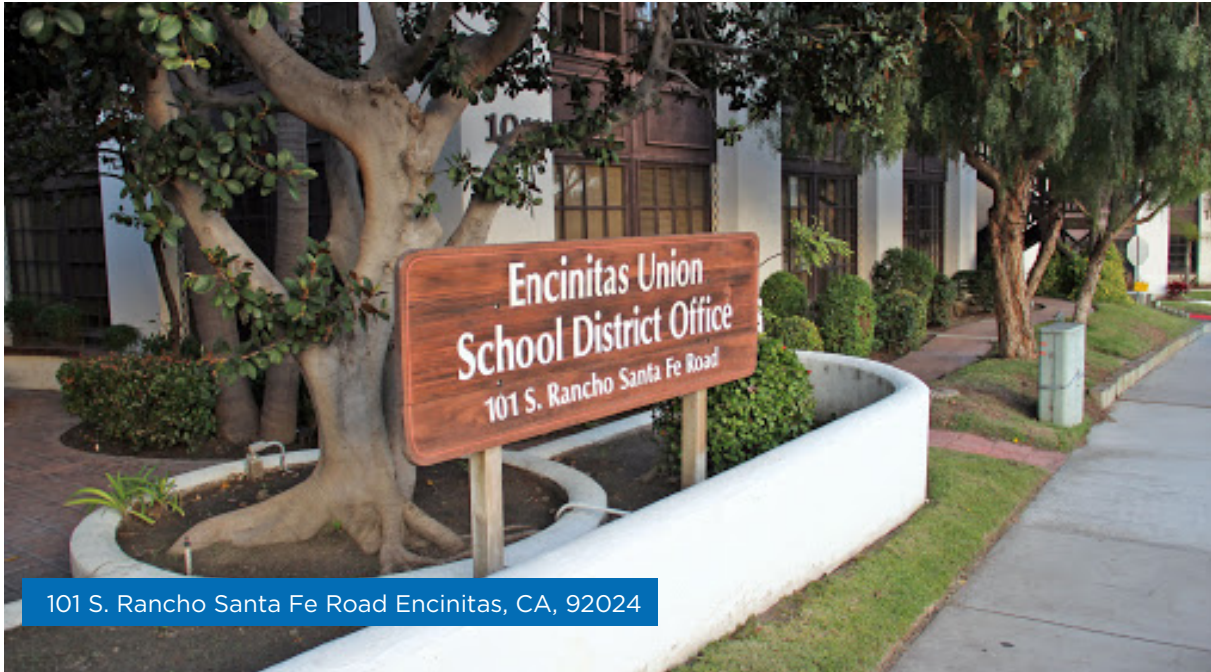


EXISTING SITE CONDITIONS

DISTRICT OFFICE

Encinitas Union School District
Facilities Plan Update

LPA



EXISTING SITE INFORMATION

Year Built: 1985
Year Acquired: 1991
Buildings Added: 1992
Building Area: 24,850 SF
Site Acreage: 3.2

OVERVIEW

The District Office site includes consisting of (2) office buildings connected with a veranda located at the South edge of site, parallel to S Rancho Santa Fe Road, and (1) maintenance/warehouse building located at the East edge of site oriented in the E/W direction. Visitors and staff enter the site from S Rancho Santa Fe Road and access parking along the North/NW edge of the site.

LEADERSHIP PRIORITIES

1. Overarching goal – to improve functionality and ‘work with what we have’.
2. Improve the office layout for Administrative Services.
3. Provide fire life safety systems for the office building- i.e. fire alarm and fire sprinkler systems.

PREVIOUSLY COMPLETED PROJECTS

- 1991 - Warehouse building added to site
- 2014-2018 - All departments received new carpet and vinyl flooring, and painting was updated. Furniture was also replaced, including within the Board Room.
- 2018 - Fire sprinkler heads were replaced at the warehouse
- 2019 - New power generator was installed to serve the District server room

SITE COMMENTS

Program Needs

- Provide appropriate professional development meeting spaces. Large meeting space(s) would be ideal, for groups of (10) people, or larger
- Administrative Services Suite is poorly laid out - confidentiality and privacy are concerns.
- Provide private small meeting room for candidates to complete on demand performance tasks as part of the interview process.

Functionality of Spaces

- Site parking is at capacity.
- Office connectivity could be improved

EXISTING SITE CONDITIONS

DISTRICT OFFICE

CONDITION ASSESSMENT

Rating Legend:

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

Parking

Category [1]

- Parking is located at the North/NW corner of the site, and is constrained to this area. Capacity would ideally be increased if there was additional site area to expand into.

Paving

Category [0.5]

Concrete (natural gray).

- Concrete paving is in good condition.
- At the South street edge of the building, there is a pathway that needs to be removed due to tree root damage.

AC paving

Category [0.5]

- The parking area was repaired, resealed and re-striped during Summer 2020.
- Verify potential cross slope issues (>2%) in future work.

Site Amenities

Category [0]

- There are outdoor seating 'verandas' that are utilized for lunch and small group meetings. No improvements are suggested at this time.
- Note there is no photovoltaic system at this site. Consider researching future opportunities as local and state incentives come online.

Landscape

Category [0.5]

- Currently there are drought tolerant plants on site. Continue to provide this type of planting in future work.
- The pepper trees at the south edge of the building provide shade to the office building present issues with termites infiltrating the adjacent building.

Irrigation

Category [0.5]

- Provide shut-off valves for future reclaimed irrigation system.
- 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.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Office buildings are wood construction with stucco exterior finish and are in general fair condition. Recommend repairing stucco in future work.
- Warehouse building is CMU construction - reference Drainage category for water infiltration issue.
- There is North parking area retaining wall/fence line that has been damaged and is in need of repair.

Paint

Category [1]

- Stucco areas could use a new coat of paint. Updated color scheme to reflect District colors.

Windows

Category [1]

- Windows are original to 1985 construction and are in fair condition. Consider replacing to low-e insulated type in future work.
- (1-2) fixed panes per in the private offices and open office areas could be retrofitted to be operable - providing cross breeze and increased natural ventilation. Note the IT area should not include any operable windows due to security concerns.

Roof

Category [1.5]

- Both buildings include central mechanical wells at the roof, with a perimeter pitched clay tile roof.
- At the Warehouse, per information provided by the District's consultant, it is recommended to provide a new coating at the built-up roofing system in the location of the mechanical wells. The clay tile perimeter areas are recommended to be re-roofed.
- At the Office building, no scope is recommended at the mechanical wells (existing single ply system). The clay tile perimeter areas were replaced.

Accessibility

Category [1.5]

- Path of travel compliance needs to be evaluated.
- The existing elevator is dated and needs to be updated to comply with current code. Note the finishes at the elevator also are dated and could use an update (re: smell concerns).
- The exterior stairwells were replaced ~20 years ago. The precast concrete treads are dated, and cracked. Consider replacing these stairwells in future work.
- Restrooms have had ADA upgrades.
- Drinking water is provided via a filtered system

EXISTING SITE CONDITIONS

DISTRICT OFFICE

at the break rooms.

- Room signage was recently updated, but should be evaluated for future code compliance.
- A more detailed assessment and survey will need to be performed as projects come online.

Interior

Overall Rating: Category [0.5]

- In general, the interior finishes (flooring, painting) are in good condition. Flooring was recently replaced throughout the office building, but there is no consistent design that was utilized. Consider providing a consistent flooring update throughout office building in future work.
- Casework is in acceptable condition but could use an update.
- Ceilings are mostly ACT - tiles appear to be dated and in fair condition, recommend replacing these if rooms are updated in future work.
- Note there are existing lead walls at the interior Level 1 Administrative Services File Room.

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 [-]
 - No gas on site.
- **Sewer:**
Category [0]
 - No known issues.

- **Storm Drain/ Drainage:**

Category [0.5]

- During rain events, there are leaks in the warehouse that cause puddles in the interior. Consider adding drains to mitigate.

- **Fire Water:**

Category [1]

- No known flow issues for fire hydrants on-site or in the adjacent R.O.W.
- The warehouse building is sprinklered (wet-pipe system)
- The office building does not currently have a fire sprinkler system. Recommend providing a code compliant wet pipe system in future work.

- **Mechanical**

Category [0.5]

- There are issues with hot/cold zones and temperature regulation. Consider rebalancing system in future work.

Plumbing

Category [0.5]

- Plumbing piping is understood to be original to the 1985 construction and there are no reported issues.
- 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 in future work.

Electrical

- **Power:**

Category [0.5]

- There is an existing backup generator that it is utilized for the IT services, but has the capacity to provide power to the entire

site if needed. Wiring would need to be updated to provide this capability.

- **Fire Alarm:**

Category [1]

- No known issues.
- The warehouse building has a fire alarm system that is maintained on an annual basis.
- The office building does not currently have a fire alarm system. Recommend providing a code compliant system in future work.

- **Data Network:**

Category [0]

- No known issues.

- **Phone System:**

Category [0]

- No known issues.

- **Audio Visual:**

Category [0]

- LCD monitors and Apple TV's are in use in the meeting rooms and Board Room.

- **Security:**

Category [0.5]

- Panels were recently replaced at this site.
- Main panel at the Warehouse building needs to be replaced.

- **Lighting:**

Category [2] - Interior and Exterior

- No solatubes at this site. Recommend providing these at the inner rooms of the upper level if possible. Daylighting studies would need to be completed to determine feasibility.
- Retrofitted LED fixtures were recently provided at the Warehouse building.

EXISTING SITE CONDITIONS

DISTRICT OFFICE

Skylights provide ample daylight at this building.

- 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.
- 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

DISTRICT OFFICE

Encinitas Union School District
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View from S Rancho Santa Fe Rd



View towards Office from Parking Lot



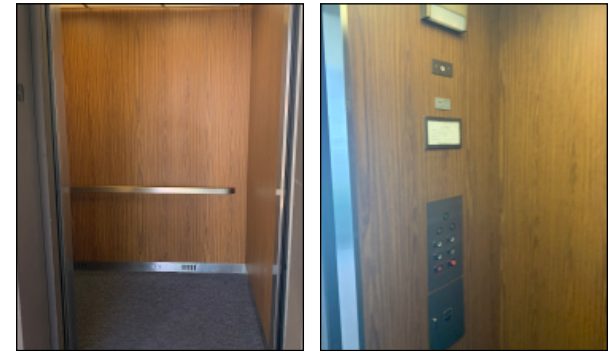
North Parking Area



Main Parking Area



Office Courtyard



Office Elevator



Office Exterior Stairwell



Office Exterior Verandas



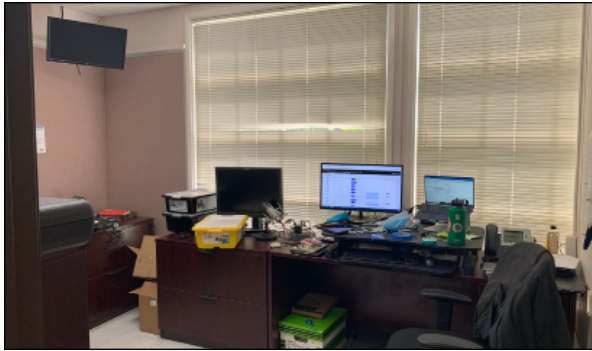
Office Interior - IT Open Office

EXISTING SITE OBSERVATIONS

DISTRICT OFFICE

Encinitas Union School District
Facilities Plan Update

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Office Interior - IT Private Office



Office Interior - Administrative Services Reception



Office Interior - Administrative Services Private Office



Office Interior - Administrative Services Private Office



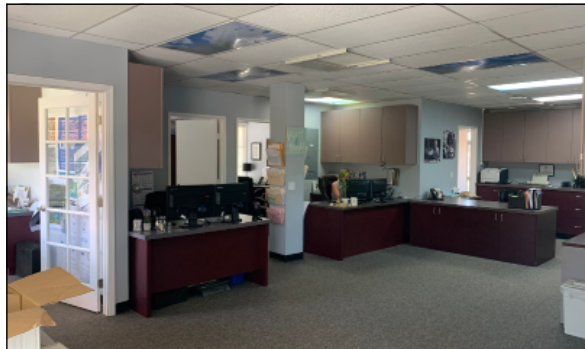
Office Interior - Administrative Services Break Area



Office Interior - Administrative Services Open Office



Office Interior - Administrative Services File Room



Office Interior - Educational Services Open Office



Office Interior - Educational Services Private Office

EXISTING SITE OBSERVATIONS DISTRICT OFFICE

Encinitas Union School District
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Office Interior - Educational Services Conference



Office Interior - Educational Services Private Office



Office Interior - Pupil Services Open Office



Office Interior - Pupil Services Private/Open Office



Office Interior - Pupil Services Conference Room



Office Interior - Pupil Services Private Office



Office Interior - Break Room



Office Interior - Administrative Services Conference



Office Interior - Administrative Services Private Office

EXISTING SITE OBSERVATIONS
DISTRICT OFFICE



Office Interior - Administrative Services Open Office



Site Power Generators/Storage Area



Warehouse Interior - Private Office & Mezzanine



Warehouse Interior - Storage



Warehouse Exterior



Warehouse Exterior - CMU Water Infiltration



Site Wall - Stucco Condition