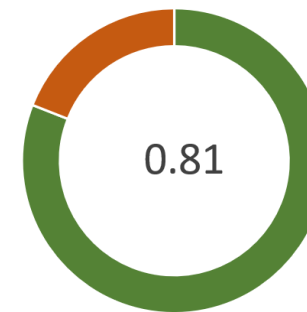




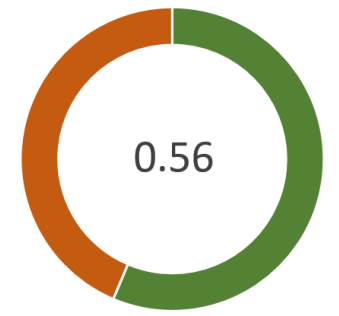
SITE INFORMATION

SURVEY RESULTS



0.81

SITE



0.56

BUILDING

KEY PLAN LEGEND

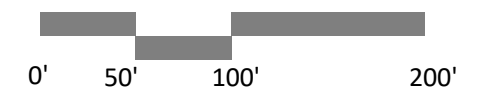
1. WAVERLY BUILDING
2. PARENT / VISITOR PARKING
3. STAFF PARKING
4. INFANT PLAYGROUND
5. TODDLERS PLAYGROUND
6. PRESCHOOL PLAYGROUND

SITE PLAN LEGEND

- SITE BOUNDARY
- WAVERLY BUILDING
- ← PARENT PICK-UP / DROP-OFF LOOP
- ← BUS PICK-UP / DROP-OFF
- ◀ MAIN ENTRY



NORTH



WAVERLY BUILDING
EXISTING SITE PLAN



3.2 Condition Analysis Matrix

District: Alamosa School District - DRAFT Facility: Waverly Bldg (leased to Otero Jr College) 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)		COST (w/ Fees & GC's)		TOTAL COST	
											(no soft costs)	(no soft costs)	(w/ soft costs)	(w/ contingency)		
3	Waverly	EXT	Paint rooftop gas line	ARCH	EXT-Roof	2	3	8	48		\$ 500	\$ 575	\$ 690	\$ 776.25		
12	Waverly	EXT	Remove/replace heaved concrete sidewalks	ARCH	Sidewalk	1	5	4	20		\$ 678	\$ 780	\$ 936	\$ 1,052.60		
2	Waverly	EXT	Install code compliant fall zone material at swing sets and play structures	ARCH	Athletic or Playground	1	3	4	12		\$ 1,170	\$ 1,346	\$ 1,615	\$ 1,816.43		
24	Waverly	INT	Provide GFCI receptacle in restrooms. No convenience receptacles in bathrooms.	ELEC/I.T.	Electrical	4	4	6	96		\$ 1,200	\$ 1,380	\$ 1,656	\$ 1,863.00		
34	Waverly	INT	Replace receptacles in kitchen with GFCI & Tamper resistant receptacles	ELEC/I.T.	Electrical	1	3	4	12		\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75		
43	Waverly	ROOF	Replace refrigerant line insulation	MECH	HVAC	1	3	4	12	1	\$ 1,500	\$ 1,725	\$ 2,070	\$ 2,328.75		
1	Waverly	EXT	Add new 6'-0" h chain link fencing around transformer and utilities at back of building	ARCH	Safety and Security	1	7	4	28		\$ 1,619	\$ 1,862	\$ 2,234	\$ 2,513.50		
13	Waverly	EXT	Repair damaged soffit	ARCH	EXT-Roof	1	2	3	6		\$ 1,701	\$ 1,956	\$ 2,348	\$ 2,640.99		
23	Waverly	EXT	Add wall mounted LED light fixtures above exits. No exit discharge lighting present at several exits.	ELEC/I.T.	Lighting	1	3	4	12		\$ 2,345	\$ 2,697	\$ 3,236	\$ 3,640.61		
14	Waverly	EXT	Repair existing chain-link metal fencing, assume 150 LF.	ARCH	Athletic or Playground	2	7	7	98		\$ 2,410	\$ 2,772	\$ 3,326	\$ 3,741.84		
40	Waverly	INT	Replace domestic water heater.	MECH	Plumbing	2	6	2	24	4	\$ 2,500	\$ 2,875	\$ 3,450	\$ 3,881.25		
19	Waverly	EXT	Replace existing exterior and soffit mounted lighting	ARCH	Electrical	2	7	6	84		\$ 2,547	\$ 2,929	\$ 3,515	\$ 3,954.22		
22	Waverly	EXT	Rework drainage/downspouts at building	ARCH	EXT-Roof	1	7	3	21		\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50		
38	Waverly	INT	Replace air terminals in gym for better air distribution.	MECH	HVAC	1	4	7	28	N/A	\$ 3,000	\$ 3,450	\$ 4,140	\$ 4,657.50		
27	Waverly	INT	Replace all receptacles with tamper resistant receptacles	ELEC/I.T.	Electrical	1	1	1	1		\$ 3,251	\$ 3,739	\$ 4,486	\$ 5,047.18		
15	Waverly	INT	Repair roof from leaks in the gym and office areas	ARCH	Exterior - Roof	1	2	3	6		\$ 3,500	\$ 4,025	\$ 4,830	\$ 5,433.75		
16	Waverly	INT	Replace all wire glass	ARCH	Exterior - Window System	1	3	1	3		\$ 4,500	\$ 5,175	\$ 6,210	\$ 6,986.25		
32	Waverly	EXT	Replace exterior light fixtures with LED fixtures	ELEC/I.T.	Lighting	1	3	4	12		\$ 5,000	\$ 5,750	\$ 6,900	\$ 7,762.50		
8	Waverly	EXT	Provide weather canopy at entrance (separate from new security vestibule)	ARCH	EXT-Roof	2	4	8	64		\$ 5,488	\$ 6,311	\$ 7,574	\$ 8,520.32		
21	Waverly	INT	Replace rusted hollow metal frames	ARCH	Exterior - Window System	2	6	5	60		\$ 5,500	\$ 6,325	\$ 7,590	\$ 8,538.75		
35	Waverly	INT	Replace/install exit signs for entire building. Exit signs do not have test button and some are paper signs.	ELEC/I.T.	Lighting	1	1	1	1		\$ 6,150	\$ 7,073	\$ 8,487	\$ 9,547.88		
37	Waverly	INT	Insulate hot and cold water domestic piping.	MECH	Plumbing	1	3	4	12	NA	\$ 9,000	\$ 10,350	\$ 12,420	\$ 13,972.50		
10	Waverly	INT	Remove and replace ACM floor tiles in the gym and adjacent rooms	ARCH	Interior - Flooring System	2	4	5	40		\$ 10,000	\$ 11,500	\$ 13,800	\$ 15,525.00		
28	Waverly	EXT	Replace existing exterior intercom and bell speakers with new modern devices and	ELEC/I.T.	Communication	1	6	1	6	N/A	\$ 11,960	\$ 13,754	\$ 16,505	\$ 18,567.90		
20	Waverly	INT	Replace front entry single glazed hollow metal frame	ARCH	Interior - Door	2	4	5	40		\$ 12,300	\$ 14,145	\$ 16,974	\$ 19,095.75		
9	Waverly	INT	Remove and replace ACM ceiling tiles in the gym	ARCH	Interior - Ceiling System	2	4	5	40		\$ 12,352	\$ 14,205	\$ 17,046	\$ 19,176.48		
11	Waverly	EXT	Remove and replace existing asphalt shingles in mansard roof	ARCH	EXT-Roof	1	2	3	6		\$ 12,420	\$ 14,283	\$ 17,140	\$ 19,282.05		
4	Waverly	INT	Provide ADA compliant door hardware	ARCH	ADA	1	5	4	20		\$ 15,000	\$ 17,250	\$ 20,700	\$ 23,287.50		
25	Waverly	OTHER	Provide new building access control. Currently there is only a keypad at main entrance. Provide at doors that are used for ingress and egress. Possible to integrate with existing Verkada camera and intrusion system. This would provide a cohesive building security system with a single manufacturer. Cost is based on a quantity of five (5) doors with new door hardware and reader device.	ELEC/I.T.	Safety and Security	1	1	1	1	0	\$ 17,500	\$ 20,125	\$ 24,150	\$ 27,168.75		
18	Waverly	EXT	Replace existing aluminum framed single pane windows with alum framed insulated glass units	ARCH	EXT-Window	2	6	3	36		\$ 17,640	\$ 20,286	\$ 24,343	\$ 27,386.10		
29	Waverly	INT	Replace existing interior intercom devices and endpoints with new modern IP system. IP based system with clock/speaker combo units with digital displays. Provide devices in all classrooms, main hallway, admin suite, kitchen, day-care space and main office.	ELEC/I.T.	Communication	1	6	1	6	N/A	\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50		
41	Waverly	INT	Replace exposed plumbing and route in concealed locations	MECH	Plumbing	1	4	1	4	NA	\$ 25,000	\$ 28,750	\$ 34,500	\$ 38,812.50		
7	Waverly	EXT	Provide secure vestibule at entrance. Assume 10'-0" x 10'-0" vestibule outside building footprint	ARCH	Safety and Security	1	1	1	1		\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00		
42	Waverly	ROOF	Replace gas piping on roof	MECH	HVAC	1	6	3	18	2	\$ 30,000	\$ 34,500	\$ 41,400	\$ 46,575.00		
6	Waverly	INT	Provide individual rooms for classes. Gym is partitioned for rooms	ARCH	Interior - Wall	1	4	5	20		\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50		
39	Waverly	INT	Replace condensing units and ventilation equipment on roof with new more efficient equipment.	MECH	HVAC	2	6	2	24	4	\$ 35,000	\$ 40,250	\$ 48,300	\$ 54,337.50		
5	Waverly	INT	Provide ADA compliant restrooms	ARCH	ADA	1	5	4	20		\$ 45,000	\$ 51,750	\$ 62,100	\$ 69,862.50		

30	Waverly	INT	Replace existing ITS infrastructure (Network Cabling, Active and Passive Network Equipment, Equipment Rack). Replace existing Category 5 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	1	\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
31	Waverly	INT	Replace existing telecom cabling infrastructure to Category 6	ELEC/I.T.	Communication	2	6	3	36		\$ 50,000	\$ 57,500	\$ 69,000	\$ 77,625.00
17	Waverly	EXT	Replace EPDM roof and white roof over classrooms with TPO; extend parapet to accommodate added roof insulation thickness	ARCH	EXT-Roof	1	2	3	6		\$ 67,411	\$ 77,522	\$ 93,027	\$ 104,655.19
33	Waverly	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		\$ 72,625	\$ 83,519	\$ 100,223	\$ 112,750.31
26	Waverly	INT	Provide new fire alarm system with voice capabilities. Fire alarm system does not have addressable devices.	ELEC/I.T.	Fire Protection	1	1	1	1		\$ 82,956	\$ 95,399	\$ 114,479	\$ 128,789.19
36	Waverly	INT	Upgrade electrical equipment: Electrical service entrance equipment is obsolete and installed in a laundry room where water is present. Service entrance panel and panelboards are Zinsco, which is known to have safety concerns with the circuit breaker design.	ELEC/I.T.	Electrical	1	1	1	1		\$ 230,000	\$ 264,500	\$ 317,400	\$ 357,075.00
44	Waverly	INT	No action required: Did not observe any structural concerns	STRUCT	EXT-Wall									

Condition	Totals	Totals	Totals	Grand Totals
0-25	\$ 758,042	\$ 871,748	\$ 1,046,098	\$ 1,176,860
26-50	\$ 180,036	\$ 207,041	\$ 248,450	\$ 279,506
51-100	\$ 17,145	\$ 19,717	\$ 23,661	\$ 26,618
> 100	\$ -	\$ -	\$ -	\$ -
Totals ->	\$ 955,223	\$ 1,098,507	\$ 1,318,208	\$ 1,482,984



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: WAVERLY BUILDING

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?
Parents park and bring their kids into the building because we service Infants, Toddlers and Preschool age children
 3. Is there sufficient capacity in student drop-off/pick up areas for the orderly movement of vehicles? Yes Does traffic back up onto main streets? No

- iv. Indicate visitor parking location. South side of building

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

b. Indicate in BLACK where staff parking is located.

- i. Is the parking adequate? YES

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

- i. Is the parking adequate? YES

3) Visual control of circulation & parking

- a. Does the administration office have visual control of the site circulation?
 - i. YES
 - ii. Is any landscaping or other obstruction blocking the visual control? NO

- b. Does the administration office have visual control of the parking lot?
 - i. YES
 - ii. Is any landscaping blocking the visual control? NO

- c. Does the building have any outside security cameras?
 - i. YES
 - ii. If yes, what locations on campus are visible via security cameras?
 - 1. Main Entry Door
 - 2. East Parking Area
 - 3. South Parking Area
 - 4. Full Perimeter of the Building

4) Playgrounds

- a. Are the locations easily accessible from the cafeteria or the gymnasium?
 - i. N/A

- b. Is adequate outdoor storage provided?
 - i. YES

- c. Is the playground equipment/outdoor space appropriate for each age group?
 - i. Pre-school – YES
 - ii. ~~Kindergarten –~~
 - iii. ~~1st – 2nd grade –~~
 - iv. ~~3rd – 5th grade –~~
 - v. ~~6th – 8th grade –~~
 - vi. ~~9th – 12th grade –~~

- d. Is shade provided for each grade level? YES

- e. Are adequate outdoor hard surface play areas provided for each grade level? YES

- f. Is ADA access provided to each of the playgrounds? YES
 - i. Is at least one piece of playground equipment ADA accessible? NO

- g. Are playgrounds adequate to serve the student/school needs? YES

~~5) Athletic Fields~~

- ~~a. Are the locations easily accessible from the health classroom, gymnasium or locker rooms?~~

- ~~b. Is the size of the athletic fields adequate for the PE and athletic programs?~~

- ~~c. Is adequate outdoor storage provided to support the outdoor programs?~~

- ~~d. Is ADA access provided to the athletic fields?~~

- ~~e. Is the parking close to the athletic fields?~~

- ~~f. Do emergency vehicles have access to the athletic fields?~~

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
- ii. Is a secure vestibule provided to allow for the check-in of visitors? 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? Visitors/Parents come to front door and ring door bell. Secretary, Family Advocate or Center Manager will answer the door and let them in.
- iii. Does the administration staff have direct visual control of the parking lots? YES
- iv. Does the administration staff have access to security cameras? NO
 - 1. Where would additional cameras be needed? None needed
 - 1. _____
 - 2. _____
 - 3. _____
 - 4. _____
- v. Are all exterior doors locked during school hours? YES
- vi. Draw a green triangle at the most commonly used exterior doors.
 - 1. Are these doors accessed by ~~KEY or KEY CARD~~ Pin Number
 - 2. Does the administration office have visual control or cameras at these locations? YES
- vii. How do first responders access the building? Where is the key/access device located and is it easy to find? No Knox Box located at front door if after hours. Center Manager will be contacted by Monitoring Company and should be present when they arrive. If Center Manager is unavailable, CDS's Facilities Operations Specialist can remotely open the main door.
- viii. Is the building equipped with an access control system (card key or fob)? Yes and uses a PIN Number
- ix. Is the building compartmentalized on remote release with cross-corridor doors or other means? NO
- x. Is there an intrusion detection system? YES 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? YES How is this controlled or messages distributed as needed? Text message is used to alert parents.
- xiii. Do all classrooms / required student spaces have two-way intercom system with call buttons? If not, where is it needed? NO, WE HAVE TELEPHONES IN EACH ROOM
 - 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? NO
 - i. If "YES", how many? _____
 2. Are adequate numbers of conference rooms available for meetings with parents, students, and staff? NO
- ii. Is a full-time nurse on site? YES
 1. If "YES", is an appropriate nurse room provided for the staff? YES
 2. If "NO", does the administrative staff have visual control of the nurse room?
- iii. Is the reception/front desk area adequate for school needs? YES

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? NO
- iii. Is this space adequately sized? YES
- iv. Are classrooms located in permanent buildings (not modular buildings)? YES If in modularity, how many? _____
- v. Are there breakout spaces provided to support classrooms? NO

b. Cafeteria Space

- i. How many lunch periods during the day? 1
- ii. What is the average number of students during the lunch period? 80-90
- iii. Does the cafeteria provide easy access to any of the following?
 - a. Playgrounds, outdoors or outdoor eating area, daylight? (Circle "yes" items)
- iv. Is the cafeteria adequately sized? YES, Kids eat in the classrooms

c. Gymnasium Space

- i. How many periods during the day is the space utilized? 0
- ii. Does the space adequately serve the educational needs? No
- iii. Is the gymnasium divided to accommodate multiple classes? YES, to create two classrooms
 - a. If no, would this be beneficial?

d. Library

- i. How many periods during the day is the space utilized? _____
- 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? _____
- 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? _____
- 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
- ii. Restrooms can be monitored by staff from adjacent public spaces and provide a sense of safety? YES
- iii. Restrooms are in good condition? YES
- iv. Gender-inclusive restrooms are provided? YES
- v. Staff restrooms are provided? YES, In the Janitors closet. 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? NO
 - a. If no, is a severe needs suite needed? NO
- ii. Are there adequate spaces for break-out special education? NO
- iii. Are there adequate spaces for speech, OTPT, etc.? NO
- iv. Does the space(s) adequately serve the current educational needs? NO

j. Teacher / Staff Support Spaces

- i. Is there a lounge for Faculty and staff to take a break and re-center? NO

- ii. Are there collaboration spaces for staff and faculty use? NO
 - a. If yes, are these spaces adequately distributed

k. Other Comments relative to support services: _____

I. Environmental Quality

- i. Classrooms are free of excessive noise from mechanical or other sources? NO
 - a. If no, explain: Gym and Toddler Rooms are divided with partitions to create more classroom space
- ii. Classrooms adequately lit to provide easy visibility for educational activities? YES
 - a. If no, explain: _____
- iii. Classroom furniture is flexible and can be adapted to different educational activity centers ? YES
 - a. If no, explain: _____
- iv. School finishes are attractive and in good condition? YES
 - a. If no, explain: _____
- v. Students have access to outdoor spaces for educational activities? YES
 - a. If no, explain: _____

Functional Capacity and Student / Teacher Ratios:

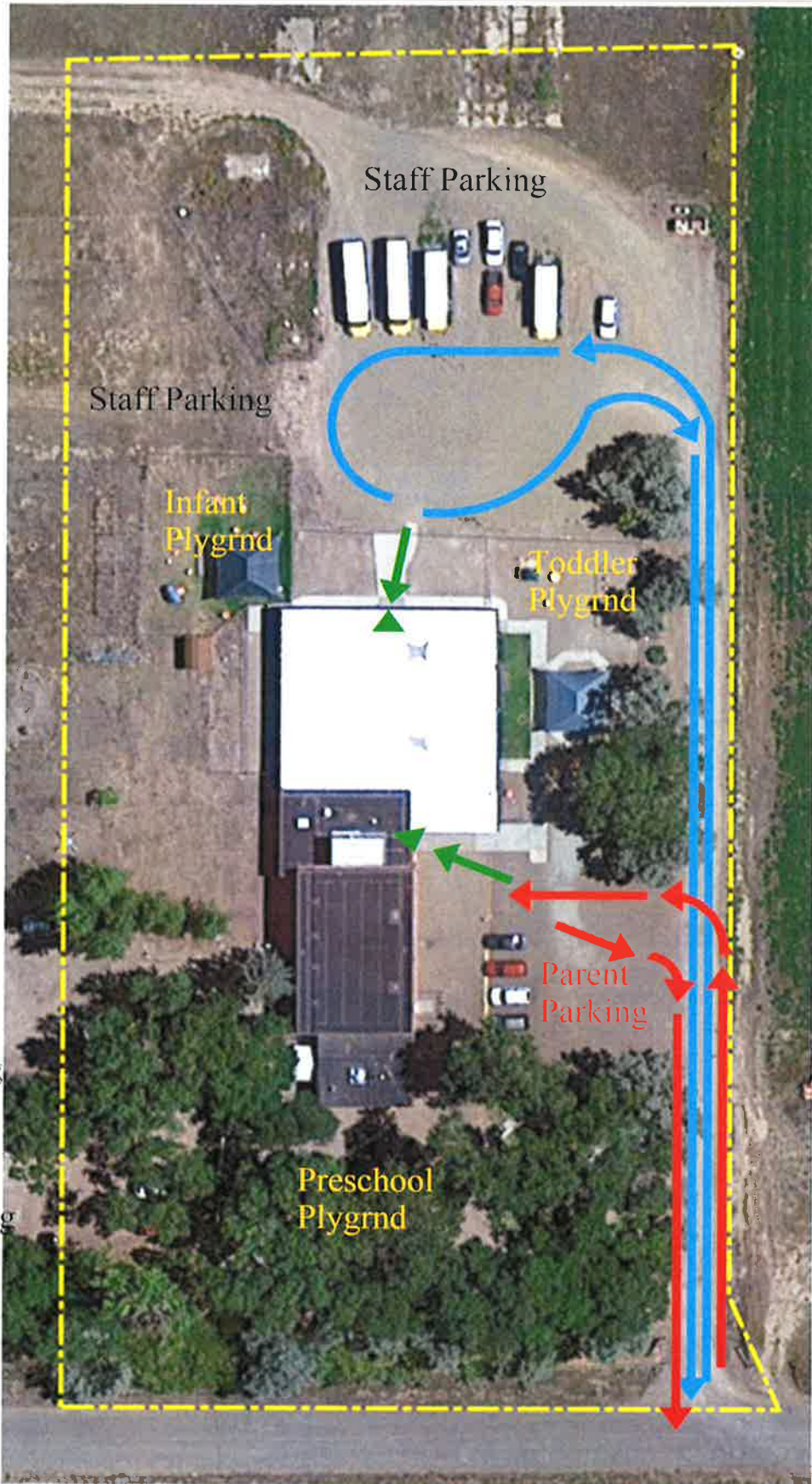
Please provide your school's maximum classroom capacity by grade as listed below. The capacity should be based on ideal student classroom standards and not actual student enrollments. This may be a board-mandated maximum classroom capacity if such a standard exists for your district. **This is not current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

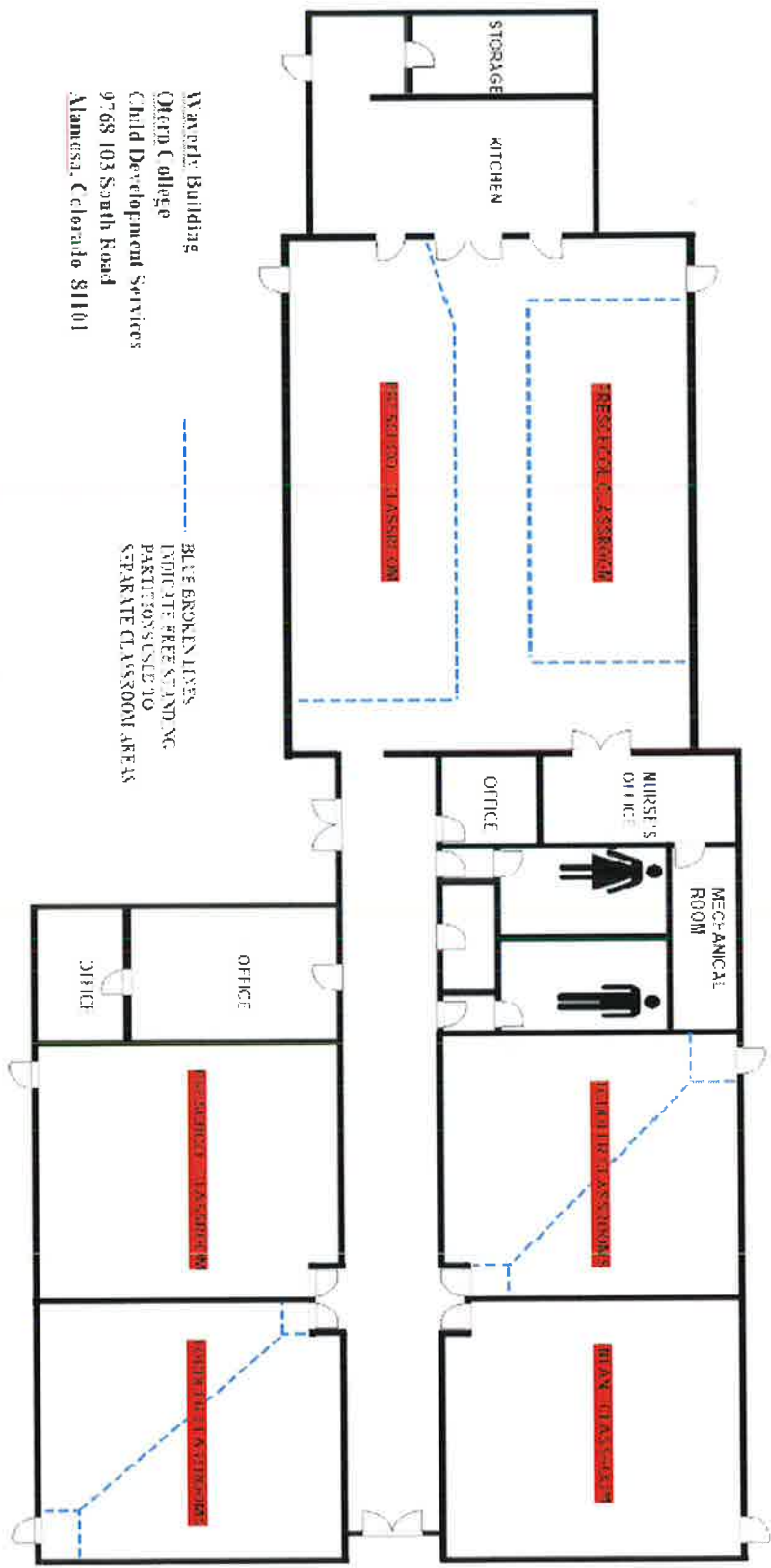
- a. Infant Classroom / 8 Students
- b. Toddler Classrooms / 32 Students
- c. Preschool Classrooms / 54 Students

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.

WAVERLY BUILDING - SITE AERIAL VIEW

Staff Parking on the North Side of Building





Waverly Building
 Ohio College
 Child Development Services
 9768 103 South Road
 Maumee, Colorado 81101