	4	84	0	\$ 7,500	\$ 8,625	\$ 10,350	\$ 11,643.75
1	Bus	EXT	Provide adjustment and weather stripping to exterior doors	ARCH	Exterior - Door	1	4	5	20		\$ 7,800	\$ 8,970	\$ 10,764	\$ 12,109.50
23	Bus	INT	Install cooling coil on furnace for office spaces.	MECH	HVAC	1	4	6	24	NA	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
34	Bus	EXT	Replace exterior exhaust fan serving vehicle exhaust system.	MECH	HVAC	2	6	4	48	0	\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00
20	Bus	OTHER	Replace existing video surveillance system with system that matches district standard manufacturer	ELEC/I.T.	Safety and Security	2	6	1	12	5	\$ 12,500	\$ 14,375	\$ 17,250	\$ 19,406.25
16	Bus	EXT	Provide pole mounted fixtures to light exterior parking lot and site. No site lighting is present.	ELEC/I.T.	Lighting	1	1	1	1		\$ 16,800	\$ 19,320	\$ 23,184	\$ 26,082.00
9	Bus	INT	Replace non ADA compliant restrooms	ARCH	ADA	1	5	4	20		\$ 17,000	\$ 19,550	\$ 23,460	\$ 26,392.50
11	Bus	OTHER	Add access control to main ingress and egress doors. provide door position contacts on all exterior doors/openings. three doors to receive new hardware and readers, all bay doors to receive door position contacts	ELEC/I.T.	Safety and Security	1	1	1	1	0	\$ 17,525	\$ 20,154	\$ 24,185	\$ 27,207.56
8	Bus	INT	Replace interior doors that are scratched, dented and veneer is damaged	ARCH	Interior - Door	2	4	5	40		\$ 21,000	\$ 24,150	\$ 28,980	\$ 32,602.50
30	Bus	INT	Install properly sized sand/oil interceptor in auto shop bay 1.	MECH	Plumbing	3	6	2	36	NA	\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
31	Bus	INT	Install sand/oil interceptor in second auto repair bay.	MECH	Plumbing	1	3	4	12	NA	\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50
19	Bus	INT	Replace existing ITS infrastructure (Network Cabling, Active and Passive Network Equipment, Equipment Rack). Replace existing Category cabling with new Category 6 or 6A cabling (Pricing for 6A cabling since that is the current industry recommended cabling for new installation in order to future proof that system for up to 25 to 30 years ((typical cabling warranty time frame)). Provide a single, central location for a new wall mounted telecom enclosure to eliminate any active network equipment being housed outside of an equipment rack. New cabling terminations at rack and point of use outlet, new dedicated pathways to eliminate exposed cabling).	ELEC/I.T.	Communication	2	6	2	24	5	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00
38	Bus	EXT	Replace north exterior canopy structural framing, decking, and support columns	STRUCT	EXT-Roof	1	2	2	4		\$ 36,120	\$ 41,538	\$ 49,846	\$ 56,076.30
26	Bus	INT	Install exhaust fans in shop/parking bays to provide proper ventilation per IMC.	MECH	HVAC	1	1	1	1	NA	\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50
7	Bus	EXT	Replace exterior metal siding that is bent or damaged	ARCH	Exterior - Wall	2	2	3	12		\$ 45,360	\$ 52,164	\$ 62,597	\$ 70,421.40
10	Bus	EXT	Replace or remove and paint doors, frames, and structure that is rusting	ARCH	Exterior - Structural Element	2	2	3	12		\$ 49,000	\$ 56,350	\$ 67,620	\$ 76,072.50
3	Bus	INT	Provide insulation at the bus parking area	ARCH	Interior - Wall	1	3	4	12		\$ 49,273	\$ 56,664	\$ 67,997	\$ 76,496.33
24	Bus	INT	Install cooling in repair shop bays.	MECH	HVAC	3	4	6	72	NA	\$ 60,000	\$ 69,000	\$ 82,800	\$ 93,150.00

28	Bus	EXT	Install new makeup air units for proper ventilation.	MECH	HVAC	1	1	1	1	NA	\$ 70,000	\$ 80,500	\$ 96,600	\$ 108,675.00
5	Bus	INT	Replace bus parking area flooring is loose course base rock	ARCH	Interior - Flooring System	1	4	5	20		\$ 89,180	\$ 102,557	\$ 123,068	\$ 138,451.95
4	Bus	EXT	Repair Roof leaks at multiple locations at the bus parking area	ARCH	Exterior - Roof	1	4	5	20		\$ 104,000	\$ 119,600	\$ 143,520	\$ 161,460.00
21	Bus	INT	Replace interior fluorescent lighting with LED fixtures and upgrade controls. System is functioning, but upgrade would comply with code.	ELEC/I.T.	Lighting	4	3	4	48		\$ 133,056	\$ 153,014	\$ 183,617	\$ 206,569.44

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 668,390	\$ 768,649	\$ 922,378	\$ 1,037,675
26-50	\$ 189,306	\$ 217,702	\$ 261,242	\$ 293,898
51-100	\$ 70,700	\$ 81,305	\$ 97,566	\$ 109,762
> 100	\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,434
Totals ->	\$ 931,896	\$ 1,071,680	\$ 1,286,016	\$ 1,446,769



Site & Building Evaluation Worksheet

PROJECT: Alamosa School District

PROJECT NO: 2023-052.00

DATE: 10.03.2023

RESPONDENTS: Building Managers or Department Supervisors.

SUBJECT: Site and Building Evaluation Form

School: TRANSPORTATION BUILDING

**Site Evaluation**

PLEASE PROVIDE ANY ADDITIONAL INFORMATION THAT YOU FEEL WILL BE USEFUL FOR OUR MASTERPLAN EVALUATION. REMEMBER WE DON'T KNOW WHAT WE DON'T KNOW.

1) Parking

a. Indicate in **RED** parent parking location.

i. Is the parking adequate?  YES  NO Unless we get lots of rain

b. Indicate in **BLACK** where staff parking is located.

i. Is the parking adequate?  YES  NO

c. Indicate in **BLACK** where district personnel or other visitors park on the site.

i. Is the parking adequate? YES  NO

2) Visual control of circulation & parking

a. Does the main or managerial office need visual control of the parking lot?

i.  YES  NO

If yes: It is good to see who and when someone comes in

ii. Does the administration office have visual control of the parking lot?

1. YES  NO

2. Is any landscaping blocking the visual control? YES  NO

b. Does the building have any outside security cameras?

i.  YES  NO

ii. If yes, what locations on campus are visible via security cameras?

1. South side of building 2. Fuel Pumps

3. \_\_\_\_\_ 4. \_\_\_\_\_

c. Is there a need for outside activities?

i.  YES  NO

ii. If yes, what activities, and star (\*) items that you currently provide for?

1. CDL Training and Testing

2. Bus Parking during the day (not enough room for both)

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

3) 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
1. If you don't have it, is it necessary?  YES NO
- ii. Is a secure vestibule provided to allow for the check-in of visitors? YES  NO
1. If you don't have it, is it necessary? YES  NO
- iii. Does the staff have direct visual control of the parking lots? YES  NO
- iv. Does the staff have access to security cameras?  YES NO
1. Where would additional cameras be needed?
1. West side
  2. North Side
  3. East Side
  4. \_\_\_\_\_
- v. Are all exterior doors locked during working 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? There is none
- viii. Is the building equipped with an access control system (card key or fob)? No
- 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. If needed, Is there an appropriate number of 2-way radios available for staff? Yes
- xii. 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? Unknown

**b. Administrative Space**

- i. How many full-time professional staff are in the building? 4
1. Are the current offices adequate in number and size?
    - I. YES
    - II. If  NO what is needed? Larger and more office spaces
    - III. Will the number of spaces requiring offices increase in the next 5 years?  YES  NO
      - i. If "YES", how many? 5 to 7
  2. Are adequate numbers of conference rooms available for meetings? YES  NO
  - ii. If present, is the reception/front desk area adequate for building needs? YES  NO
- 2) **What works?** Identify items that work well in your current space that you want to maintain. Be as thorough as possible.
- Indoor bus parking (but is not adequate)

- 3) **What does not work?** Identify items that do not work in your current space that you would want to change or not have. If you want to change it, please describe how you would change the item. Be as thorough as possible.

Larger indoor bus parking, with concrete flooring and radiant heat, especially if we go to E-buses.

Need for indoor wash bay, especially in the winter time.

Mechanic needs his own workspace

Need more service bays (4 service bays along with a wash bay on the end)

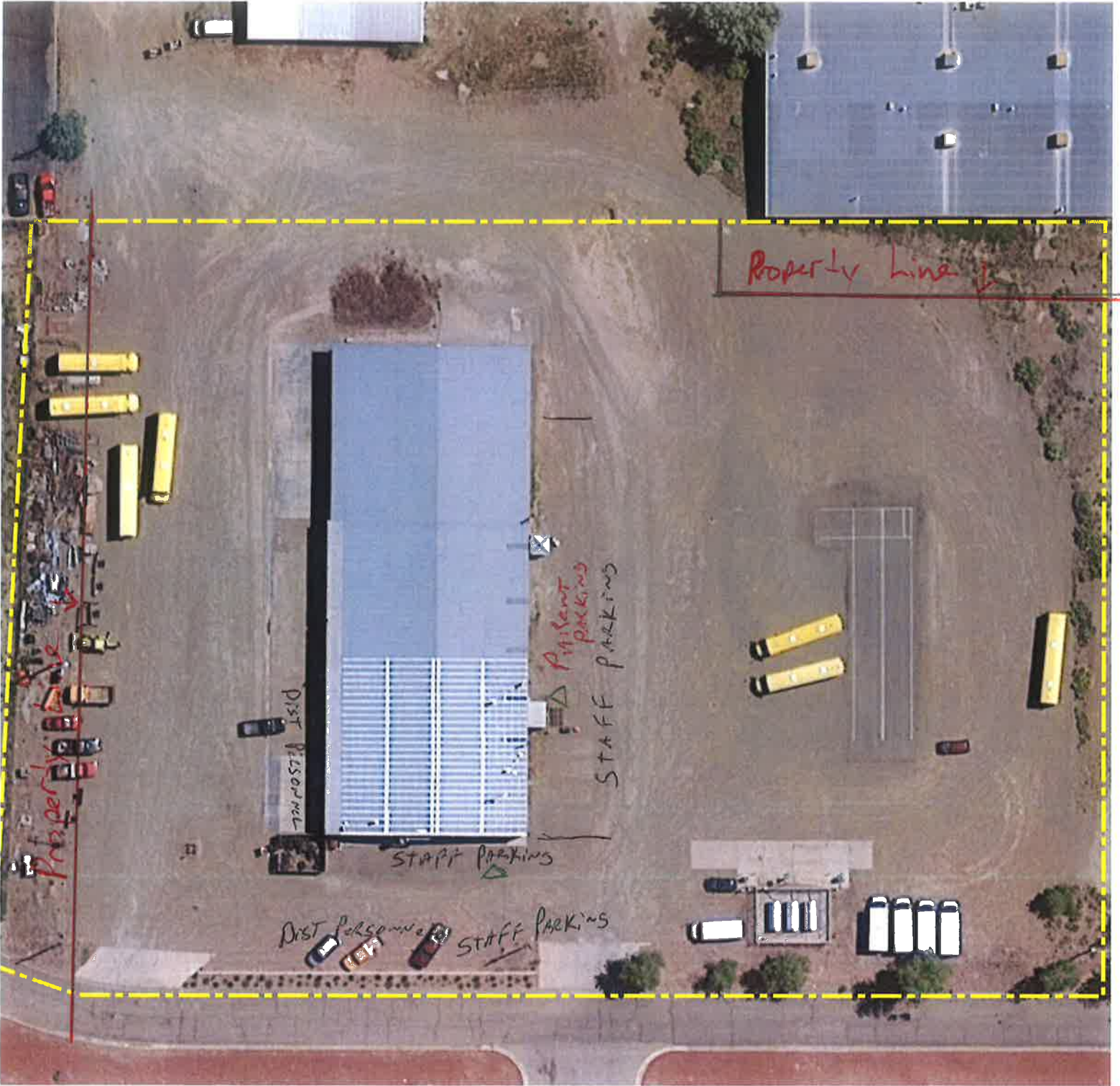
Move restrooms show they are not in the Lead Mechanics office space.

Better ventilation - exhaust fumes fill all areas, especially office areas and conference room.

Air conditioning - Need for AC. Get very warm in the summertime (above 90 degrees)

Need for remote access to indoor parking area. Security is non-existent.

No security or protected access to bus barn with environmental surroundings (Community Services). Vandalism and theft happens.



Property line ↓

Property line ↓

DIST PERSONNEL

PARENT PARKING

STAFF PARKING

STAFF PARKING

DIST PERSONNEL

STAFF PARKING