

EXISTING SITE CONDITIONS

MISSION ESTANCIA ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



3330 Calle Barcelona, Carlsbad, CA 92009

EXISTING SITE INFORMATION

Year Built: 1990
Buildings Added: 2011
Building Area: 40,950 SF
Site Acreage: 9.86

Student Population (2023-2024): 372
Grade Levels: K-6

Total Number of Classrooms: 24
Number of Portables: 1

OVERVIEW

Mission Estancia Elementary is a deep, landlocked site that is located against to a hillside and the adjacent Rancho Santa Fe Road. There are (2) central classroom buildings, and (1) combined Media Center/classroom building. There is an existing exterior open-air MPR space that is centrally located but under-utilized.

SITE PRIORITIES:

1. Right-size Classrooms (Classrooms are below average in size currently)
2. Provide spaces for Specialty Service Providers
3. Access to faculty lounge from south
4. Kindergarten play area needs to be upgraded for more opportunities and engagement play.

DISTRICT-WIDE PRIORITIES:

1. Dedicated enrichment program spaces, and TRAC space
2. Exterior entry enhancements, curb appeal
3. Restroom refresh

PREVIOUSLY COMPLETED PROJECTS

- 2006 - New lunch shelter added to Kindergarten play yard
- 2011 - New building for Media Center and (4) Classrooms
- 2016 - Added (2) photovoltaic carports at the parking lot.
- 2016 - Added solatubes throughout campus.

SITE COMMENTS

Program Needs & Updates to Functionality

- Need for dedicated storage for students, iPads and specialized programs - TRAC, Science and Intervention program.
- MPR is not enclosed and underutilized. Enclose circulation for better learning environment
- Overall traffic safety concern with the adjacent road.
- SDC program requires sensory spaces adjacent to classrooms and storage for aids.
- Supplementary spaces for a Nutritional Lab, Art, Technology, collaboration and push-in
- Challenging to access faculty lounge without going all the way around the building. As part

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of exterior entry enhancements, add an easier connection to faculty lounge

- Improve and enhance outdoor spaces by adding more planted area at existing hardcourts.
- Kindergarten play area would benefit from additional and inclusive play equipment.
- Additional staff/adult visitor restrooms would be ideal.
- Address acoustical issues between rooms.
- Update existing furnishings.
- Address the supervision difficulties at the extensive field area.

CONDITION ASSESSMENT

Rating Legend:

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

Parking / Drop-off

Category [1]

- Limited parking capacity on-site, consider increasing footprint towards the east.

Paving

Category [0]

Concrete (natural gray)

- Concrete paving is in good condition.

AC paving

Category [1]

- Hardcourt striping and patching was recently completed.
- Recommend decreasing the amount of AC paving and converting these areas to planted areas and outdoor classroom space.

Site Amenities

Category [1.5]

- Improve existing exterior open-air MPR structure.
- 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 is in fair 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 [1/2]

- 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 [0.5]

- 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 [1/2]

- Fencing at the campus is painted steel. Fencing in general is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Buildings are wood construction with 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. Exterior painting was last completed in the 2012-2013 school year. Recommend repainting in future work to reflect current campus culture.

Windows

Category [0.5]

- Windows are original to 1990 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 [1]

- Per information provided by the District's consultant, it is recommended to re-roof Building 107 (existing elastomeric roofing), the outdoor MPR (existing flood and gravel roofing), and the Library/Rooms 404-407 (existing elastomeric roofing).

Accessibility

Category [1.5]

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- 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 [2]

- In general, the interior finishes (flooring, painting and whiteboards) are dated and could use an update.
- 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.
- The interior MPR is not an enclosed space and is used as a pass-thru for students and staff. Recommend closing off this space in future work to alleviate the acoustical issue.

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 [0.5]
- Plumbing piping appear to be original to the 1990 construction and there are no known issues.
 - 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.
- **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
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Front of School



Administration Entrance



Kindergarten Play Area



Kindergarten Play Area



Kindergarten Lunch Area



Outdoor Stage



Covered Outdoor Pavilion



School Garden



School Garden

EXISTING SITE OBSERVATIONS
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Hardcourts



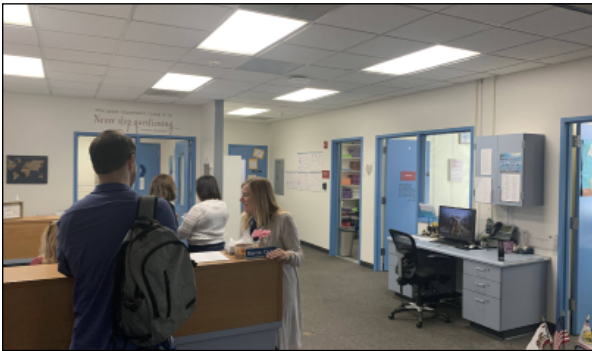
Playfields



Play Apparatus



Lunch Shelter



Reception Area



Health Office



Kindergarten Classroom



Kindergarten Classroom



Typical Classroom

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Typical Classroom



Yoga Classroom



Media Center



Media Center



Multi-Purpose Room (MPR)



Kitchen



Kitchen



Typical Student Restroom



Typical Student Restroom