

EXISTING SITE CONDITIONS

FLORA VISTA ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



1690 Wandering Rd, Encinitas, CA 92024

EXISTING SITE INFORMATION

Year Built: 1975
Buildings Added: 1995, 2001, 2004, 2023
Building Area: 43,840 SF
Site Acreage: 11.43

Student Population (2023-2024): 381
Grade Levels: K-6, PK on site

Total Number of Classrooms: 26
Number of Portables: 0

OVERVIEW

Flora Vista Elementary includes one centrally located, original building that was part of the original 1975 construction. There is a modular building that houses the Pre-K classrooms and support spaces. There is a new (2023) modular building with (8) classrooms spaces to the SW corner. A softball diamond is located at the upper NW corner.

SITE PRIORITIES:

1. Front Entry improvements: clear front door & improved visitor flow.
2. Upgrade the meeting space at the Administration building.
3. Provide outdoor learning spaces with shade, including amphitheater.
Provide adequate space for nurse's station.
4. Clear wayfinding, campus wide.

DISTRICT-WIDE PRIORITIES:

1. Phase 1 & 2 Kitchen Upgrades (modernized kitchen, indoor serving line)
2. Dedicated enrichment program spaces, and TRAC space
3. Exterior entry enhancements, curb appeal
4. Restroom refresh

PREVIOUSLY COMPLETED PROJECTS

- 1995 - Added (3) classroom portables.
- 2001 - Added (1) classroom portable.
- 2004 - Added (2) classroom portables and (1) lunch shelter at the North edge of the site.
- 2007- Added (1) lunch shelter at adjacent to the Pre-K classrooms.
- 2023 - Added (8) modular classrooms to SW

SITE COMMENTS

Program Needs & Updates to Functionality:

- Enhanced layout to improve foot traffic - Media Center is currently a pass-thru to other spaces
- Covered or enclosed walkway from admin/entry to other buildings would help student during inclement weather
- Right-size space administration area to allow for essential functions and to provide safe spaces/flow for student/visitor traffic and preschool pick-up and drop off
- Address the drainage issue between the

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- Kindergarten and Pre-K areas.
- Provide a dedicated storage space and meeting room for PTA to avoid having to share the existing storage shed with other programs.
- Address the lack of natural light and provide additional solatubes in classrooms.
- Natural ventilation via operable windows would be well-utilized if provided.
- Provide flexible furnishings.
- Add glass between the Media Center and reading room for supervision
- Provide more weather proof lunch shelter covering for inclement weather

CONDITION ASSESSMENT

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

Parking / Drop-off

Category [2]

- There is (1) existing parking lot at the south edge of site - drop-off/pickup area is constrained. Recommended to expand this area to allow for a dedicated Kindergarten/Pre-K drop-off area.

Paving

Category [0]

- Concrete (natural gray) and brick pavers.
- Concrete paving is in good condition at Kindergarten play and campus quad.

AC paving

Category [1]

- Hardcourts are in fair condition with some areas cracking. Grind, re-seal and re-stripe.

- Verify potential cross slope issues (>2%).
- Worn striping in some areas.

Site Amenities

Category [1/2]

- Repaint existing lunch shelter, provide weather proof covering
- Track is DG/grass - Replace with rubberized surfacing.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [1]

- The main play equipment north of shade structure was replaced in the 2018-2019 school year and is in good condition.
- Pre-K play equipment was replaced in Summer 2020.
- Replace fiber chips in fall zone with rubberized surfacing.
- Ball walls are in good condition.
- Swings are in good condition, replace fiber chips with rubber.
- Basketball goals and posts are in good condition.
- Baseball infield areas should be removed or re-worked. Potential replacement of backstops.

Landscape

Category [1]

- Grass areas should be reseeded and regraded.
- Desire for landscape areas to be upgraded to drought tolerant plants.
- More shade trees are recommended throughout campus.

Irrigation

Category [0]

- Provide shut-off valves to both domestic and

reclaimed systems, and provide identification of each system at piping throughout site. Ensure domestic system is properly separated from the reclaimed system in future site work.

- Note there is reclaimed water at this site.

Fencing/Gates

Category [1]

- Fencing at the campus is chainlink. Fencing in general is in good condition.
- Campus main entry can be secured, but back entry may not be secure enough.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Buildings are wood construction wood construction with exposed aggregate exterior finish and are in general good condition.

Paint

Category [1]

- Stucco areas could use a new coat of paint. Updated color scheme to reflect school's colors should be utilized.

Windows

Category [1]

- Windows are original to 1975 construction and are in fair condition. Consider replacing to low-e insulated type in future work.
- (1-2) fixed panes per classroom could be retrofitted to be operable - providing cross breeze and increased natural ventilation.

Roof

Category [2]

- Per information provided by the District's consultant, it is recommended to re-roof the original building (existing acrylic coating

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roofing). A new coating is recommended at all portables on site (existing systems include BUR, metal roof, and single ply).

Accessibility

Category [1.5]

- Restrooms have had previous ADA upgrades.
- Classroom sinks and casework have had ADA upgrades.
- Drinking fountains have been replaced to accessible 'hi-low' type, and there are filtered bottle filling stations on campus.
- Room signage needs to be replaced to meet ADA requirements.
- Path of travel compliance needs to be evaluated. As noted previously, POT to the Kindergarten/Pre-K classrooms is a far distance, ideally this would be minimized in future work.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Overall Rating: Category [1]

- In general, the interior finishes (painting and whiteboards) are dated and could use an update.
- Flooring was updated in the 2017-2018 school year and is in good condition. Appropriate floor finishes for enrichment classes should be provided (i.e. resilient flooring or similar).
- Casework is in acceptable condition but could use an update.
- Classroom ceilings are ACT-type; tiles are dated or damaged and should be replaced when future work is completed in these areas.

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]

- Typical student and staff restrooms appear to have had ADA upgrades and meet accessible codes of that time. Due to code changes they will most likely need some upgrades if future work is to be done at existing buildings.

• 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 [0.5]

- MPR AV controls have been updated to be more-user friendly/current technology.
- LCD projectors are provided in all classrooms. Preference is for short-throw projectors in future work.

• Intercom / Clock / Bell:

Category [2]

- System is dated and split between systems - should be replaced with updated/integrated AP system.

• Security:

Category [0]

- Panels have been replaced.

• Lighting:

Category [2] - 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.

ASSESSMENT OF SYSTEMS

Electrical

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- Classrooms and pods have solatubes installed throughout - all are in good condition. Additional solatubes were requested, as the classrooms are generally darker than desired.
- Exterior lighting are high-pressure sodium fixtures. Eventually they should all be upgraded to LED.

EXISTING SITE OBSERVATIONS

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School Monument Sign



Administration



New Building Addition



Kinder Play Apparatus



Hardcourts and Play Apparatus



Hardcourts



Hardcourts



Principal's Office



Staff Workroom

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Staff Lounge



Kindergarten Classroom



Typical Classroom



Typical Classroom



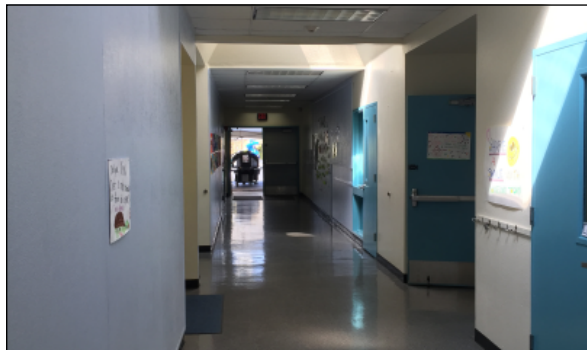
Special Education Classroom



ASPIRE Room



Collaboration Space between Classrooms



Interior Hallway



Green Screen / Film Guild Space

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Multi-Purpose Room (MPR)



Serving Line Area