

EXISTING SITE CONDITIONS

EL CAMINO CREEK ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



7885 Paseo Aliso, Carlsbad, CA 92009

EXISTING SITE INFORMATION

Year Built: 2001

Buildings Added: 2002, 2006

Building Area: 59,230 SF

Site Acreage: 9.86

Student Population (2023-2024): 419

Grade Levels: K-6

Total Number of Classrooms: 38

Number of Portables: 0

OVERVIEW

El Camino Creek's main classroom Building 1 is a 2-story, with perimeter walkways and workroom pods centered within. There is a central courtyard at the entrance to the school, with the MPR building to the east, and field area/hardcourts to the North.

SITE PRIORITIES:

1. Shade over kinder play area, remove trees from kinder turf area.
2. Garden stay where it is with the (3) distinct learning areas
3. Campus wide storage needed.
4. Upgrades to lunch area: More permanent / weatherproof structure, reconsider fencing around lunch area.
5. Landscape improvements and shade enhancements throughout

DISTRICT-WIDE PRIORITIES:

1. Phase 2 Kitchen Upgrades (indoor serving line)
2. Dedicated enrichment program spaces, and TRAC space
3. Exterior painting
4. Asphalt repairs
5. Restroom refresh

PREVIOUSLY COMPLETED PROJECTS

- 2002 - Classroom Building added , including (6) new classrooms with a central pod
- 2003 - (2) Kindergarten classrooms added
- 2006 - (3) New Classroom Modular Buildings added
- 2016 - (5) photovoltaic carports added to parking lot
- 2016 - Solatubes and new carpet installed throughout campus
- 2017 - Modernization - scope included flooring replacement, fire alarm upgrades, MEP upgrades, site improvements, and major remodel to the Central Kitchen
- 2018 - Exterior stairways replaced at the 2-story classroom building
- 2023 - Portables removed

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SITE COMMENTS

Program Needs & Updates to functionality:

- Garden has (3) distinct learning areas, which the site would like to maintain. The location at front of campus with visibility is good.
- Kinder grass play area is not very functional due to the trees in it. Ideal to remove trees and add shade so that children can play games and run without tree obstructions. Shade needed.
- Flooring updates to a hard flooring is needed. Carpet isn't wearing well.
- Enhancement of outdoor spaces in support of student learning - current spaces are underutilized
- More shade for outdoor learning and play
- There is no restrooms and no covered walk way to 400 building. This limits some uses in current condition.
- Provide dedicated storage for specialized programs including Art, Science, Yoga
- Provide appropriate flooring for specialized programs including Art, Science, Yoga
- Update central pods to allow for better supervision for students working within these spaces
- Administrative Suite - privacy (re: location of casework) for office manager could be addressed
- Restrooms are dated

CONDITION ASSESSMENT

Rating Legend:

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

Parking / Drop-off

Category [1]

- Back parking lot access/drop-off area

raises some safety concerns. Recommend examining this area to address concerns in future work.

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]

- Existing shade sails provide shade intermittently throughout campus.
- 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 installed 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 [1/2]

- Grass areas should be reseeded and regraded.
- Desire for landscape areas to be upgraded to drought tolerant plants.
- More trees for shade are possible upgrades the playground.

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 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 [0]

- Buildings are CMU 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]

- Existing windows are original to 2001

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- construction 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 [0.5]

- Per information provided by the District's consultant, it is recommended to provide a new coating for the Kindergarten 'cottage' portables (KC1-KC4); these portables have an existing built-up roofing system. The roof at all other buildings are in good condition.

Accessibility

Category [1.5]

- 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.
- 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]

- Carpet was replaced in the 2016/2017 school year, and has ripped seams in some locations. Recommend replacing carpeting in these areas in future work.
- Interior painting is dated and could use an update.
- Casework is in acceptable condition but would recommend the media cabinets to be reconfigured.
- 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, Library and Multipurpose space has painted, glue down acoustic tile that could be updated.

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.

• Fire Water:

Category [0]

- There are (5) existing fire hydrants on site and in the adjacent ROW. Flow pressure is understood to be adequate and code-compliant.
- All buildings on campus are fire-sprinklered.

• Gas:

Category [0]

- No known issues.

• Sewer:

Category [0]

- No known issues.

• Storm Drain/ Drainage:

Category [1]

- Surface drainage ponding at the Northwest corner of the campus at Kinder play area near sandbox needs to be addressed.
- Storm drainage modifications were previously completed at the east edge of the site - repairs adequately addressed drainage issues at this area.

• Mechanical

Category [0.5]

- HVAC is currently controlled on-site via individual units. Recommend examining zoning in future work to address site concerns regarding hot/cold areas.

Plumbing

Category [0]

- Existing system on-site is in fair condition and no major repair or replacement is anticipated in the near future.
- 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]

- Fire alarm upgrades were most recently completed with the 2017 modernization scope. System is understood to be code compliant but would likely need to be upgraded to meet current code in future projects.

• Data Network:

Category [1]

- Existing WiFi network on campus can be unreliable and slow, depending on the user traffic throughout the school day.

• Phone System:

Category [0]

- No known issues.

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- **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]
 - Some panels have been replaced. Complete system should continue to be 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 EL CAMINO CREEK ELEMENTARY

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Front of School



Administration and Main School Entrances



Campus Quad



Kindergarten Play Area



Kindergarten Play Area



Outdoor Learning Court



School Garden



School Garden



Physical Education Storage

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Hardcourts



Hardcourts



Play Apparatus



Fire Lane Entrance / Secondary School Entrance



Lunch Shelter and Outdoor Stage



Staff Workroom



Conference Room



Kindergarten Classroom



Typical Classroom

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Collaboration Space between Classrooms



Civics Classroom



Art Lab



Media Center



Media Center



Multi-Purpose Room (MPR)



Multi-Purpose Room Stage



Kitchen



Serving Line Area