

EXISTING SITE CONDITIONS

PAUL ECKE CENTRAL ELEMENTARY

Encinitas Union School District
Facilities Plan Update

LPA



185 Union St, Encinitas, CA 92024

EXISTING SITE INFORMATION

Year Built: 1920/1940
Buildings Added: 1989
Building Area: 58,415 SF
Site Acreage: 7.33

Student Population (2023-2024): 586
Grade Levels: K-6

Total Number of Classrooms: 28
Number of Portables: 5

OVERVIEW

Paul Ecke Central Elementary includes the original EUSD schoolhouse building, and was previously utilized as the EUSD District Office. The campus includes (9) permanent construction buildings added to the site over time. The field area at the southwest edge of the site is utilized for the Leucadia Farmers Market on Sundays.

SITE PRIORITIES:

1. Plumbing upgrades campus-wide.
2. Keeping green space & visual connection to back of campus for safety & use by farmers market.
3. Right size Classrooms sizes
4. Outdoor learning space that considers sightlines at quad and outdoor learning behind 200 building.
5. Admin. building modernization and reconfigure.

DISTRICT-WIDE PRIORITIES:

1. Phase 2 Kitchen Upgrades (indoor serving line)
2. Dedicated enrichment program spaces, and TRAC space
3. Exterior entry enhancements, curb appeal
4. Restroom refresh

PREVIOUSLY COMPLETED PROJECTS

- 1920 - Original school house building was constructed
- 1940 - Administrative building was constructed, as well as a MPR/Classroom building and (2) additional classroom buildings (Rooms 19-20, 1-4).
- 1989 - Kindergarten building was added, as well as an additional classroom building (Rooms 9-18).
- 2016 - Rooftop photovoltaic arrays were added to the Kindergarten, MPR, and the (2) east classroom buildings
- 2016 - Solatubes were added throughout campus, and windows were replaced throughout campus. Carpet was also replaced.

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SITE COMMENTS

Program Needs & Updates to Functionality

- Undersized parking areas were noted as a concern.
- Storage throughout the campus is shared amongst Kinder, PTA and the Therapy room.
- Dedicated PTA meeting room and storage space needed
- Concern regarding adjacent street traffic and pedestrian traffic.
- Separate shut off valves at each building would be ideal; current pipes commonly break due to the aged system. Campus needs a complete plumbing overhaul.
- Desire to keep LRCs near the grade levels they serve
- Desire to keep the campus friendly and open to the community use with the farmers market

CONDITION ASSESSMENT

Rating Legend:

CATEGORY [0] NO WORK.

CATEGORY [1] MINOR MODERNIZATION.

CATEGORY [2] MAJOR MODERNIZATION/
REPLACEMENT.

Parking / Drop-off

Category [1]

- Adjacent street traffic and pedestrian traffic should be considered in future work to provide safe paths for students and parents during pickup/drop-off.
- The staff parking lot at the Northeast edge of the site connects to the

Paving

Category [0]

Concrete (natural gray) and brick pavers at the east edge of the site adjacent to the outdoor kitchen.

- Concrete paving is in good condition at Kindergarten play and campus quad.
- Existing pavers appear to be in good condition.

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]

- Track is DG/grass - Complete scope by providing rubberized surfacing throughout.
- Dedicated outdoor learning spaces were requested.

Play Equipment

Category [1]

- The Kindergarten and lower grade play equipment was recently replaced in the 2018-2019 school year and are in good condition.
- The play equipment for the remaining grades was replaced in the 2018-2019 school year and is in good condition.
- Ball wall is in good condition.
- Swings were installed in 2010 and are in good condition. Replace sand in this area with rubberized surfacing.
- Basketball goals and posts are in good condition.
- Baseball infield areas should be removed or re-worked. Potential replacement of backstops.

Landscape

Category [2]

- The main field at the south edge of the site has grading issues and existing potholes - requires constant maintenance due to

the overuse and traffic from the Leucadia Farmers Market.

- The natural turf (grass) at the area just south of the administration building would ideally be changed to artificial turf.
- The natural turf within the Kindergarten play area is slope and difficult for students to utilize - consider adjusting to accessible planted areas in future work.
- 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 for existing and future irrigation systems.
- 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.

Fencing/Gates

Category [1]

- Fencing at the campus is painted steel. Fencing in general is in good condition.
- Recommend adding a gate adjacent to the staff parking lot at the NE corner of the site to provide ease of use for students/staff walking or biking to school.

ASSESSMENT OF BUILDINGS

Exterior

Category [1]

- Buildings are wood construction and are in fair condition. Consider including facade repairs, and adding insulation at the roofs and walls in future work.

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Paint

Category [0]

- Painting at the exterior was recently completed in the 2017-2018 school year.

Windows

Category [0]

- Windows were replaced to low-e insulated type in 2016. Windows are operable and are in good condition.

Roof

Category [1]

- Per information provided by the District's consultant, it is recommended to re-roof the Media Center building (existing coated emulsion system). A new coating is recommended at Portables 26, 27, 28, and 29 (existing metal roof).

Accessibility

Category [1.5]

- Restrooms have had previous ADA upgrades.
- Classroom sinks and casework have had ADA upgrades.
- Drinking fountains on campus 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 in good condition and were last updated in the 2014-2015 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 good condition and appears to have been recently 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.

• 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 [2]

- Plumbing piping at the original

schoolhouse and administration building understood to be original to the 1920/1940 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.

EXISTING SITE CONDITIONS

- **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



Kindergarten Play Area



Building Walkway



Building Walkway



Campus Quad



School Garden



School Garden



School Garden



Outdoor Learning Court

EXISTING SITE OBSERVATIONS
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Outdoor Learning Court



Hardcourts



Playfields



Lunch Shelter



Staff Workroom



Kindergarten Classroom



Typical Classroom



Typical Classroom



Art Lab

EXISTING SITE OBSERVATIONS
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ASPIRE Classroom



Media Center



Media Center



Media Center



Multi-Purpose Room (MPR)



Kitchen



Typical Student Restroom



Typical Student Restroom