

EXISTING SITE CONDITIONS

FARM LAB DREAMS CAMPUS

Encinitas Union School District
Facilities Plan Update

LPA



EXISTING SITE INFORMATION

Year Acquired: 2004
Buildings Added: 2013
Building Area: 8,180 sf
Site Acreage: 10.22

Student Population (2019-2020): N/A
Grade Levels: K-6

Total Number of Classrooms: 6
Number of Portables: 6

OVERVIEW

The Farm Lab DREAMS Campus provides indoor and outdoor learning spaces in partnership with the Ecology Center. To the south of the access road/roundabout, there are currently (6) classroom portables with a central deck meeting area, and (2) restroom portables. The EUSD/ Ecology Center offices are located to the north of the access roads, with crop fields at the east edge of the site.

LEADERSHIP PRIORITIES

1. Complete the full build-out Master Plan as presented to the EUSD Board of Trustees in 2019
2. Provide a slab-on-grade garage storage building.
3. Provide a barn event space to accommodate large groups.

PREVIOUSLY COMPLETED PROJECTS

- 2013 - The central access road and roundabout was added to the site. (4) classroom portables and (1) restroom portable were added to the site.
- 2018 - Added (2) classroom portables and (1) restroom portable
- 2018 - Replaced flooring at the (2) new classroom portables. Interior/exterior painting was also completed.

SITE COMMENTS

Program Needs

- Barn event space would be ideal - capacity of 125 occupants minimum
- A space for housing goats on site was requested to help with natural weed control.
- No solar power is available on site, but it is noted that there is a future opportunity for this to be donated to the site at a future date.
- Ideally a space for RV hookup (water/power) would be helpful at the Ecology Center area of the site.
- Separate volunteer restroom would be ideal currently there are only student restrooms. The restroom portables would ideally be updated. These restrooms could be incorporated into the barn structure.
- Natural play elements are planned throughout the site.

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Functionality of Spaces

- Address storage issues by providing a garage building with slab-on-grade construction would help alleviate storage issues and provide storage for site tractor and vehicles.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0]	NO WORK.
CATEGORY [1]	MINOR MODERNIZATION.
CATEGORY [2]	MAJOR MODERNIZATION/ REPLACEMENT.

Parking / Drop-off

Category [0]

- No known issues. For large events, neighboring sites allow the use of their parking areas.
- Note the Overflow Parking area on site will not be paved.

Paving

Category [0]

Concrete (natural gray).

- There are sidewalks leading to the classroom buildings. These are in good condition.

AC paving

Category [1]

- Existing paving at access road and roundabout is in good condition.
- Verify potential cross slope issues (>2%) at path of travel in future work.

Site Amenities

Category [0]

- There is an existing Welcome Dome and a Road Trip Mobile Classroom at the north half of the site (Ecology Center).
- There is an existing deck between Classroom

Portables 1-4.

Landscape

Category [0]

- Recently added California Sycamore and Tipu trees to the site.
- Citrus, avocado, and nut trees are also on site.
- There is a market garden at the North half of the site that serves the EUSD kitchen.

Irrigation

Category [0]

- Provide shut-off valves to the domestic systems and provide identification at piping throughout site. Ensure domestic system is properly separated from the reclaimed system in future site work.
- Note there is no reclaimed water at this site, recommend switching to reclaimed water system by 2030 pending requirements for the crop production.

Fencing/Gates

Category [1]

- Fencing at the campus is chainlink. Fencing in general is in good condition.
- At the entrance to the south half of campus, there is an existing gate leading to the classrooms. Note there is not a secure internal perimeter around the classrooms.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Buildings are raised foundation portables with painted siding. Pests are common in the crawlspaces beneath the portables. Recommend providing slab-on-grade construction for any future work.

Paint

Category [0]

- Exterior painting was last completed in the 2018-2019 school year. Siding at portables is in good condition.

Windows

Category [1]

- Windows at Classroom Portables 1-4 are original to the portable's 1985/1990 construction and are in fair condition. Consider replacing to low-e insulated type in future work. Note windows and screens at Classroom Portables 6 & 7 have been recently replaced and are in good condition.(1-2) fixed panes per classroom could be retrofitted to be operable - providing cross breeze and increased natural ventilation.

Roof

Category [-]

- *Pending information by the District's consultant.*

Accessibility

Category [1.5]

- Restrooms have had previous ADA upgrades, but it was noted that the original restroom portable to the west of the Carrot classroom is dated and should be updated.
- Verify plumbing fixture count in future work and consider adding an additional adult visitor restroom.
- Classroom sinks and casework have had ADA upgrades.
- There are (2) drinking fountains on site that is the accessible 'hi-low' type, with a filtered bottle filling station.
- Room signage is current and in good condition.
- Path of travel compliance needs to be evaluated in future work.
- A more detailed assessment and survey will

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need to be performed as projects come online.

Interior

Overall Rating: Category [0.5]

- Interior painting was completed in the 2018-2019 school year and is in good condition.
- Flooring was updated in the 2018-2019 school year and is in good condition. Note all classrooms have vinyl flooring.
- Classrooms do not have built-in casework, to provide adequate space for mobile storage units. Noted that additional mobile storage is needed.
- Classroom ceilings are ACT-type and are in good condition. Note the (2) Dill and Rosemary classrooms have no finish ceiling and are open to the structure above.

ASSESSMENT OF SYSTEMS

Site Utilities

- **Domestic Water:**
Category [0]
 - Existing tie-in to City water is in fair condition and is at adequate capacity for site.
- **Gas:**
Category [0]
 - No known issues.
- **Sewer:**
Category [0]
 - No known issues.
- **Storm Drain/ Drainage:**
Category [0]
 - No known issues.
- **Fire Water:**
Category [0]

- No known flow issues for fire hydrants on-site or in the adjacent R.O.W.
- No sprinklered buildings.

Mechanical

Category [0]

- No known issues.

Plumbing

Category [0]

- See notes at Accessibility. Due to code changes, upgrades will likely be required in future work.

Electrical

Power:

Category [0]

- No known issues.

Fire Alarm:

Category [0]

- No known issues.

Data Network:

Category [0]

- No known issues.

Phone System:

Category [0]

- No known issues.

Audio Visual:

Category [0]

- LCD projectors and Apple TV's are provided in all classrooms. Preference is for short-throw projectors in future work.

Intercom / Clock / Bell:

Category [2]

- No existing system. Recommend providing a intercom and hardwired clock/bell system for the site.

Security:

Category [1]

- Need for a security panel at the EUSD/ Ecology Center Offices, as well as Classroom Portables 6 & 7.

Lighting:

Category [1.5] - Interior and Exterior

- Lighting controls need to be replaced and modernized to comply with current Title 24 requirements. Controls shall include occupancy sensors, dimming stations, photocells, lighting control relay panels and digital integrated network. Note Classroom Portables 6 & 7 have updated lighting controls.
- Classrooms do not have solatubes.
- Exterior lighting fixtures are LED and are in good condition.

EXISTING SITE OBSERVATIONS
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Central Access Road



Road Trip Mobile Classroom & EUSD Office



Roundabout



Nutritional Lab - Dill 7



Nutritional Lab - Dill 7



Storage Sheds



Hardscape adjacent to Restroom Portable 8



Restroom Portable 8



Looking West toward Outdoor Kitchen

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Classroom Graphics/Signage - Avocado 4



Bioswale



Classroom ACT Ceiling - Portables 1-4



Classroom Interior - Avocado 4



Looking North towards the Welcome Dome



Crop Field (Ecology Center)



Central Deck/Hay Bales at Classrooms 1-4



EUSD/Ecology Center Office Containers



Crop Field (Ecology Center)