

EXISTING SITE CONDITIONS

OLIVENHAIN PIONEER ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



8000 Calle Acervo, Carlsbad, CA 92009

EXISTING SITE INFORMATION

Year Built: 1994
Buildings Added: 2007
Building Area: 77,600 SF
Site Acreage: 9.74

Student Population (2023-2024): 553
Grade Levels: K-6

Total Number of Classrooms: 33
Number of Portables: 0

OVERVIEW

The Olivenhain Pioneer Elementary campus includes a central single level permanent construction classroom building, with an additional modular classroom building along the eastern edge of the site. The MPR and lunch shelter area are located to the west of the central classroom building, with field area and hard courts to the south. The combined staff/visitor parking lot is at the north edge of the site, adjacent to Calle Acervo.

SITE PRIORITIES:

1. Kitchen upgrade.
2. Provide adequate classroom for SDC mild/mod Classrooms with access to restrooms.
3. Enlarge Nurse's area into adjacent storage
4. Provide shade in quads (trees were removed due to root damage to surrounding concrete walks.)

DISTRICT WIDE PRIORITIES:

1. Phase 1 & 2 Kitchen Upgrades (modernized kitchen, indoor serving line)
1. Dedicated enrichment program spaces, and TRAC space
2. Restroom refresh

PREVIOUSLY COMPLETED PROJECTS

- 2007 - (1) Modular building was added to campus, providing (9) new classrooms to the site (501-509) and restrooms
- 2016 - Added (4) photovoltaic carports at the north parking lot and (2) at the southwest hardcourts
- 2016 - Solatubes were added throughout campus.

SITE COMMENTS

Program Needs & Updated to Functionality

- Prioritize outdoor shade.
- Media Center is dated and should be centralized to engage more students.
- Consider replacing the dated A/V, lighting and sound systems.
- Lockable storage to free up pod spaces.
- Provide a shaded area outside at staff lounge
- Increase access to electrical receptacles for charging stations.
- Add water to the science labs
- Upgrades and better working HVAC controls

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LPA

- desired
- Finish the track around the field
- Remove wood chips at play area, and address drainage issues
- Existing kitchen is small and needs to be improved. Existing kitchen could be changed to a storage closet with backstage access behind the MPR if kitchen was relocated.

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.

CATEGORY [1] MINOR MODERNIZATION.

CATEGORY [2] MAJOR MODERNIZATION/
REPLACEMENT.

Parking / Drop-off

Category [0]

- No parking or drop-off issues were noted at the existing parking lot at the North of the site. However, improved drop-off/pickup striping or adjusted layouts should be considered in future work, specifically for special needs and behavioral students.

Paving

Category [0]

Concrete (natural gray) and brick pavers.

- Concrete paving is in good condition at Kindergarten play and campus quad.

AC paving

Category [0]

- Hardcourts are in good condition and were last replaced in Summer 2018. Striping was also updated.
- Verify potential cross slope issues (>2%).

Site Amenities

Category [1]

- Track is DG/grass and is in poor condition. Recommendation is to replace with rubberized surfacing.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [1]

- The Kindergarten play equipment was most replaced in the 2008-2009 school year and was added to in the 2011-2012 school year.
- The existing play equipment for other grades are dated and accessibility/safety issues were noted. Recommend replacing this play equipment in future work.
- 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.

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 [0.5]

- Fencing at the campus is painted steel.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

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

Paint

Category [0]

- Exterior painting was last completed in the 2013/2014 school year and is in fair condition.

Windows

Category [1]

- Windows are original to 1994 construction and are in fair condition. Consider replacing to low-e insulated type in future work.
- (1-2) fixed panes at each 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 re-roof the Administration building (existing clay tile roof). A new coating is recommended at the exterior canopies (existing built-up roofing system).

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

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Facilities Plan Update

LPA

- 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]

- In general, the interior finishes (painting and whiteboards) are dated and could use an update. The flooring throughout the campus was replaced in the 2019-2020 school year.
- Note some interior painting was completed in the 2013-2014 school year.
- 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 MPR has painted, glue down acoustic tile that is in fair condition, recommend repair/replace and painting these tiles in future work.

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. The HVAC system was last updated in the 2015-2016 school year.
- Plumbing**
Category [0.5]
 - Plumbing piping within buildings is understood to be original to the 1994 construction and there are no known issues with the system.
 - 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 [0.5]
 - Additional power receptacles should be added to classrooms within the original building in future work.
- 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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LPA



Front of School



Kindergarten Play Area



Kindergarten Play Area



Aging Beams at Kindergarten Building



Kindergarten Waiting Area



School Garden



Bioswale



Bioswale



Solar Shade Structure and Hardcourts

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Hardcourts



Playfields



Lunch Shelter



Reception Area



Health Office



Staff Mailbox Alcove



Supply Room



Staff Workroom at Media Center



Staff Lounge

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Kindergarten Classroom



Typical Classroom



Typical Classroom



Collaboration Space between Classrooms



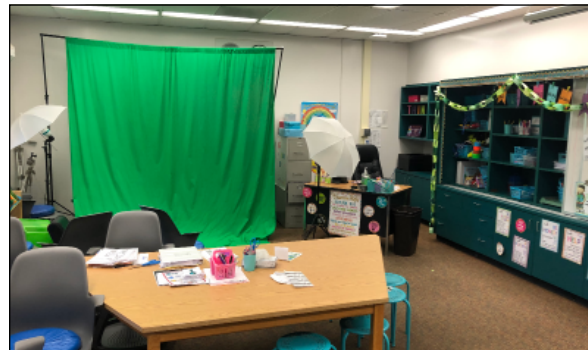
Collaboration Space between Classrooms



Art Lab



Science Lab



Green Screen / Film Guild Area



Media Center

EXISTING SITE OBSERVATIONS
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Media Center



Multi-Purpose Room (MPR)



Kitchen



Serving Line Area