

EXISTING SITE CONDITIONS

CAPRI ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



941 Capri Rd, Encinitas, CA 92024

EXISTING SITE INFORMATION

Year Built: 1969

Buildings Added: 2001, 2004, 2006-2009,
2014-2016

Building Area: 49,568 sf

Site Acreage: 9.52

Student Population (2023-2024): 614

Grade Levels: K-6

Total Number of Classrooms: 34

Number of Portables: 10

OVERVIEW

Capri Elementary is a multi-level campus with (6) permanent construction buildings at the main level, (1) kinder portable, along with a lunch shelter and hardcourt area. The Administrative building and most classroom buildings are located at the main level of campus. The lower area of campus includes (9) portables; note an elevator has been provided for accessibility to these classrooms. The field area at the south edge of campus is accessed via (2) existing ramps that are built into the hillside.

SITE PRIORITIES:

1. Rethink entire student drop-off / pick-up area: Needs to be Safe & Wider.
2. Keep Kindergarten towards the front of campus, Modernize
3. Enrichment electives are needed, locate near play fields for noise.
4. Centralized LRC.

DISTRICT-WIDE PRIORITIES:

1. Phase 2 Kitchen Upgrades
2. Dedicated enrichment program spaces and TRAC space
3. Exterior entry enhancements
4. Restroom refresh
5. Remove all portables

PREVIOUSLY COMPLETED PROJECTS

- 2001 - (1) MPR building and (1) Lunch Shelter were added
- 2004 - (4) classroom portables were added (801-804)
- 2006-2007 - (3) classroom portables were added to campus (805, 806, 109)
- 2008 - (1) elevator was added to access the lower area of campus
- 2009 - (1) portable for staff restrooms was added to the lower area of campus (800)
- 2014 - (1) portable for student restrooms was added to the NE Kindergarten area
- 2015-2016 - (3) portable classrooms were added to the lower area of campus (807-809)
- 2016 - (3) photovoltaic arrays at hardcourts added. Solatubes were added throughout campus.
- 2019 - Carpet was replaced throughout campus.
- Green house at lower level

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SITE COMMENTS

Program Needs & Upgrades to Functionality:

- Having younger grades at the upper level, and older grades at the lower campus level works well given the site's terrain
- The site likes having a centralized LRC that serves all students.
- Walking ramps along Rainbow Ridge and down to the track need to be maintained and illuminated.
- A second access point to the southern field is important in emergency egress.
- Parking, pick up & drop off are constrained. These daily patterns can be alleviated with enhancements to the area, as well as increased parking opportunities.
- Noise from hardcourts can be distracting. It's ideal to place enrichment programs near hardcourts, which are better suited for noise.
- At the lower level of campus, portables are dated. Goal is to remove portables and replace with permanent building.
- More shade for outdoor learning and play to increase usability and learning opportunities.
- Provide appropriate flooring for specialized programs including Art, Science, Yoga.

CONDITION ASSESSMENT

Rating Legend:

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

Parking / Drop-off

Category [1]

- Main drop-off at North edge of site is a confined area, making vehicular/pedestrian traffic more difficult.
- There is currently a lack of covered area for

students to wait for parents to pickup during inclement weather, and congestion on regular basis

Paving

Category [0.5]

Concrete (natural gray)

- Concrete paving is in good condition throughout campus.
- Concrete paving at lunch shelter is very difficult to clean/maintain. Recommend replacing this hardscape in future site work scope.

AC paving

Category [0.5]

- 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 [0.5]

- Lunch shelter acoustics are not ideal, recommend addressing this in future work.
- Existing shade sails provide shade between classroom buildings at main level of campus.
- Track is DG/grass - replace with rubberized surfacing.
- Dedicated outdoor learning spaces would be ideal.
- Quad in center of campus is well-utilized - ideally, but could be improved with more intentional outdoor learning environment

Play Equipment

Category [1]

- The Kindergarten play equipment was replaced in Spring 2016 and is in good condition. Rubberized surfacing is at this location.
- Play equipment for the remaining grades is

located in the NW corner of the lower field, and was last replaced in the 2007/2008 school year. Consider replacing by 2027. Replace fiber chips in this location with rubberized surfacing.

- Ball wall is in good condition.
- Basketball goals and posts are in good condition.

Landscape

Category [1]

- Grass areas should be reseeded and regraded.
- Note there is artificial turf at the Kindergarten play area.
- Desire for landscape areas to be upgraded to drought tolerant plants.
- More shade trees would be recommended throughout, especially at the lower level of campus and within the Kindergarten play yard.

Irrigation

Category [0.5]

- Provide shut-off valves for existing and future irrigation systems.
- Note there is no reclaimed water at this site, recommend switching to reclaimed water system by 2030 if City infrastructure has been provided adjacent to site.

Fencing/Gates

Category [1/2]

- 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.

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ASSESSMENT OF BUILDINGS

Exterior

Category [0]

- Buildings are CMU with stucco 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 1969 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 buildings 100, 200, 300, 400 and the MPR (existing emulsion roofing). The roof for building P109 is recommended to be repaired (existing metal roof). A new coating is recommended at the lunch shelter.

Accessibility

Category [1.5]

- Path of travel compliance needs to be evaluated. The ramps leading to the lower field area appear to have a non-compliant slope and should be replaced with compliant ramp runs. An additional egress ramp should be added so as to not create a bottle neck in an emergency condition
- Restrooms have had 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.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Overall Rating: Category [2]

- In general, the interior finishes (flooring, painting and whiteboards) are in good condition.
- Carpet was replaced throughout campus in 2019.
- Casework is in acceptable condition but could use an update.
- Classroom ceilings are mostly ACT - tiles appear to be dated and in fair condition, recommend replacing these as classrooms are updated in future work.
- The Administration, and MPR buildings also have aged ACT ceilings and future replacement is recommended.
- The Media Center and Science Room have ACT ceilings that were recently replaced and are in good condition.

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 [1]

- Existing sewer system has areas that should be repaired/replaced. Consider including these repairs in future work.

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 [2]

- Plumbing piping is understood to be original to the 1969 construction and should be replaced.
- 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.

Electrical

Power:

Category [0]

- No known issues.

Fire Alarm:

Category [0]

- No known issues.

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- **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
 - Solatubes were added throughout campus in 2016
 - 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.
 - Classrooms and pods have solatubes installed throughout - all are in good condition.
 - Exterior lighting are high-pressure sodium fixtures, but some have been upgraded to LED. Eventually they should all be upgraded to LED.

EXISTING SITE OBSERVATIONS
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Front of school



Drop-off Loop



Administration Entrance



Kindergarten Play Area



Kindergarten Play Area



Exterior Walkway



Campus Quad



School Garden



Outdoor Learning Court

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Physical Education Storage



Access to Playfields



Shade Structure with Lunch Shelter in background



Reception Area



Conference Room



Principal's Office



Staff Workroom



Staff Lounge



Kindergarten Classroom

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Typical Classroom



Science Lab



Media Center



Multi-Purpose Room (MPR)



Kitchen



Serving Line Area



Typical Student Restroom