

EXISTING SITE CONDITIONS

LA COSTA HEIGHTS ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



EXISTING SITE INFORMATION

Year Built: 1986
Buildings Added: 2004, 2007, 2010, 2016, 2017
Building Area: 53,520 SF
Site Acreage: 9.55

Student Population (2023-2024): 594
Grade Levels: K-6

Total Number of Classrooms: 35
Number of Portables: 4

OVERVIEW

La Costa Heights Elementary includes (4) permanent construction buildings with a central staff/visitor parking lot at the north edge of the site. (13) portables are located on site, including (11) classroom portables. The east edge of the site is dedicated field area.

SITE PRIORITIES:

1. Address special education needs: learning space needs, and adequate restrooms.
2. Provide an indoor/outdoor connection for learning spaces, and outdoor learning areas.
3. Provide amphitheater that fits whole school (under solar shade shelter as option).

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
5. Remove all portable buildings

PREVIOUSLY COMPLETED PROJECTS

- 2004 - Added (2) classroom portables (601 & 602).
- 2007 - Added restrooms.
- 2010 - Added (6) classrooms (Pod 4).
- 2016 - Added (1) photovoltaic carports and (2) photovoltaic structures at the hardcourts.
- 2016 - Added solatubes throughout campus.
- 2017 - Added (8) classroom portables (501-508).

SITE COMMENTS

Program Needs & Updates to Functionality

- Outdoor amphitheater that could be utilized to fit entire campus
- Additional collaborative spaces, indoor recess area
- Right size classrooms and provide adequate space for special ed students
- Accessibility for SDC students, including a showering facility, and changing tables.
- Increase garden visibility.

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- Better flow and more space in admin and faculty area
- Provide dedicated storage for specialized programs including Art, Science, Yoga, Garden, PTA and Physical Therapy.
- Provide appropriate flooring for specialized programs including Kinder play area, Art, MPR.
- Noise transfer between classrooms is an ongoing concern.
- HVAC issues - frequently requires maintenance or extreme temperatures.
- Improved garden irrigation and lack of drainage in Kinder play area.
- Clear separation between campus and joint-use field - added fencing for improved security.
- Adjustable speakers in classrooms and upgraded paging system.

CONDITION ASSESSMENT

Rating Legend:

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

Parking / Drop-off

Category [0.5]

- Due to the site being land-locked between the surrounding neighborhood, access to the site is limited to the central staff/visitor parking lot at the north edge of the site.
- Note the front door is not easily identified, consider adjusting hardscape or plant areas to better highlight the Administrative check-in location.

Paving

Category [0]

Concrete (natural gray)

- Concrete paving is in good condition

throughout campus.

AC paving

Category [0]

- Hardcourts were last replaced and added to the site in Fall 2018.
- Verify potential cross slope issues (>2%).
- Worn striping in some areas.

Site Amenities

Category [1]

- Repaint shelter and fence.
- Track is DG/grass - Replace with rubberized surfacing.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [0.5]

- Kindergarten play equipment was updated in Summer 2020, and existing sand box was removed.
- Play equipment for lower grades was last replaced 2006 and is in fair condition.
- Play equipment for upper grades was last replaced in the 2017-2018 school year and is in good condition.
- Replace fiber chips in fall zone with rubberized surfacing.
- Ball wall is 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.
- Truck access to the existing port-a-potty could be better provided with brick pavers or a paved service access road- consider providing in future work.

Irrigation

Category [0.5]

- Recommend providing an updated irrigation design for the garden system in future work.
- 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 [0.5]

- Fencing at the campus is painted steel. Fencing in general is in good condition.
- Additional fencing to separate the school site from the adjacent public park should be considered in future work.

ASSESSMENT OF BUILDINGS

Exterior

Category [0]

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

Paint

Category [0.5]

- Stucco areas could use a new coat of paint. Campus received exterior paint in the 2012/2013 school years. Consider updating exterior paint to reflect campus culture in

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future work.

Windows

Category [1]

- Windows are original to 1986 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. Note this has been completed in select classrooms.

Roof

Category [2]

- Per information provided by the District's consultant, it is recommended to re-roof Buildings 100, 200, 300, as well as the MPR (existing acrylic coating roofing). A new coating is recommended at Building 501-508 and 601-604 (existing standing seam metal roof).

Accessibility

Category [1.5]

- Restrooms have had ADA upgrades.
- Classroom sinks and casework have had ADA upgrades.
- Some drinking fountains have been replaced to accessible 'hi-low' type, and there are filtered bottle filling stations on campus. Remaining drinking fountains on campus that are not 'hi-low' style should be replaced in future work.
- Room signage needs to be replaced to meet ADA requirements.
- Path of travel compliance needs to be evaluated.
- 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, but has carpet ripped seams and areas that need to be replaced. Recommend replacing carpet in future work. MPR also currently has carpet- recommend replacing this with resilient flooring to better support space function.
- 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.

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 [0.5]

- Recommend adding storm drain inlets at the Kindergarten play area to address current drainage 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 within buildings is understood to be original to the 1987 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.

• 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.

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- **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.
 - Classrooms and pods have solatubes installed throughout - all are in good condition.
 - Exterior lighting are high-pressure sodium fixtures. Eventually they should all be upgraded to LED.

EXISTING SITE OBSERVATIONS
LA COSTA HEIGHTS ELEMENTARY



Front of School



Kindergarten Entrance



Kindergarten Play Area



Kindergarten Play Area



Relocatable Classrooms



School Garden



Outdoor Learning Court



Outdoor Learning Court



Physical Education Storage

EXISTING SITE OBSERVATIONS
LA COSTA HEIGHTS ELEMENTARY



Hardcourts



Playfields



Play Apparatus



Lunch Shelter



Reception Area



Principal's Office



Staff Workroom



Staff Mailbox Area



Staff Lounge

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Kindergarten Classroom



Typical Classroom



Collaboration Area between Classrooms



Nutrition Lab



Yoga Classroom



Special Education Support Space



Special Education Support Space



Special Education Classroom



Special Education Restroom

EXISTING SITE OBSERVATIONS
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Media Center



Media Center



Multi-Purpose Room (MPR)



Multi-Purpose Room (MPR) Stage



Kitchen



Serving Line Area



Typical Student Restroom



Typical Student Restroom