

EXISTING SITE CONDITIONS

PARK DALE LANE ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



EXISTING SITE INFORMATION

Year Built: 1975
Buildings Added: 1992, 2004, 2010
Building Area: 58,000 SF
Site Acreage: 11.49

Student Population (2023-2024): 431
Grade Levels: K-6

Total Number of Classrooms: 26
Number of Portables: 2

OVERVIEW

Park Dale Lane Elementary includes (5) main classroom and support buildings, with (2) classroom portables situated towards the SE edge of the site. The extensive field area wraps the West and North edge of the site, as do the adjacent hardcourts. The central quad/outdoor amphitheater area is centrally relocated, but is often shaded by the adjacent Media Center to the south.

SITE PRIORITIES:

1. Provide dedicated space for service providers that support SDC & Sp. Ed classes in centralized location.
2. Right-size Classrooms (Classrooms are below average in size currently)
3. Staff lounge and work room separated into individual spaces.
4. Expand kinder area

DISTRICT-WIDE PRIORITIES:

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

PREVIOUSLY COMPLETED PROJECTS

- 1992 - (2) Classroom portables added (501 & 502)
- 2004 - (1) New classroom/MPR building added to campus, included (4) Kindergarten classrooms (Rooms 101-104)
- 2010 - (1) New modular classroom building added to campus, included (9) classrooms, restrooms, and storage
- 2013 - Addition to the administrative office building. Solatubes were added throughout campus.
- 2016 - (3) New photovoltaic structures added to south parking lot area

SITE COMMENTS

Program Needs & Updates to Functionality

- Undersized classrooms
- Additional collaboration space for staff
- An expanded, separate staff lounge would be preferred, staff lounge and workroom should be separated

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- Modernized and more flexible Media Center
- Expand the kinder play area into the grass
- Provide shade at the Kindergarten lunch area (located at the hardcourts).
- Provide dedicated outdoor learning spaces
- Improve existing running track
- Administration office has difficult sightlines that would greatly benefit from better angles
- Inability to control the HVAC at the site. Note there is a central plant on-site that is controlled by the District. The east modular building has separate, individual units that are site-controlled.
- Supervision concerns limit the use of the outdoor play fields.

CONDITION ASSESSMENT

Rating Legend:

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

Parking / Drop-off

Category [0]

- Combined visitor/staff parking lot at the South edge of the site. No known issues with the parking/drop-off on site.

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]

Site Amenities

Category [1]

- Repaint lunch shelter.
- Lunch shelter acoustics are not ideal, recommend addressing this in future work.
- Track is DG/grass - replace with rubberized surfacing.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [0.5]

- The play equipment at (2) north play yards are in fair condition.
- The Kindergarten play equipment is in good condition and includes rubberized surfacing.
- Replace fiber chips in fall zone with rubberized surfacing at the (2) north play areas.
- Ball walls are in good condition.
- Swings are in good condition, replace fiber chips with rubber.
- Basketball goals and posts are in good condition.
- Baseball fields are utilized by local sports groups. 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.

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]

- Fencing at the campus is chainlink. Fencing in general is in good condition.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Buildings are CMU/modular construction and are in general good condition.

Paint

Category [1]

- Exterior stucco could use a new coat of paint. Updated color scheme to reflect school's colors should be utilized.

Windows

Category [1]

- Windows are original to 1975 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.

Roof

Category [2]

- Per information provided by the District's consultant, it is recommended to re-roof all existing buildings with the exception of the Modular building (Rooms 503-510).

Accessibility

Category [1.5]

- Restrooms have had previous ADA upgrades.
- Classroom sinks and casework have had ADA

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- 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]

- In general, the interior finishes (flooring, painting and whiteboards) are dated and could use an update. Appropriate floor finishes for Yoga, Art, STEAM, and Nutrition Lab should be provided (i.e. resilient flooring or similar).
- 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]
 - No known issues.
- **Fire Water:**
Category [0]
 - No known flow issues for fire hydrants on-site or in the adjacent R.O.W.
 - The modular classroom building at the east edge of the site is fire sprinklered (Rooms 501-509).

- **Mechanical**
Category [0]
 - No known issues.

Plumbing

- Category [1]
- Plumbing piping at original buildings 200, 300, and the Admin/Media Center building is understood to be original to the 1975 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.
- **Intercom / Clock / Bell:**
Category [2]
 - System is dated and split between systems - should be replaced with updated/ integrated AP system.
- **Security:**
Category [2]
 - Panels are dated and should be replaced. System is not user-friendly, and system that assigns codes to employees is 'full'.
- **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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School Monument Sign



Kindergarten Play Area



Kindergarten Play Area



Kindergarten Lunch Area



Building Walkway



Building Walkway



Campus Quad



School Garden



Outdoor Learning Court

EXISTING SITE OBSERVATIONS
PARK DALE LANE ELEMENTARY



Outdoor Learning Court



Hardcourts



Hardcourts



Hardcourts with Playfields



Lunch Shelter



Conference Room



Staff Workroom



Staff Lounge

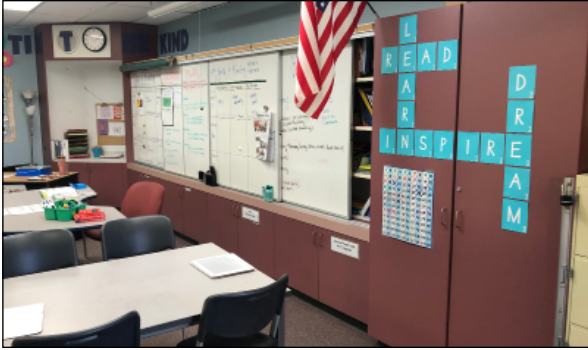


Typical Classroom

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Typical Classroom



Special Day Class (SDC) Room



Special Day Class (SDC) Workroom



Special Day Class (SDC) Break Room



Art Lab



Art Lab



Nutrition Lab



Nutrition Lab



Yoga Classroom

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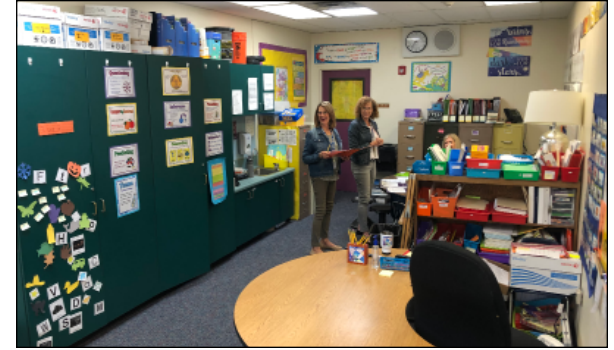
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Green Screen / Film Guild Area



ASPIRE Classroom



Reading Room



Media Center



Media Center



Multi-Purpose Room (MPR)



Typical Student Restroom



Typical Student Restroom